



DeSoto County

Special Masters

Meeting Minutes - Final

Thursday, June 18, 2026

11:00 AM

CALL TO ORDER

Robert Berntsson, Special Master for DeSoto County, gave an opening statement regarding the process governing the hearing and the rules of conduct for the Special Master Hearing. Ms. Valerie Vicente, DeSoto County Special Masters Attorney was present. Special Master Robert Berntsson called the meeting to order at 11:00 am.

SWEARING IN OF ALL THOSE GIVING TESTIMONY

The Oath was administered by the Clerk to all that would provide testimony at the hearing.

CASES

Jacobo Guerrero Olguin & Fortunata Guerrero

Attachments: [OLGUIN JACOBO GUERRERO, SM CE 26-0037](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 1928 SE Peach Dr., Arcadia, FL 34266. Officer Thomas Turnbull, testified regarding code violation, expired building permit, development permit required. The respondent's representative was present. The Special Master found the violations had been proven and corrected ordered: Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$47.16 to be paid within 30 days.

Brent A. Garrod & Tina L. Garrod

Attachments: [GARROD BRENT A & GARROD TINA L, SM CE 26-0085](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 3289 SW Wild Cat Run Rd. APT B, Arcadia, FL 34266. Officer Thomas Turnbull, testified regarding code violation, building permit required, unauthorized dumping and accumulation prohibited, parking and storage of certain vehicles and trailers. The respondent was present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$27.03 to be paid within 15 days.

David A. & Colleen B. Schlosser

Attachments: [SCHLOSSER DAVID A & SCHLOSSER COLLEEN B, SM CE 26-0030](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary

documents into the record. Property Address: 11461 SW Lemon Ave., Arcadia, Fl 34269. Officer Sharon Gray, testified regarding code violation, overgrown vegetation. The respondent was not present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$26.13 to be paid within 15 days.

Richard E. Dendinger Estate

Attachments: [DENDINGER RICHARD E ESTATE, SM CE 26-0070](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 10999 SW Grape Ave., Arcadia, Fl 34266. Officer Sharon Gray, testified regarding code violation, unauthorized dumping and accumulation prohibited, prohibited A-10 and parking and storage of certain vehicles and trailers. The respondent was not present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$40.02 to be paid within 15 days.

Jessie W. & Christine M. Wells

Attachments: [WELLS JESSIE W & WELLS CHRISTINE M, SM CE 26-0143](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 4950 SE Barley Ave., Arcadia, Fl 34266. Officer Thomas Turnbull, testified regarding code violation, Unauthorized dumping and accumulation prohibited, dilapidated building and overgrown vegetation. The respondent was not present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$24.93 to be paid within 15 days.

Alexis Brady

Attachments: [BRADY ALEXIS 7268 SW LIVERPOOL RD, SM CE 26-0142](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 7268 SW Liverpool Rd., Arcadia, Fl 34269. Officer Thomas Turnbull, testified regarding code violation, unauthorized dumping and accumulation prohibited, and parking and storage of certain vehicles and trailers. The respondent's representative was present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$25.83 to be paid within 15 days.

Rhondalee Allegretto & Robert Doughty

Attachments: [RHONDALEE ALLEGRETTO & ROBERT DOUGHTY, SM CE 26-0092](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 7674 SW Environmental Lab St., Arcadia, Fl 34266. Officer Sharon Gary, testified regarding code violation, Prohibited RM certificate of use, development permit required and parking and

storage of certain vehicles and trailers. The respondents were present. The Special Master found the violations had been proven and ordered: Correction within 15 days, Cease and desist for 2 years, Non-compliance fine up to \$250 per day per violation, case costs of \$55.17 to be paid within 15 days.

LIEN HEARING

Brevard Avenue Enterprises LLC

Attachments: [BREVARD AVENUE ENTERPRISES LLC, CE 23-0895](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 1525 SW Price Child St., Arcadia, FL 34266. Officer Thomas Turnbull testified regarding code violations for certificate of occupancy. The property has been out of compliance for 51 days. The Respondent was present. The Special Master ordered : Fine of \$250.00 per day per violation for 51 days. Case costs of \$45.51, 2 year cease and desist order, Total lien amount : \$12,795.51. Correction to be made within 15 days of Order.

LIEN REDUCTION/RELEASE

Angel M. Morales Estate

Attachments: [MORALES ANGEL M ESTATE, SM CE 2017-021 & CE 16-071:](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record. Property Address: 1330 NE Sunset Ave., Arcadia, FL.34266. Officer Thomas Turnbull testified the property is in compliance. The Applicant was present seeking a release/reduction of lien. The Special Master will recommend to the Board of County Commissioners that the lien be reduced and satisfied upon payment of \$220.44 within 30 days of order.

ADJOURNMENT

Being no further business, Special Master, Robert Berntsson adjourned the Hearing at 11:45 am
ATTEST: APPROVED:

Marilyn Padilla
TRANSCRIBING SECRETARY

Robert Berntsson
SPECIAL MASTER

NOTE: If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Cc: Special Magistrate, County Attorney, Code Enforcement Department and Transcription Secretary.