

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1031

SILVERA BARBARA & JAMES RUBY ET AL TIC

Respondents,

TO: SILVERA BARBARA & JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA FL 34266

RE: 1028 SW SPRING AVE, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **May 22, 2025 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2025.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052700462269219

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1031

SILVERA BARBARA & JAMES RUBY ET AL TIC

Respondents,

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: SILVERA BARBARA & JAMES RUBY ET AL TIC, 96 PARK PLACE ESTATES, ARCADIA FL 34266.

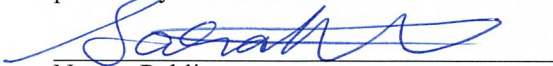
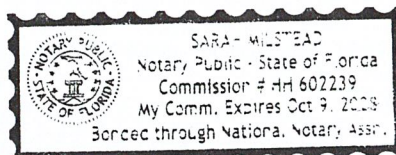
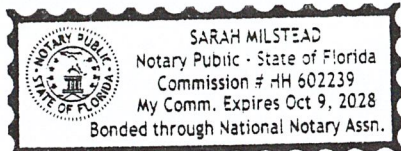
1. An inspection on March 28, 2025, Code Enforcement Officer visited your property located at 1028 SW SPRING AVE, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #01-38-24-0220-0010-0080 more particularly described by deed or instrument number #Book 314 & Page 059 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is in violation of: Parking and Storage of Certain Vehicles and Trailers , Unauthorized dumping and accumulation prohibited.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-97 (b) , DCCO Section 11-302, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated December 16, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove the unauthorized travel trailer for the property , Remove all garbage, refuse, rubbish, junk, and debris from the property.. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 28th day of March, 2025 Affiant is personally known to me.


Notary Public

CODE ENFORCEMENT CASE

CASE NUMBER: 24-1031

Name	SILVERA BARBARA & JAMES RUBY ET AL TIC
Property Address	1028 SW SPRING AVE
Zoning	RMF-M
Violation (1)	LDR 20-97 PARKING & STORAGE
Violation (2)	DCCO 11-302 ACCUMULATION

CASE NOTES

12/12/2024	COMPLAINT RECEIVED
12/13/2024	SITE VISIT IN VIOLATION TOOK PHOTOS
12/16/2024	POSTED N2C TOOK PHOTOS
12/20/2024	OWNER CALL & WILL WORK ON IT
1/31/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
2/20/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
3/28/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
3/28/2025	TURN IN FOR REVIEW

Special Master Order

_____	Violation founded	Owner Present	_____
Correct violations within __ _days of date of hearing			
C & D for two years: __Yes __ No.			
\$ _____Fine per day, per violation.			
Cost of \$_____ to be paid in _____ days.			

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	0	\$	-
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
TOTAL			\$	19.28

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
12/30/2024	N2C GREEN CARD RETURN DATE	X	
	HEARING GREEN CARD RETURN DATE		

Code Enforcement Case: CE-24-1031

Entered on: 12/13/2024 11:22 AM

Printed on: 03/28/2025

Topic: Occupied Vehicle / RV

Status: Open - Turn in for SM

Due Date: 03/31/25

Assigned To: Thomas Turnbull

Initiated by: Other

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1028 SW SPRING AVE , 34266

Phone:

Cell #:

APN : 01-38-24-0220-0010-0080

Owner Information

Owner Name: SILVERA BARBARA &

Address: JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA, FL 34266

Phone:

Cell #: 863-441-6444

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/12/2024	3:04 pm	Request 4882-CARL CITY CODE ENFORCEMENT - Debris/ trailer.
Inspection / Site Visit	Thomas Turnbull	12/13/2024	9:28 am	There is a RV trailer and junk and debris on the property. Took photos.
Notice of Violation	Thomas Turnbull	12/16/2024	7:46 am	> Inspection Time:9:28 am, Send to (Owner - Cert no=9589071052700462268106), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/16/2024	9:08 am	Posted the N2C and mail out the letter, took photos.
Phone Call	Thomas Turnbull	12/20/2024	8:18 am	They call and they will work on have the people remove from the property. Her phone number is 863-441-6444
Return Receipt Received	Sarah Milstead	12/30/2024	1:34 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	01/31/2025	12:06 pm	The RV trailer is still on the property, took photo. Will turn into the next Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	02/20/2025	9:42 am	The RV trailer is still there, and the trailer of junk is back. took photos.
Case Notes	Thomas Turnbull	03/10/2025	2:35 pm	Will need turn into special master hearing.
Inspection / Site Visit	Thomas Turnbull	03/28/2025	9:42 am	The RV trailer and the debris are still on the property. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/28/2025	1:38 pm	Turn in for review

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open	
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	

Additional Addresses

Address Type:Complainant

Name:CARL CITY CODE ENFORCEMENT

Address:

Phone: (863) 494-4114 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 01-38-24-0220-0010-0080 (9880) >>

Owner & Property Info

Result: 4 of 4

Owner

SILVERA BARBARA &
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA, FL 34266

Site

1028 SW SPRING AVE, ARCADIA

Description*

LINCOLN TERRACE LOT 8 BLK 1 OR 117/464 OR 314/59

Area

0.11 AC

S/T/R

01-38-24

Use Code**

VACANT (0000)

Tax District

7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

2023 Certified Values		2024 Certified Values	
Mkt Land	\$2,500	Mkt Land	\$2,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,500	Just	\$2,500
Class	\$0	Class	\$0
Appraised	\$2,500	Appraised	\$2,500
SOH/10% Cap	\$80	SOH/10% Cap	\$0
Assessed	\$2,500	Assessed	\$2,500
Exempt	\$0	Exempt	\$0
Total	county:\$2,420	Total	county:\$2,500
Taxable	other:\$2,420 school:\$2,500	Taxable	other:\$2,500 school:\$2,500

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History						Show Similar Sales within 1/2 mile	Fill out Sales Questionnaire
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
5/10/1993	\$100	314 / 059	QC	V			

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

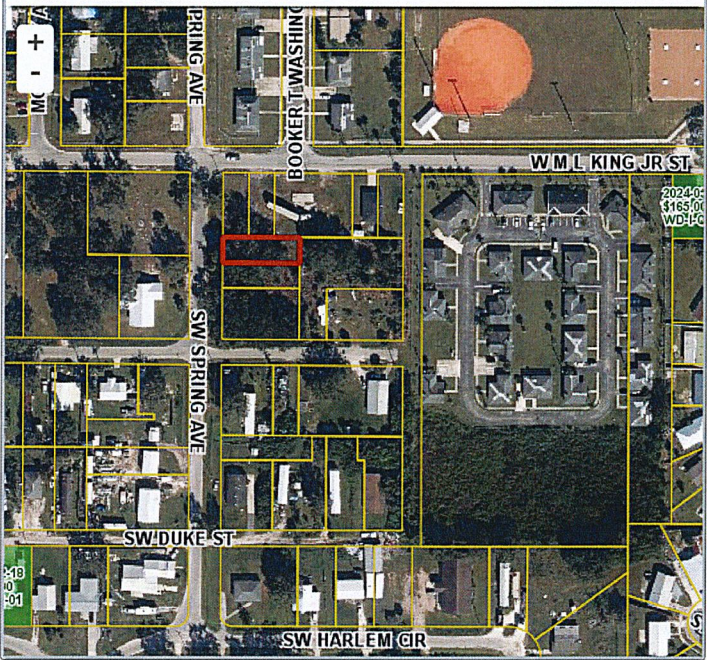
Land Breakdown						
Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 UT (0.110 AC)	1.0000/1.0000 1.0000/ /	\$2,500 /UT	\$2,500	RMF-M

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/27/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Search Result: 4 of 4

SILVERA BARBARA &/JAMES RUBY &
JAMES RUBY ET AL TIC, 96 PARK PLACE ESTATES
ARCADIA, FL 34266

01-38-24-0220-0010-0080

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 891600 2024

R 01-38-24-0220-0010-0080

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$19.04
COUNTY LAW ENF	.0024399	\$6.10
SCHOOL LRE	.0030960	\$7.74
SCHOOL DISC	.0022480	\$5.62
SOUTHWEST WATER MGMT	.0001909	\$0.48
TOTAL AD-VALOREM:		\$38.98

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
Asmt - HARLEM HEIGHTS	\$15.00
TOTAL NON-AD VALOREM:	\$53.00

COMBINED TAXES & ASMTS: \$91.98

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:
1028 SW SPRING AVE ARCADIA 34266

**SILVERA BARBARA &
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA , FL 34266**

0.110 ACRES
LINCOLN TERRACE
LOT 8 BLK 1
OR 117/464 OR 314/59

FAIR MKT VALUE	\$2,500.00	DIST	7
ASSESS	\$2,500.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$2,500.00		

**** PAID ****

Last Payment: 01/17/2025 **Receipt Number:** 303050

Amount Collected: \$90.14 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
013824022000100080	R	2024	\$38.98	\$53.00	1/17/2025	\$90.14	\$0.00
013824022000100080	R	2023	\$38.85	\$53.00	3/1/2024	\$90.93	\$0.00
013824022000100080	R	2022	\$36.92	\$53.00	11/8/2022	\$86.32	\$0.00
013824022000100080	R	2021	\$33.99	\$53.00	12/20/2021	\$84.38	\$0.00
013824022000100080	R	2020	\$34.29	\$53.00	11/12/2020	\$83.80	\$0.00
013824022000100080	R	2019	\$34.55	\$53.00	2/11/2020	\$86.67	\$0.00
013824022000100080	R	2018	\$34.71	\$53.00	3/22/2019	\$87.71	\$0.00
013824022000100080	R	2017	\$33.72	\$43.00	3/9/2018	\$76.72	\$0.00
013824022000100080	R	2016	\$34.34	\$43.00	2/17/2017	\$76.57	\$0.00
013824022000100080	R	2015	\$36.82	\$45.00	2/18/2016	\$81.00	\$0.00
013824022000100080	R	2014	\$33.57	\$45.00	12/1/2014	\$75.43	0.00

THIS INSTRUMENT PREPARED BY:

David P. Carlton
BROWN, WALDRON & CARLTON
124 North Brevard Avenue
Arcadia, FL 33821
(813) 494-4323

PARCEL NUMBER:

01-38-24-0220-0010-0080
36-37-24-0218-0010-0140
01-38-24-0220-0020-0060
36-37-24-0218-0010-0120

Grantee: JOE HARRISON

S.S.#: [REDACTED]

FILED AND RECORDED
DATE 05/18/93 TIME 12:52

Grantee: RUBY JAMES

S.S.#: [REDACTED]

DELMA ALLEN CLERK
CO:DESOTO ST:FL

Grantee: BARBARA SILVERA

S.S.#: [REDACTED]

DOC STAMPS .70
INTANG TAX .00 *Kille*

Grantee: LARRY GRAHAM

S.S.#: [REDACTED]

RECORD VERIFIED
BY *X McHargue* DC

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 10th day of May, 1993, by ARIE LEE GRAHAM, a/k/a ARIE GRAHAM, a divorced woman, whose mailing address is Route 8, Box 750, Arcadia, Florida 33821, "first party" to JOE HARRISON, whose mailing address is 6220 43rd Street, Tampa, Florida 33610 and RUBY JAMES, whose mailing address is 2623 Grand Avenue, Bronx, New York and BARBARA SILVERA whose mailing address is Route 8, Box 625, Arcadia, Florida 33821 and LARRY GRAHAM whose mailing address is Route 8, Box 750, Arcadia, Florida 33821 as tenants in common, second parties":

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second parties, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to second parties forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of DeSoto, State of Florida, to-wit:

Lot 8, Block 1, LINCOLN TERRACE, being a Re-subdivision of Blocks 1 and 2, Hendry's Subdivision, according to the map or plat thereof recorded in Plat Book 6, Page 33, of the Public Records of DeSoto County, Florida.

AND

Lot 14, Block 1, LINCOLN PARK SUBDIVISION, Section 36, Township 37, Range 24.

AND

Lots 6 and 7 of Block 2 of LINCOLN TERRACE SUBDIVISION; a re-subdivision of Blocks 1 and 2 of Hendry's Addition in Section 1, Township 38 South, Range 24 East, according to plat thereof recorded in the office of the Clerk of the Circuit Court of DeSoto County, Florida.

AND

Lots 12 and 13 of Block One, LINCOLN PARK SUBDIVISION, Arcadia, Florida, according to the plat thereto recorded in Plat Book 5, Page 73, Public Records of DeSoto County, Florida.

Subject to reservations, restrictions and easements of record in the Public Records of DeSoto County, Florida.



THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION.
NO EXAMINATION OF TITLE WAS REQUESTED OR MADE, AND THE
SCRIVENER ASSUMES NO RESPONSIBILITY FOR TITLE OR
DESCRIPTION PROBLEMS.

Said first party reserves to herself the exclusive possession,
use, and enjoyment of the rents, issues and profits of the above-
granted premises for and during the natural lifetime of said first
party.

TO HAVE AND TO HOLD the same together with all and singular
the appurtenances thereunto belonging or in anywise appertaining,
and all the estate, right, title, interest, lien, equity and claim
whatsoever of the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second parties
forever.

IN WITNESS WHEREOF, the said first party has signed and sealed
these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

David P. Carlton
David P. Carlton, Witness

Arie Lee Graham L.S.
ARIE LEE GRAHAM

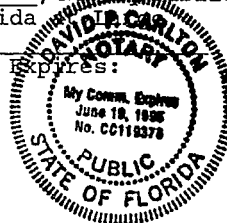
David P. Carlton
David P. Carlton, Witness

STATE OF FLORIDA:
COUNTY OF DESOTO:

The foregoing instrument was subscribed before me this _____
day of May, 1993, by ARIE LEE GRAHAM, who is personally known to me
or who has produced as
identification, and who did not take an oath.

RETURN TO:
David P. Carlton
124 N. Brevard Ave.
Arcadia, FL 33821

David P. Carlton, Notary Public
State of Florida
Commission # _____
My Commission Expires: _____



Customer Information

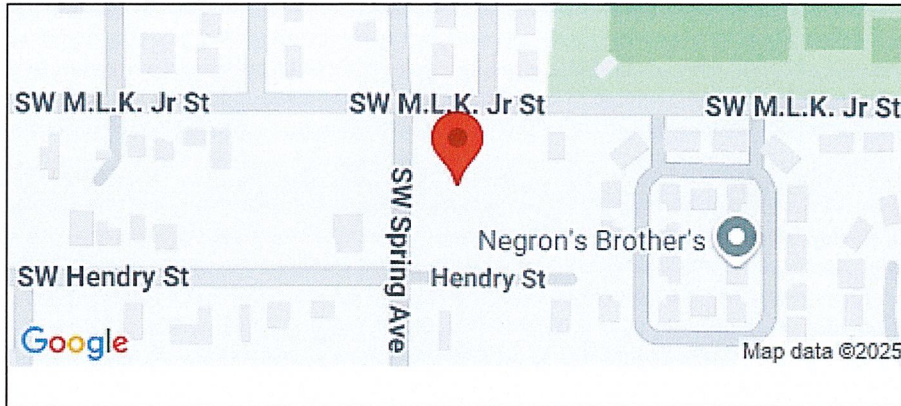
Name: CARL CITY CODE
ENFORCEMENT
Address:

Phone: (863) 494-4114
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 1028 SW Spring Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN: 01-38-24-0220-0010-0080

Description

Debris/ trailer.

Reason Closed

Turn into a code case, number CE 24-1031

Date Expect Closed: 12/22/2024

Date Closed: 12/13/2024 11:23 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Sec. 20-97. - Parking and storage of certain vehicles and trailers.

- (a) Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.
- (b) Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

(LDR, § 2203; Ord. No. 2012-01, § 2203, 5-22-2012; Ord. No. 2014-05, att. A, § 16, 10-28-2014)

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163



NOTICE to CORRECT VIOLATION

SILVERA BARBARA &
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA, FL 34266

RE: 1028 SW SPRING AVE
PIN #: 01-38-24-0220-0010-0080
Case No: CE-24-1031

Date: December 16, 2024

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the below listed Ordinance(s):

LDR Sec. 20-97 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **December 13, 2024** at **9:28 am**, the property located at **1028 SW SPRING AVE** was visited and revealed the following:

Need to remove the RV trailer and all the debris from the property on that on the trailer too.

You must correct the violation(s) by taking the appropriate steps.

Remove the unauthorized travel trailer from the property

Due by: December 30, 2024

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: December 30, 2024

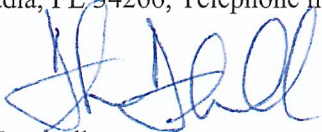
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

A handwritten signature in blue ink, appearing to read 'T. Turnbull', is written over the word 'Sincerely'.

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268106



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SILVERA BARBARA & JAMES RUBY ET AL TIC 96 PARK PLACE ESTATES ARCADIA, FL 34266 9590 9402 8961 4064 9634 20 2. Article Number (Transfer from service label) 9589 0710 5270 0462 2681 06		A. Signature ☒ <i>Barbara Silvera</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Barbara Silvera</i> C. Date of Delivery DEC 19 2024 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (00)	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 4.10
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 1.69

Total Postage and Fees
 \$ 9.64

ARCADIA POST OFFICE
 DEC 16 2024
 34266-USPS

SILVERA BARBARA &
 JAMES RUBY ET AL TIC
 96 PARK PLACE ESTATES
 ARCADIA, FL 34266

24-1031
 Tot

PS Form 3800, January 2023 PSN 7530-02-000-5047 See Reverse for Instructions



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (850) 911-6165
Fax (850) 911-8163

NOTICE to CORRECT VIOLATION

SILVEIRA BARBARA S
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA, FL 34266

RE: 1028 SW SPRING AVE
PIN #: 01-38-24-0270-0010-0030
Case No.: CR-24-1031

Dated December 16, 2024.

Please be advised that this letter serves as notice that your property was visited due to a complaint or as a result of a routine area patrol and was found to be in violation of the following Ordinance(s):

UDC Sec. 20-27 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-27(d), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-27(d), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

UDC Sec. 11-307 Unauthorized Dumping and Accumulation Prohibited:

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of the nature, or trash or waste, debris and any obnoxious material of any kind or any soil or scrap building materials on any land or premises, requested or unrequested, within the County.

(Code 2007, § 9-13; Ord. No. 1987-5, § 2, 8-24-1987)

Facts constituting violation(s) including date, time, and place of violation(s): On December 13, 2024, at 9:28 am, the property located at 1028 SW SPRING AVE, was visited and revealed the following:

Need to remove the RV trailer and all the debris from the property on that on the trailer has.

Violator(s) correct the violation(s) by taking the appropriate steps:

Remove the unauthorized travel trailer for the property.

Due by: December 30, 2024

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: December 30, 2024

Failure to correct the violation(s) may result in a citation being issued to seek for a civil infraction which would be heard by a County Code Adjudicator or violation(s) alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then occurs or if the violation is not corrected by the time specified for correction by the Code Adjudicator, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first-time violator, and up to \$100.00 per day per violation for a repeat violator.

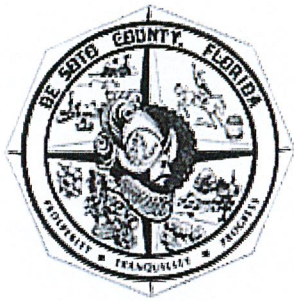
12/16/2024 09:08

TOMMY TURNBULL
1028 SW SPRING AVE



12/16/2024 09:08

TOMMY TURNBULL
1028 SW SPRING AVE



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 12-16-24 @ 9:08 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
SILVERA BARBARA &
JAMES RUBY ET AL TIC
96 PARK PLACE ESTATES
ARCADIA, FL 34266

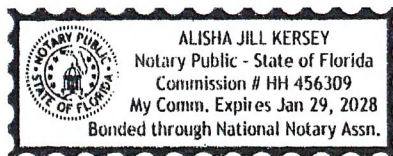
at the following location(s): 1028 SW SPRING AVE

I declare under penalty of perjury that the forgoing is true and correct.

DATE: December 16, 2024

affiant

Sworn to and subscribed before me this 16th day of December, 2024 by
Thomas Turnbull who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public





02/20/2025 09:42

TOMMY TURNBULL
1028 SW SPRING AVE



02/20/2025 09:42

TOMMY TURNBULL
1028 SW SPRING AVE







12/13/2024 09:29

TOMMY TURNBULL
1028 & 1036 SW SPRING AVE

Special Master Mandatory Hearing Case Checklist

** This checklist must be completed and accompany each case being turned in for Special Master Mandatory Hearing**

✓ or N/A	Respondents Name <u>Silvera Barbara + James Ruby ETAL TIC</u> Case # <u>24-1031</u>
	Site Address <u>1028 SW Spring Ave</u>
	Respondent's Mailing Address <u>96 Park Place Estates</u>
✓	Case Notes in date order
✓	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
N/A	Original Notice to Correct in the envelope with green card attached if unclaimed
✓	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
N/A	Any correspondence to or from the Respondent or the Respondent's representative
N/A	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

Information: Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)

_____ Only the following violations will be referenced in the Notice of Mandatory Hearing:

_____ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
_____ Will need an Affidavit of posting

Special Instructions

R.V. Trailer on Vacant Lot with Debris of any type

Officers' Name Tommy Turnbull

Special Master Hearing on: May 22, 2025

Reviewed by: _____

Date: 3/28/25

SMCE 24-1031