

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 24-1032
CE 24-1032

JONES JAMES A
Respondents,

TO: JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

RE: 1036 SW SPRING AVE, ARCADIA FL 34266

AMENDED NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on May 25, 2025, and previously provided to you by mail.

The Special Master hearing has been set for October 28, 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.

If you have cleared the violation by the time stated in the Final Order dated on June 12, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

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.

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.

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.

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.

If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

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.

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.

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.

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

Code Enforcement Case: CE-24-1032

Entered on: 12/13/2024 11:41 AM

Printed on: 10/01/2025

Topic: Occupied Vehicle / RV
Due Date: 10/01/25
Initiated by: Other
Hearing Date: 10/28/2025
SM Case No: 24-1032

Status: Open - Pending Lien Hearing
Assigned To: Thomas Turnbull
Area #: RMF-M
Hearing Time: 11:00 am

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 1036 SW SPRING AVE , 34266

Phone:

APN : 01-38-24-0220-0010-0090

Cell #:

Owner Information

Owner Name: JONES JAMES A

Address: 80 KENNEDY DR

WEST HAVERSTRAW, NY 10993

Phone:

Cell #: 845-793-2940

Actions				
Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/12/2024	3:03 pm	Request 4881-CARL CITY CODE ENFORCEMENT - RV 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	7:53 am	> Inspection Time:9:28 am, Send to (Owner - Cert no=9589071052700462268113), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/16/2024	9:09 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	12/30/2024	10:26 am	It is still in violation, took photos. I will check in two weeks.
Inspection / Site Visit	Thomas Turnbull	01/13/2025	8:31 am	It is still in violation of the debris and RV trailer. The debris that was full of debris is gone. Took photo.
Return Receipt Received	Sarah Milstead	01/28/2025	1:00 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	02/13/2025	10:08 am	The RV trailer and debris is still on the property, took photo. Will turn into the next special master hearing.
Inspection / Site Visit	Thomas Turnbull	02/28/2025	9:24 am	They are still in violation, took photo.
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	03/31/2025	8:46 am	Turn in for review for special master hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/31/2025	10:31 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
SM Affidavit of Violation	Thomas Turnbull	03/31/2025	1:41 pm	> Instrument No:Book 263 & Page 717,
Notice of Mandatory Hearing	Thomas Turnbull	03/31/2025	1:46 pm	Send to (Owner - Cert no=9589071052700462269226)
Proof of Posting	Thomas Turnbull	03/31/2025	1:51 pm	Send to (Owner - Cert no=9889071052700462269226)

Submitted for entry into Legistar	Thomas Turnbull	03/31/2025 2:35 pm	Turn in for Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	03/31/2025 3:04 pm	
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	04/28/2025 10:23 am	Posted the notice for the hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	05/07/2025 9:27 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	05/14/2025 9:09 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	05/21/2025 8:43 am	They are still in violation, took photo.
Phone Call	Thomas Turnbull	05/21/2025 3:32 pm	James Jones called, and his mother is working on having them removed.
Special Master Hearing	Thomas Turnbull	05/22/2025 11:00 am	Not present. In violation. Correction violation within 15 days of order. A 2-years C&D. Non-Compliance fine of \$250.00 per day, per violation. Case cost \$23.02 to be paid in 15 days of order.
Special Master Facts and Findings	Thomas Turnbull	05/30/2025 12:53 pm	The order was signed on 5/28/2025. A 2-years C&D start on 5/28/2025 & end 5/28/2027. Mail out the order.
Notice Returned unclaimed	Sarah Milstead	06/09/2025 1:12 pm	Notice Returned Unclaimed letter received back into office.
Inspection / Site Visit	Thomas Turnbull	06/13/2025 10:39 am	They are still in violation and have not paid the case cost, took photo.
Phone Call	Sarah Milstead	06/17/2025 4:56 pm	Towanda called yesterday on (June 17, 2025) @4:56pm to inform you she will be coming into office of Friday June 20, 2025, to pay her case cost of the amount of \$23.02 for case #24-1032.
Inspection / Site Visit	Thomas Turnbull	06/26/2025 9:33 am	The RV trailer is still there. The debris was removed. Took photo. They have not paid the case cost.
Inspection / Site Visit	Thomas Turnbull	07/10/2025 9:24 am	The RV trailer is still there, and they have not paid the case cost, took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	07/11/2025 11:46 am	Turn in to be review for a Lien Hearing
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/11/2025 12:46 pm	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for September 23, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Mandatory Imposition of Lien Hearing	Thomas Turnbull	07/11/2025 1:52 pm	Send to (Owner - Cert no=9589071052700462269806)
Proof of Posting	Thomas Turnbull	07/11/2025 2:11 pm	Send to (Owner - Cert no=9589071052700462269806)
Submitted for entry into Legistar	Thomas Turnbull	07/11/2025 2:17 pm	Turn into Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	07/14/2025 8:49 am	
Mail and Post Notice of Lien Hearing	Thomas Turnbull	07/23/2025 10:19 am	Posted for the Lien hearing and mail out the letter, took photos.
Notice Returned unclaimed	Sarah Milstead	08/04/2025 3:00 pm	Notice Returned Unclaimed letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	09/02/2025 8:54 am	The RV trailer is still on the property, took photo.
Notice Returned unclaimed	Sarah Milstead	09/02/2025 2:00 pm	Notice Returned Unclaimed Letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	09/08/2025 9:24 am	The RV trailer is still on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	09/16/2025 8:56 am	The RV trailer is still on the property, took photo.
Inspection / Site Visit	Thomas Turnbull	09/22/2025 8:31 am	The RV trailer is still there, and they have not paid the case cost. Took photo.
Special Master Hearing	Thomas Turnbull	09/23/2025 11:00 am	The case was continued.
Inspection / Site Visit	Thomas Turnbull	10/01/2025 8:53 am	They are still in violation with the RV trailer. took photo.

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	
3	LDR Sec. 20-661 - Accessory dwelling units Corrections Required:Cease the occupancy of the un-permitted accessory dwelling and contact this office for more information		Open	

Additional Addresses

Address Type:Complainant

Name:CARL CITY CODE ENFORCEMENT

Address:

Phone:(863) 494-4114 Cell #:

Fees				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	05/22/2025	23.02		case cost
		23.02	0.00	

Inspection Notes

Date: Time:

Findings:



10/01/2025 08:53

TOMMY TURNBULL
1036 SW SPRING AVE



09/22/2025 08:31

TOMMY TURNBULL
1036 SW SPRING AVE

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

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CASE NO. SM-CE 24-1032
CE 24-1032

JONES JAMES A
Respondents,

_____/

TO: JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

RE: 1036 SW SPRING AVE, ARCADIA FL 34266

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If you have cleared the violation by the time stated in the Final Order dated on June 12, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

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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.

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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

Special Master Mandatory Imposition of Lien Hearing Checklist

** This checklist must be completed and accompany each case being turned in for Lien Hearing**

✓ or N/A	Respondents Name <u>Jones James A</u>	Case #: <u>24-1032</u>
	Site address <u>1036 SW Spring Ave</u>	
	Respondent's Mailing Address <u>80 Kennedy Dr West Haverstraw NY</u>	

✓	Case Notes in date order
✓	Case Cost for Lien Hearing to date
n/a	Copies of receipts, if any, for any payments of or towards initial case cost
✓	Property card after being verified
✓	Tax Record after being verified
✓	Deed Information after being verified
✓	Complaint/Request
✓	Affidavit of Non-Compliance
✓	Copy of Facts and Finding from the original Special Master Hearing
✓	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	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE: Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (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 on the Notice of Mandatory Imposition of Lien 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

The RV trailer is still on the property - The Dobis & Trailer are gone

Officers' Name Tommy Turnbull

For Special Master Hearing on: 9-23-2025
Date

Reviewed by: [Signature]

Date: 7/11/25

SMCE 24-1032

CODE ENFORCEMENT CASE

CASE NUMBER: 24-1032

Name	JONES JAMES A
Property Address	1036 SW SPRING AVE
Zoning	RMF-M
Violation (1)	LDR 20-97 PARKING AND STORAGE
Violation (2)	0

CASE NOTES

5/22/2025	SPECIAL MASTER HEARING
5/30/2025	ORDER WAS SIGNED ON 5/28/2025
6/13/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
6/26/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
7/10/2025	SITE VISIT IN VIOLATION TOOK PHOTOS
7/11/2025	TURN IN FOR REVIEW FOR LIEN HEARING

Special Master Order

_____	Violation founded	Owner Present	_____
_____	Days in violation	per day fine	_____
_____	Lien	Previous case cost	_____
_____	Total lien cost	Current case cost	\$ 21.98
_____	Cost of \$ _____ to be paid in _____ days.		

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	18	\$	2.70
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	9.64
	DAYS	PENALTY	\$	21.98
Non compliant days		27	\$ 250.00	\$ 6,750.00
Previous SM Case costs			\$	23.03
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	6,795.01
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
1/28/2025	N2C GREEN CARD RETURN DATE		X	
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 7/10/2025

Parcel: << 01-38-24-0220-0010-0090 (9881) >>

Owner & Property Info

Result: 2 of 2

Owner	JONES JAMES A 80 KENNEDY DR WEST HAVERSTRAW, NY 10993		
Site	1036 SW SPRING AVE, ARCADIA		
Description*	LINCOLN TERRACE LOT 9 BLK 1 OR 263/717		
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.

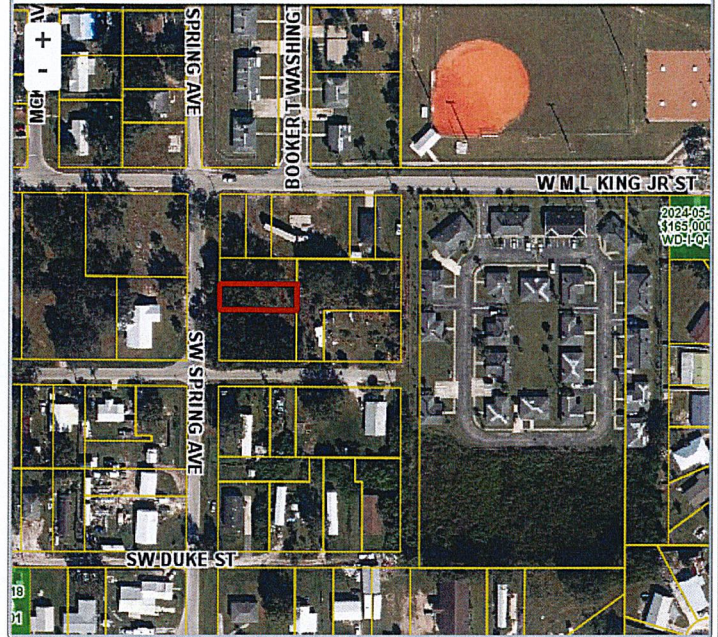
Property & Assessment Values

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.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



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
10/2/1989	\$100	263 / 717	QC	V	U	

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

Search Result: 2 of 2

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

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: 7/10/2025 and may not reflect the data currently on file at our office.

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

01-38-24-0220-0010-0090

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 891700 2024

R 01-38-24-0220-0010-0090

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:
1036 SW SPRING AVE ARCADIA 34266

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW , NY 10993

0.110 ACRES
LINCOLN TERRACE
LOT 9 BLK 1
OR 263/717

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

** PAID **

Last Payment: 01/08/2025 Receipt Number: 9801557

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
013824022000100090	R	2024	\$38.98	\$53.00	1/8/2025	\$90.14	\$0.00
013824022000100090	R	2023	\$38.85	\$53.00	6/21/2024	\$140.59	\$0.00
013824022000100090	R	2022	\$36.92	\$53.00	7/13/2023	\$138.39	\$0.00
013824022000100090	R	2021	\$33.99	\$53.00	7/18/2022	\$131.91	\$0.00
013824022000100090	R	2020	\$34.29	\$53.00	7/18/2022	\$151.46	\$0.00
013824022000100090	R	2019	\$34.55	\$53.00	N/A	\$0.00	\$0.00
013824022000100090	R	2018	\$34.71	\$53.00	7/18/2022	\$185.48	\$0.00
013824022000100090	R	2017	\$33.72	\$43.00	11/29/2017	\$73.65	\$0.00
013824022000100090	R	2016	\$34.34	\$43.00	11/29/2017	\$118.45	\$0.00
013824022000100090	R	2015	\$36.82	\$45.00	11/29/2017	\$140.59	\$0.00
013824022000100090	R	2014	\$33.57	\$45.00	11/29/2017	\$154.56	0.00

PAGE ONE OF TWO PAGES

THIS QUIT-CLAIM DEED, Executed this 2nd day of October,

A.D., 1989, by

ARIE LEE GRAHAM, a single woman,

first party, to

JAMES A. JONES, a single man,

whose post office address is: 2326 Grand Avenue
Bronx, N.Y. 10468

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for LOVE AND AFFECTION in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party 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 # 9, Block 1, of LINCOLN TERRACE, being a Re-subdivision of Block 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.

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.

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 party 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:

Susan A. Wilkes
Witness

Arie Lee Graham
ARIE LEE GRAHAM / Grantor

Ronald A. Wilkes
Witness

RECORD VERIFIED

BY Kearnest DC

FILED AND RECORDED
DATE 10/02/89 TIME 12:38

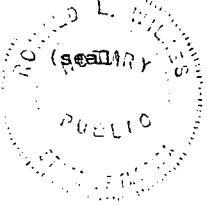
DELMA ALLEN CLERK
CO:DESOTO ST:FL

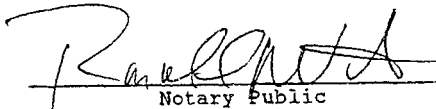
PAGE TWO OF TWO PAGES

STATE OF FLORIDA
COUNTY OF DESOTO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ARIE LEE GRAHAM, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of October, A.D., 1989.




Notary Public

My Commission Expires: **NOTARY PUBLIC, STATE OF FLORIDA AT LARGE**
MY COMMISSION EXPIRES JULY 15, 1990
BONDED THROUGH ASHTON AGENCY, INC.

This instrument prepared by:

Ronald L. Wilkes
122 West Oak Street
Arcadia, FL 33921

Customer Information

Name: CARL CITY CODE
ENFORCEMENT

Phone: (863) 494-4114

Address:

Alt. Phone:

Email:

Request Classification

Topic: Other - Code
Enforcement

Request type: Complaint

Status: Closed

Priority: Normal

Assigned to: Thomas Turnbull

Entered Via: Phone

Property Address: 1036 SW Spring
Ave

Property APN: 01-38-24-0220-0010-0090

Retention Disposition Date

Date File Scanned into DocuShare:

Description

RV Trailer.

Reason Closed

Turn into a code case, number CE 24-1032

Date Expect Closed: 12/22/2024

Date Closed: 12/13/2024 11:41 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Thomas Turnbull hereby notifies the Special Master that the previous order of the Special Master (CE 2024-1032) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

1. LDR 20-97 PARKING AND STORAGE

Dates of violation:

From June 13, 2025 the date set for compliance (or the date of the most recent prior inspection)
To July 10, 2025 the date of my last inspection equals: **(27) twenty day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$23.03**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name JAMES A JONES

Case # CE 2024-1032



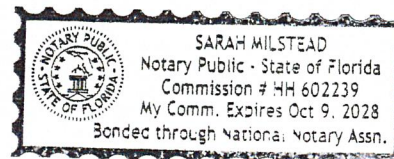
Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and signed this 10th day of July, 2025.



Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE-24-1032

JAMES A JONES
Respondent

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on May 22, 2025, upon Notice of Violation filed against the Respondent. The Respondent was not present at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusion of law.

FINDINGS OF FACT

1. The Respondent owns and/or occupies the following real property located in DeSoto County, Florida, to wit:

Parcel I.D # 01-38-24-0220-0010-0090

as described by Book 896 & Page 346 in the Official Records of DeSoto County, Florida and more commonly-known as 1036 SW SPRING AVE ARCADIA, FL 34266.

2. At all times material hereto, the subject real property was zoned RMF-M.

3. On December 13, 2024, an inspection was conducted of the subject property resulting in the finding that the property was in violation of Section 11-302

of the County's Code of Ordinances which prohibits unauthorized dumping and accumulation of garbage, refuse, rubbish, junk, debris, derelict vehicles, scrap building materials, or any obnoxious material of any kind, as well as in violation of Section 20-97(b) prohibiting the parking and storage of recreational vehicles and other certain vehicles as described therein. Subsequent inspections through May 21, 2025 showed the violations remained.

4. The County has alleged that the Respondent has violated Sections 11-302 and 20-97(b) of the County's Code of Ordinances which prohibits these conditions.

5. Service of the Notice of Violation and of the hearing in this case was duly made upon the Respondent.

CONCLUSIONS OF LAW

6. Respondent by these acts, conduct, or omissions has created or allowed conditions which are in violation of Section 11-302 and 20-97(b) of the County's Code of Ordinances.

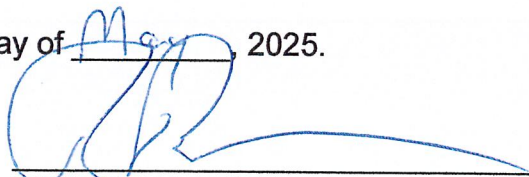
ORDER

Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of Section 11-302 and 20-97(b) of the DeSoto County's Code of Ordinances
- B. Within 15 days of the date of this Order, do all acts necessary to correct the violations which include removing all garbage, refuse, rubbish, junk, and debris from the property, as well as the travel trailer.

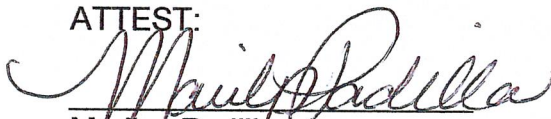
- C. Pay costs in the amount of \$23.03 which are assessed against the Respondents in this cause and are payable within 15 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondents to a fine up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.
- E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 28th day of May, 2025.



ROBERT H. BERNTSSON, Esquire
Special Master of DeSoto County, Florida
Florida Bar No. 0804400

ATTEST:



Marilyn Padilla
Transcribing Secretary

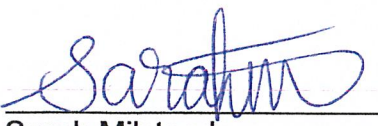
Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia Florida 34266 and

Respondent:

James A. Jones, 80 KENNEDY DR., WEST HAVERSTRAW, NY 10993

on this 30 day of May, 2025.

By: 
Sarah Milstead
Administrative Assistant



07/10/2025 09:24

TOMMY TURNBULL
1036 SW SPRING AVE



06/26/2025 09:33

TOMMY TURNBULL
1036 SW SPRING AVE



06/13/2025 10:39

TOMMY TURNBULL
1036 SW SPRING AVE