

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0529

CE 25-0529

Barone Luisa M

Respondents,

_____/

TO: Barone Luisa M
7713 SW Vineyard Terr
ARCADIA FL 34269

RE: 7713 SW Vineyard Terr, ARCADIA FL 34269

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 June 2, 2026, and previously provided to you by mail.

The Special Master hearing has been set for July 28, 2026 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 19, 2026, 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 _____, 2026.

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 _____, 2026.

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 reviewed for Lien Hearing****

?	or N/A	Respondents Name <u>Barone Luisa M</u> Case # <u>25-0529</u> Site Address <u>7713 SW Vineyard Terr</u> Respondent's Mailing Address <u>7713 SW Vineyard Ter Arcadia, FL 34269</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 in the Notice of Mandatory Hearing:

Section DCCO Section 11-302 of the County Code for Unauthorized dumping and accumulation prohibited

Section LDR Sec. 20-126 d of the County Code for Prohibited A-10

_____ 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

Officer's Name Turnbull, Thomas

Special Master Hearing on: 7-28-26 / 11:00 AM

Reviewed by: _____

Date: _____

Code Enforcement Case: CE-25-0529

Entered on: 12/02/2025 12:06 PM

Printed on: 07/01/2026

Topic: Unauthorized dumping
Due Date: 07/01/26
Initiated by: Citizen
Hearing Date: 05/26/2026
SM Case No: 25-0529

Status: Open - SM Follow up
Assigned To: Thomas Turnbull
Area #: A-10
Hearing Time: 10:00 am

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 7713 SW Vineyard Terr , 34269

Phone:

APN : 03-39-23-0000-0025-0000

Cell #:

Owner Information

Owner Name: Barone Luisa M

Address: 7713 SW Vineyard Ter
Arcadia, FL 34269

Phone:

Cell #: 561-235-8946

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/01/2025	12:46 pm	Request 5817-JEFF BROWNE - Illegally dumping truckloads of old roofing material in the rear of the landlords 20 acres, directly against our shared farm fenceline. Email States: Mr. Hernandez, My name is Jeff Browne. I have a farm at 9099 SW Start Center Rd, next to my partners home at 7339 SW Start Center Rd. I farm as a partnership with David Reas, who is the farm next door. All summer, the address above, (7713 SW Vineyard Terrace), has been illegally dumping truckloads of old roofing material in the rear of the landlords 20 acres, directly against our shared farm fenceline. We contacted the owner, who was unaware, and stated this dumping is being carried out by his tenant the past 6 months since occupying his home. Apparently, tenant owns a local roofing company, has not paid owner rent in several months, and is currently using the farm as a dumping ground directly over our fenceline while owner hired an attorney to evict these defaulted tenants. We met the owner this past weekend to escort him onto the rear of our property to show him the dozens of piles of trash being dumped onto his 20 acres, and he could not believe it. We let him know we would be calling the

county this week in an attempt to stop the continual dumping that has gotten way out of hand. Can someone meet me and/ or my partner at the Start Center address above this week to preview this dumping from our side of farm fenceline and take photos of the dozens of piles of construction trash being dumped on a weekly basis? Thank you in advance, and feel free to call me anytime to meet on site, Jeff Browne, 941-9126-0076/ David Reas, 863-434-6899. P.S. I will send photos taken this weekend in a separate email on my phone in a few minutes.

Inspection / Site Visit	Thomas Turnbull	12/02/2025	9:12 am	There are piles of roofing material on the property. Took photos/
Notice of Violation	Thomas Turnbull	12/02/2025	3:48 pm	> Inspection Time:9:12 am, Send to (Owner - Cert no=9589071052702678573166), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/03/2025	9:49 am	Posted the N2C and mail out the letter, took photos.
Phone Call	Thomas Turnbull	12/03/2025	11:14 am	Rick Barone called and is working on evicting the tented from the property.
Phone Call	Thomas Turnbull	12/16/2025	3:08 pm	Try to call Rick, to see where they are at about cleaning up.
Phone Call	Thomas Turnbull	12/17/2025	12:37 am	Talk with Rick, they are working on getting the tented out of the property. Should have them out by the first of the year.
Phone Call	Sarah Milstead	12/19/2025	11:46 am	Jeff had called to see if he can get resent the N2C paperwork by email. Sent him the paperwork to his email address of (tropicalrealty@comcast.net). Phone number is (941) 916-0076.
Phone Call	Thomas Turnbull	01/28/2026	8:55 am	Talked with Rick Barone, the tenet has been removed from the property and know he has started cleaning up the property.
Phone Call	Thomas Turnbull	02/26/2026	12:38 pm	Talk with David Reas at 863-434-6899. He said the debris is still there.
Phone Call	Thomas Turnbull	02/26/2026	12:41 pm	Talk with Rick Barone he is working on all the debris on the property and will have it all removed in 30 days.
Phone Call	Thomas Turnbull	03/31/2026	12:11 pm	Left a message with David Reas, so I can come on his property to take some photos of the violation.
Phone Call	Thomas Turnbull	03/31/2026	1:39 pm	Meeting with David at 10:00am on 4/1/2026
Inspection / Site Visit	Thomas Turnbull	04/01/2026	9:37 am	They have not cleaned up the property, took photos. will turn into special master hearing. Took photos.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	04/06/2026	1:53 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	04/07/2026	8:02 am	Turn in for review for special master hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/07/2026	8:31 am	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 26, 2026, Special

Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review

Affidavit of Violation	Thomas Turnbull	04/07/2026 12:07 pm	> Instrument No:202114005865,
Notice of Mandatory Hearing	Thomas Turnbull	04/07/2026 12:11 pm	Send to (Owner - Cert no=9589071052702678573531)
Proof of Posting	Thomas Turnbull	04/07/2026 12:15 pm	Send to (Owner - Cert no=9589071052702678573531)
Submitted for entry into Legistar	Thomas Turnbull	04/07/2026 12:27 pm	Turn in for Legistar for the Special Master Hearing.
Entered into Legistar for Hearing Agenda	Jill Kersey	04/08/2026 3:34 pm	
Case Notes	Sarah Milstead	04/14/2026 11:00 am	Mandatory Hearing signed by Valerie, sending out mail on April 14,2026.
Notice Returned unclaimed	Sarah Milstead	04/20/2026 4:26 pm	Notice Returned Unclaimed Letter received back into the office.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	04/23/2026 9:32 am	Posted the notice for the hearing, took photos.
Inspection / Site Visit	Thomas Turnbull	04/28/2026 10:33 am	The owner of the property has not call or have clean up last time I was there. Took photos.
Inspection / Site Visit	Thomas Turnbull	05/06/2026 10:23 am	Still the owner has not made contact with us about if they clean up, Unable to get to the house. Took photo.
Inspection / Site Visit	Thomas Turnbull	05/11/2026 10:30 am	The owner was not at the property to check if they have cleaned up and remove the debris. took photo.
Inspection / Site Visit	Thomas Turnbull	05/20/2026 9:40 am	Nobody was at the property, took photo.
Phone Call	Thomas Turnbull	05/22/2026 9:58 am	Talk with David Reas at 863-434-6899, he was not home to let me on his property to see the violation, but he said it was still there.
Inspection / Site Visit	Thomas Turnbull	05/22/2026 10:14 am	Nobody was at the property, took photo.
Mandatory Hearing Affidavit of Testimony	Thomas Turnbull	05/22/2026 12:05 pm	
Special Master Hearing	Thomas Turnbull	05/26/2026 10:00 am	Not Present. In violation. Correction violation within 15 days of order. A 2-years C&D. Non-Compliance fine Up to \$250.00 per day, per violation. Case cost \$26.13 to be paid in 15 days of order.
Special Master Facts and Findings	Sarah Milstead	06/03/2026 2:20 pm	The Order was signed on June 2, 2026. They have 15 days to comply. The Order was sent to Barone Luisa M @7713 SW VINEYARD TERR ARCADIA, FL 34269 (mailing #9589-0710-5270-3540-7904-45). This was mailed out on June 4,2026.
Notice Returned unclaimed	Thomas Turnbull	06/11/2026 3:21 pm	The order was unclaimed and returned.
Inspection / Site Visit	Thomas Turnbull	06/19/2026 9:54 am	They have not paid or comply, took photo.
Inspection / Site Visit	Thomas Turnbull	06/24/2026 9:45 am	They are still in violation, took photo.
Affidavit of Non Compliance for Lien Hearing	Thomas Turnbull	07/01/2026 8:18 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	07/01/2026 8:28 am	Turn in for review for a Lien Hearing.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required: Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
	LDR Sec. 20-126 d - Prohibited A-10		Open	
2	Corrections Required: Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.			

Additional Addresses

Address Type: Complainant
Name: JEFF BROWNE
Address: 9099 SW START CENTER ST
ARCADIA, FL 34266
Phone: Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	05/26/2026	26.13		
		26.13	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	22	\$	3.30
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS	PENALTY	\$	24.18
Non compliant days		0	\$	250.00
Previous SM Case costs			\$	26.13
Affadavit/hearing days			\$	-
X	PROPERTY CARD	TOTAL	\$	50.31
X	TAX RECORD			
X	DEED			
	N2C GREEN CARD RETURN DATE	Accepted	Rejected	
	HEARING GREEN CARD RETURN DATE			

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 6/25/2026

Parcel: << 03-39-23-0000-0025-0000 (1267) >>

Owner & Property Info

Result: 1 of 1

Owner	BARONE LUISA M 7713 SW VINEYARD TER ARCADIA, FL 34269		
Site	7713 SW VINEYARD TERR, ARCADIA		
Description*	SE1/4 OF NE1/4 OF SE1/4 LESS A PARCEL 150 FT N & S X 285 FT E & W IN NE COR & SUBJ TO 60 FT SQUARE ESMT IN SE COR & ALSO BEG SE COR OF N1/2 OF NE1/4 OF SE1/4 FOR POB TH N 89 D12M16S W 395.77 FT TH N 01D57 M40S E 108 FT TH S 89D12M16S E 396.69 FT TH S 02D27 ...more>>>		
Area	10.31 AC	S/T/R	03-39-23
Use Code**	SINGLE FAMILY (0100)	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.

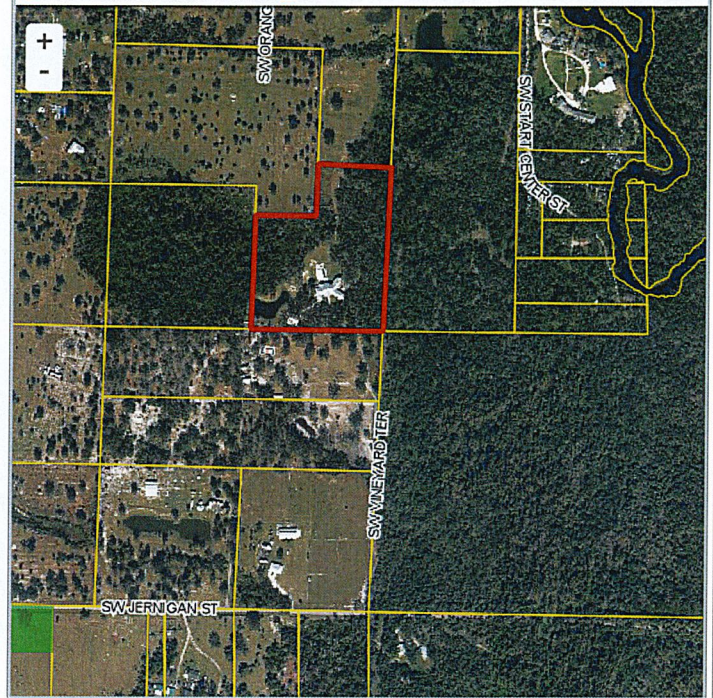
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$144,340	Mkt Land	\$144,340
Ag Land	\$0	Ag Land	\$0
Building	\$1,196,246	Building	\$1,186,815
XFOB	\$26,668	XFOB	\$41,496
Just	\$1,367,254	Just	\$1,372,651
Class	\$0	Class	\$0
Appraised	\$1,367,254	Appraised	\$1,372,651
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,367,254	Assessed	\$1,372,651
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,367,254 other:\$1,367,254 school:\$1,367,254	Total Taxable	county:\$1,372,651 other:\$1,372,651 school:\$1,372,651

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
6/17/2021	\$1,445,000	202114005865	WD	I	Q	05 (Multi-Parcel Sale) - show
12/1/2009	\$100	200914009971	CW	I	U	11
7/10/2009	\$540,000	200914006018	WD	I	Q	05 (Multi-Parcel Sale) - show
1/31/2006	\$3,850,000	575 / 2057	WD	I	Q	
11/8/2002	\$100	520 / 236	QC	V	U	
5/8/1998	\$102,000	407 / 062	TD	V	Q	02
10/5/1995	\$32,500	353 / 758	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	EXCEPT SFR (0110)	2010	5037	7383	\$1,129,552
Sketch	HORSE BARN (8800)	2010	1296	2228	\$39,303

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0850	CONCR SLAB	2010	\$71.00	32.00	8 x 4
0850	CONCR SLAB	2010	\$45.00	20.00	5 x 4
1916	PATIO B	2010	\$68.00	35.00	0 x 0
1440	FENCE CB	2010	\$1,226.00	48.00	0 x 0
2003	SIDEWALK	2010	\$71.00	32.00	0 x 0
0862	DRVWY BRCK	2010	\$2,115.00	864.00	0 x 0
0850	CONCR SLAB	2010	\$71.00	32.00	8 x 4
1916	PATIO B	2014	\$1,042.00	479.00	0 x 0
1955	POOL R	2014	\$13,436.00	528.00	44 x 12
1916	PATIO B	2014	\$6,060.00	2525.00	0 x 0
1916	PATIO B	2014	\$4,261.00	1959.00	0 x 0
2040	WD DECK	2010	\$931.00	434.00	0 x 0
0861	DRVWY ASPH<10000 SF	2022	\$11,038.00	7433.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0115	SFR ACRES (MKT)	10.310 AC	1.0000/1.0000 1.0000/ /	\$14,000 /AC	\$144,340	A-10

* 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: 1 of 1

SE1/4 OF NE1/4 OF SE1/4 LESS A
PARCEL 150 FT N & S X 285 FT
E & W IN NE COR & SUBJ TO 60

BARONE LUISA M
7713 SW VINEYARD TER
ARCADIA, FL 34269

2025

03-39-23-0000-0025-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												DESOTO COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	17	CB STUCCO 80		0110	01	5,900	174.6195	213.91	1,262,069	2010	2010	0	0	0	9.25	90.75	PAGE 1 of 2 7											
Exterior Wall	21	STONE 20		1 EXCEPT SFR 0% - 2022 Heated Area: 5037 HX Base Yr													VALUATION BY											
Roof Structur	03	GABLE/HIP 100															Tax Group: 7 Tax Dist: STANDARD											
Roof Cover	12	METAL 100															BUILDING MARKET VALUE 1,186,815											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 41,496											
Interior Floor	13	PARQ/LAM 100															TOTAL LAND VALUE - MARKET 144,340											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,372,651											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 0											
Bedrooms	4	100															ASSESSED VALUE 1,372,651											
Bathrooms	4.5	100															TOTAL EXEMPTION VALUE 0											
Frame	03	MASONARY 100															BASE TAXABLE VALUE 1,372,651											
Stories	1	100															TOTAL JUST VALUE 1,372,651											
Architectural	05	. 100															INCOME VALUE 15,788											
Fireplace	03	FPLC-C 100															PREVIOUS YEAR MKT VALUE 1,367,254											
Units	0	100																										
Quality	04	ABOVE AVG																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA	07																									
NEIGHBORHOOD/LOC	700000.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	5,037	100	2010	5,037	977,799																							
FGR	1,129	55	2010	621	120,550																							
FOP	308	25	2010	77	14,947																							
FOP	499	25	2010	125	24,266																							
FST	40	55	2010	22	4,271																							
PTO	24	5	2010	1	194																							
PTO	90	5	2010	4	777																							
PTO	256	5	2010	13	2,524																							
TOTALS	7,383			5,900	145,328																							
EXTRA FEATURES				7713 SW VINEYARD TERR, ARCADIA																								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0850	CONCR SLAB	0	0	8	4			32.00 SF 2.50	2.50	100	2010	2010	3	92	74												
2	0850	CONCR SLAB	0	0	5	4			20.00 SF 2.50	2.50	100	2010	2010	3	92	46												
3	1916	PATIO B	0	0	0	0			35.00 SF 2.50	2.50	100	2010	2010	3	83	73												
4	1440	FENCE CB	0	0	0	0			48.00 LF 32.75	32.75	100	2010	2010	3	83	1,305												
5	2003	SIDEWALK	0	0	0	0			32.00 SF 2.50	2.50	100	2010	2010	3	92	74												
6	0862	DRVMY BRCK	0	0	0	0			864.00 SF 2.75	2.75	100	2010	2010	3	92	2,186												
8	0850	CONCR SLAB	0	0	8	4			32.00 SF 2.50	2.50	100	2010	2010	3	92	74												
9	1916	PATIO B	0	0	0	0			479.00 SF 2.50	2.50	100	2014	2014	3	90	1,078												
10	1955	POOL R	0	0	44	12			528.00 SF 29.25	29.25	100	2014	2014	3	90	13,900												
11	1916	PATIO B	0	0	0	0			2,525.00 SF 2.50	2.50	100	2014	2014	3	99	6,249												
TOTAL OB/XF 25,059																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	0115	C	SFR ACRES	0		A-10	0.00	0.00	10.31	AC		1.00	1.00	1.00	14,000.00	14,000.00	144,340											
REVIEW DATE 06/17/2025 BY VG Total Acres: 10.31 Total Land Value: 144,340 Market: 0 Agricultural: 0 Common: 144,340 PRINTED 10/22/2025 BY SYS																												

BARONE LUISA M
7713 SW VINEYARD TER
ARCADIA, FL 34269

03-39-23-0000-0025-0000

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 114000 2025

R 03-39-23-0000-0025-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$9,426.68
COUNTY LAW ENF	.0029406	\$4,036.42
SCHOOL LRE	.0030330	\$4,163.25
SCHOOL DISC	.0022480	\$3,085.72
SOUTHWEST WATER MGMT	.0001831	\$251.33
TOTAL AD-VALOREM:		\$20,963.40

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
TOTAL NON-AD VALOREM:	\$544.80

COMBINED TAXES & ASMTS: \$21,508.20

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

7713 SW VINEYARD TER ARCADIA 34269

BARONE LUISA M
7713 SW VINEYARD TER
ARCADIA , FL 34269

10.310 ACRES
 SE1/4 OF NE1/4 OF SE1/4 LESS A
 PARCEL 150 FT N & S X 285 FT
 E & W IN NE COR & SUBJ TO 60
 FT SQUARE ESMT IN SE COR &

FAIR MKT VALUE	\$1,372,651.00	DIST	7
ASSESS	\$1,372,651.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$1,372,651.00		

**** PAID ****

Last Payment: 11/28/2025 Receipt Number: 600495

Amount Collected: \$20,647.87 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
033923000000250000	R	2025	\$20,963.40	\$544.80	11/28/2025	\$20,647.87	\$0.00
033923000000250000	R	2024	\$21,315.63	\$471.63	11/26/2024	\$20,915.77	\$0.00
033923000000250000	R	2023	\$21,521.75	\$464.82	11/29/2023	\$21,107.11	\$0.00
033923000000250000	R	2022	\$20,794.80	\$454.67	11/28/2022	\$20,399.49	\$0.00
033923000000250000	R	2021	\$16,913.31	\$448.16	11/21/2021	\$16,667.01	\$0.00
033923000000250000	R	2020	\$17,213.70	\$442.81	5/3/2021	\$18,190.89	\$0.00
033923000000250000	R	2019	\$7,126.41	\$438.38	12/2/2019	\$7,337.85	\$0.00
033923000000250000	R	2018	\$7,040.75	\$432.50	2/5/2019	\$7,398.52	\$0.00
033923000000250000	R	2017	\$6,663.16	\$390.50	2/14/2018	\$6,983.12	\$0.00
033923000000250000	R	2016	\$6,668.00	\$390.50	2/15/2017	\$6,987.91	\$0.00
033923000000250000	R	2015	\$7,073.59	\$311.50	3/28/2016	\$7,385.09	0.00
033923000000250000	R	2014	\$5,956.72	\$287.50	8/12/2015	\$7,115.89	0.00



Consideration: \$1,445,000.00
Recording Fees: \$27.00
Documentary Stamps: \$10,115.00

Prepared by and Return To:

DM
DUNLAP | MORAN
ATTORNEYS AT LAW

Benjamin DeMarsh, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 21912-1

Inst: 202114005865 Date: 08/05/2021 Time: 3:44PM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 10115.00

WARRANTY DEED

This Warranty Deed is made by **Anthony Brignoni and Aida Brignoni, husband and wife**, hereinafter referred to as "Grantor," to **Luisa M. Barone**, whose address is: **7713 SW Vineyard Ter, Arcadia, FL 34269**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in DeSoto County, Florida:

PARCEL A:

Parcel 5 according to the minor plat thereof as recorded in the Minor Plat Book 1, Page 38, of the Public Records of Desoto County, Florida, more particularly described as follows:

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 less a parcel 150 feet North and South by 285 feet East and West in the Northwest corner; also a parcel of land described as follows" Begin at the Southeast corner of North 1/2 of the Northeast 1/4 of Southeast 1/4 for Point of Beginning; thence N 89°12'16" W along South line of said tract, 395.77 feet; thence N 01°57'40" E, 108.00 feet; thence S 89°12'16" E and parallel to South line of said tract, 396.69 feet to East line of said tract; thence S 02°27'07" W along said East line, 108 feet to Point of Beginning, all being in Section 3, Township 39 South, Range 23 East, Desoto County, Florida.

Together with a non-exclusive easement for access as shown on said minor plat.

AND

PARCEL B:

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 39 South, Range 23 East, Desoto County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is:
0339230000002450000 and 0339230000002490000.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 17 day of June, 2021.

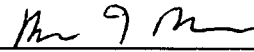
Witness No. 1:



Print: Kate E. Germinal

As to all Grantors

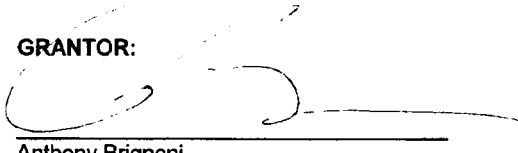
Witness No. 2:



Print: Benjamin T. DeMarsh

As to all Grantors

GRANTOR:



Anthony Brignoni
2200 Kings Highway Blvd. Suite 3L Box 20
Punta Gorda, FL 33980


Aida Brignoni
2200 Kings Highway Blvd. Suite 3L Box 20
Punta Gorda, FL 33980

STATE OF FLORIDA

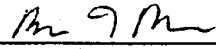
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on June 17, 2021, by Anthony Brignoni and Aida Brignoni.

Personally known

Produced Identification ✓

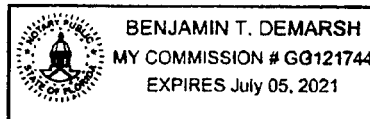
Type of Identification Produced FLDL



Notary Public

Print Name: Benjamin T. DeMarsh

My Commission Expires:



Customer Information

Name: JEFF BROWNE
Address: 9099 SW START CENTER
ST
ARCADIA, FL 34266

Phone:
Alt. Phone:
Email: tropicalrealty@comcast.net

Request Classification

Topic: Other - Code Enforcement
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 7713 SW VINEYARD TERR
Property APN:
Property APN: 03-39-23-0000-0025-0000
Retention Disposition Date
Date File Scanned into DocuShare:

Request type: Complaint
Priority: Normal
Entered Via: Email

Description

Illegally dumping truckloads of old roofing material in the rear of the landlords 20 acres, directly against our shared farm fenceline.

Email States:

Mr. Hernandez, My name is Jeff Browne. I have a farm at 9099 SW Start Center Rd, next to my partners home at 7339 SW Start Center Rd. I farm as a partnership with David Reas, who is the farm next door. All summer, the address above, (7713 SW Vineyard Terrace), has been illegally dumping truckloads of old roofing material in the rear of the landlords 20 acres, directly against our shared farm fenceline. We contacted the owner, who was unaware, and stated this dumping is being carried out by his tenant the past 6 months since occupying his home. Apparently, tenant owns a local roofing company, has not paid owner rent in several months, and is currently using the farm as a dumping ground directly over our fenceline while owner hired an attorney to evict these defaulted tenants. We met the owner this past weekend to escort him onto the rear of our property to show him the dozens of piles of trash being dumped onto his 20 acres, and he could not believe it. We let him know we would be calling the county this week in an attempt to stop the continual dumping that has gotten way out of hand. Can someone meet me and/ or my partner at the Start Center address above this week to preview this dumping from our side of farm fenceline and take photos of the dozens of piles of construction trash being dumped on a weekly basis? Thank you in advance, and feel free to call me anytime to meet on site, Jeff Browne, 941-9126-0076/ David Reas, 863-434-6899. P.S. I will send photos taken this weekend in a separate email on my phone in a few minutes.

Reason Closed

There is a violation dumping on the property. Code enforcement case number is CE 25-0529.

Date Expect Closed: 12/02/2025

Date Closed: 12/02/2025 12:07 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Turnbull, Thomas** hereby notifies the Special Master that the previous order of the Special Master (**CE 25-0529**) 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:

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)

LDR Sec. 20-126 d Prohibited A-10: Prohibited uses or structures for A-10 zoning

Dates of violation:

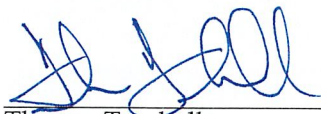
From **06/19/2026** the date set for compliance (or the date of the most recent prior inspection) To **06/24/2026** the date of my last inspection equals: **5 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$26.13**

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.

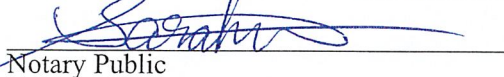
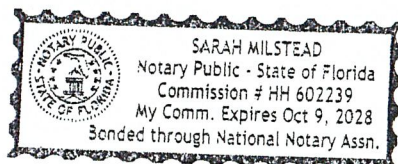
Case Name Barone Luisa M

Case # **25-0529**



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

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 subscribed before me this 1st day of July, 2026.


Notary Public

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE-25-0529

BARONE, LUISA M
Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on May 26, 2026, 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 # **03-39-23-0000-0025-0000**

as described by Instrument No. 202114005865 in the Official Records of DeSoto County, Florida and more commonly-known as 7713 SW VINEYARD TERR, ARCADIA, 34269.

2. At all times material hereto, the subject real property was located within the A-10 Zoning District.

3. On December 2, 2025, an inspection was conducted of the subject property resulting in the finding that the property was in violation of Sections 11-302 of the County's Code of Ordinances which prohibits unauthorized dumping and accumulation, and Section 20-126(1)(d) for prohibited uses in the A-10 zoning district. Subsequent inspections through May 22, 2026 showed the violations remained.

4. The County has alleged that the Respondent has violated Sections 11-302 and 20-126(1)(d) 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.

6. Officer Thomas Turnbull testified regarding the code violation and introduced all relevant evidence at the hearing.

CONCLUSIONS OF LAW

7. Respondent by these acts, conduct, or omissions have created or allowed conditions which are in violation of Sections 11-302 and 20-126(1)(d) of the County's Code of Ordinances.

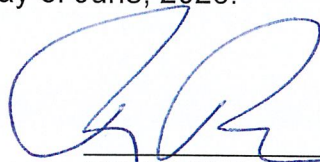
ORDER

Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of Sections 11-302 and 20-126(1)(d) of the DeSoto County's Code of Ordinances.

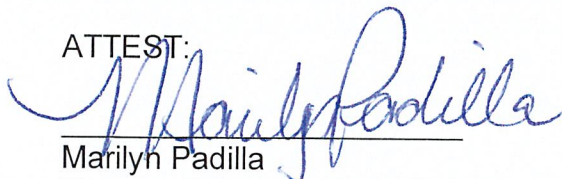
- B. Within 15 days of the date of this Order, do all acts necessary to correct the violations which include removing all garbage, refuse, rubbish, junk and debris from the property, and cease and desist the prohibited use for the A-10 zoning district on your property and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.
- C. Pay costs in the amount of \$26.13 which are assessed against the Respondent 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 Respondent to a fine up to \$250.00 per day for each day, for each violation, 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 2nd day of June, 2026.



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:

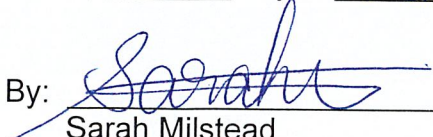
BARONE, LUISA M

7713 SW VINEYARD TER

ARCADIA, FL 34269

on this 3rd day of June, 2026.

By:


Sarah Milstead
Administrative Assistant



06/24/2026 09:45

TOMMY TURNBULL
7713 SW VINEYARD TERR



06/19/2026 09:54

TOMMY TURNBULL
7713 SW VINEYARD TERR



04/01/2026 09:37

TOMMY TURNBULL
7713 SW VINEYARD TERR



04/01/2026 09:37

TOMMY TURNBULL
7713 SW VINEYARD TERR





04/01/2026 09:37

TOMMY TURNBULL
2713 SW VINEYARD TERR



04/01/2026 09:37

TOMMY TURNBULL
2713 SW VINEYARD TERR