

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0927

CE 24-0927

NICKEL JOYCE

Respondents,

TO: NICKEL JOYCE
1645 SE CHERRY DR
ARCADIA FL 34266

RE: 1645 SE CHERRY DR, 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 28, 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 27, 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-24-0927

Entered on: 05/22/2025 00:00

Printed on: 10/01/2025

Topic: Unauthorized dumping

Due Date: 10/01/25

Initiated by: Citizen

Hearing Date: 10/28/2025

SM Case No: 24-0927

Status: Open - Case Continued

Assigned To: Thomas Turnbull

Area #: RMF-M

Hearing Time: 11:00 am

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1645 SE CHERRY DR , 34266

Phone:

APN : 06-38-25-0120-00K0-0130

Cell #:

Owner Information

Owner Name: NICKEL JOYCE

Address: 1645 SE CHERRY DR

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	11/04/2024	11:00 am	Request 4811-CHARLES BUTTON - Property has people living in an RV, junk and debris all over property. Along with unlicensed vehicles.
Inspection / Site Visit	Thomas Turnbull	11/05/2024	8:33 am	Talk with Joyce, nobody is living in the RV and there are lots of debris in the yard. She will have the debris removed. Took photos.
Inspection / Site Visit	Thomas Turnbull	12/05/2024	8:57 am	There are still some debris in the yard, took photos.
Notice of Violation	Thomas Turnbull	12/06/2024	8:04 am	> Inspection Time:8:57 am, Send to (Owner - Cert no=9589071052700462268007), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/06/2024	8:59 am	Posted the N2C and mail out the letter, took photos.
Return Receipt Received	Thomas Turnbull	12/12/2024	2:49 pm	The green card was signed and returned.
Inspection / Site Visit	Thomas Turnbull	12/20/2024	9:05 am	They have cleaned up a lot, they are still working on it. Took photos. I will check in two weeks.
Inspection / Site Visit	Thomas Turnbull	01/07/2025	9:32 am	They still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	02/05/2025	8:26 am	They are still in violation with the debris all in the yard, took photo.
Inspection / Site Visit	Thomas Turnbull	03/28/2025	9:35 am	The property has all type of debris and derelict truck. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/28/2025	12:52 pm	Turn in for review.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/28/2025	1:29 pm	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
Notice of Mandatory Hearing	Thomas Turnbull	03/28/2025	3:02 pm	Send to (Owner - Cert no=9589071052700462269202)
Proof of Posting	Thomas Turnbull	03/28/2025	3:04 pm	Send to (Owner - Cert no=9589071052700462269202)

SM Affidavit of Violation	Thomas Turnbull	03/28/2025 3:10 pm	> Instrument No:Book 578 & Page 142,
Submitted for entry into Legistar	Thomas Turnbull	03/28/2025 3:23 pm	Turn in for Legistar
Entered into Legistar for Hearing Agenda	Jill Kersey	03/31/2025 3:02 pm	
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	04/28/2025 10:33 am	Posted the notice of hearing and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	05/07/2025 9:20 am	They are still in violation of the debris, took photos.
Inspection / Site Visit	Thomas Turnbull	05/14/2025 9:01 am	Thy are still in violation of the debris, took photos.
Notice Returned unclaimed	Thomas Turnbull	05/16/2025 12:16 pm	The letter for the hearing was returned and unclaimed.
Inspection / Site Visit	Thomas Turnbull	05/21/2025 8:36 am	They are still in violation, took photos.
Special Master Hearing	Thomas Turnbull	05/22/2025 11:00 am	Respondent present. In violation. Correction violation within 30 days of order. A 2-years C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$25.43 to be paid in 30 days of order.
Special Master Facts and Findings	Thomas Turnbull	05/30/2025 11:51 am	The order was signed on 5/28/2025, and mail out to owner.
Return Receipt Received	Sarah Milstead	06/09/2025 1:12 pm	Green card received back into office.
Case Cost Paid in Full	Sarah Milstead	06/23/2025 4:04 pm	PAID IN CASH ON JUNE 23, 2025
Inspection / Site Visit	Thomas Turnbull	06/30/2025 9:25 am	She has cleaned up a lot, she also has some of her stuff on some trailers. Took photos.
Inspection / Site Visit	Thomas Turnbull	07/21/2025 10:43 am	She is still in violation with the debris. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	07/21/2025 1:35 pm	Turn in for review for a Lien Hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/22/2025 8:25 am	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	07/22/2025 8:45 am	Send to (Owner - Cert no=9589071052700462269905)
Proof of Posting	Thomas Turnbull	07/22/2025 8:50 am	Send to (Owner - Cert no=9589071052700462269905)
Mail and Post Notice of Lien Hearing	Thomas Turnbull	07/23/2025 10:35 am	Posted for the Lien Hearing and mail out the letter, took photos.
Return Receipt Received	Sarah Milstead	07/30/2025 1:00 pm	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	09/02/2025 9:07 am	They are still violation of the debris in the yard. Took photos.
Inspection / Site Visit	Thomas Turnbull	09/08/2025 9:07 am	They clean up some and they still have debris in the back yard. Took photos.
Inspection / Site Visit	Thomas Turnbull	09/16/2025 9:22 am	They are still in violation of the debris; they have cleaned up a lot. Took photos.
Submitted for entry into Legistar	Thomas Turnbull	09/17/2025 3:26 pm	Turn in for Legistar for a Lien Hearing.
Entered into Legistar for Hearing Agenda	Jill Kersey	09/17/2025 3:49 pm	
Inspection / Site Visit	Thomas Turnbull	09/22/2025 8:42 am	They have cleaned up the property. Took photos.
Special Master Hearing	Thomas Turnbull	09/25/2025 11:00 am	This case was continued.
Inspection / Site Visit	Thomas Turnbull	10/01/2025 8:58 am	There are some debris in the yard like window frames with other debris. took photos.
Notice of Mandatory Imposition of Lien Hearing	Thomas Turnbull	10/01/2025 11:59 am	Send to (Owner - Cert no=9589071052702678572459)

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	

Additional Addresses	
Address Type:Complainant Name:CHARLES BUTTON Address:1646 SE CHERRY DR ARCADIA, FL 34266 Phone:(863) 452-7055 Cell #:	

Fees				
Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	05/22/2025	25.43		Case cost
Case Cost - Paid in Full	06/23/2025		25.43	PAID IN CASH ON JUNE 23, 2025
		25.43	25.43	

Inspection Notes

Date: _____ Time: _____

Findings: _____



10/01/2025 08:58

TOMMY TURNBULL
1645 SE CHERRY DR



10/01/2025 08:59

TOMMY TURNBULL
1645 SE CHERRY DR



10/01/2025 08:59

TOMMY TURNBULL
1645 SE CHERRY DR



10/01/2025 08:59

TOMMY TURNBULL
1645 SE CHERRY DR





09/22/2025 08:42

TOMMY TURNBULL
1645 SE CHERRY DR



09/22/2025 08:42

TOMMY TURNBULL
1645 SE CHERRY DR



09/22/2025 08:42

TOMMY TURNBULL
1645 SE CHERRY DR

Joyce Nickel

1645 Southeast Cherry Drive Arcadia, Florida 34266

Phone: 863-263-8714

Email: 4joycenickel@gmail.com

Date: 9-18-2025

To:

DeSoto County Code Enforcement DeSoto County Administration Building 201 East Oak Street
Arcadia, Florida 34266

Re: Case # CE 24-0927 - Response to Affidavit of Non-Compliance

Dear Code Enforcement Officer,

I am writing in response to the Affidavit of Non-Compliance dated May 28, 2025, associated with the above case number. I appreciate the concerns regarding compliance with DCCO 11-302 and want to clarify my efforts and circumstances surrounding this matter.

Since receiving notification, I have taken substantial steps to clean up my yard and address any violations persisting under the cited ordinance. Unfortunately, I feel that I am being singled out, as there are numerous neighboring properties within our community that appear to be in similar disrepair but have not received enforcement action.

Additionally, there has been an established lack of consistent enforcement across our community for similar violations. It is discouraging to experience pressure for compliance while observing that other properties remain unchecked.

Please understand that I am fully committed to complying with county codes and will continue working on maintaining my property. I respectfully request that these points be considered at the upcoming hearing scheduled for September 23rd regarding the mandatory imposition of liens.

Thank you for your attention to this matter. I look forward to resolving these issues amicably.

Sincerely,

Joyce Nickel



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0927

CE 24-0927

NICKEL JOYCE

Respondents,

TO: NICKEL JOYCE
1645 SE CHERRY DR
ARCADIA FL 34266

RE: 1645 SE CHERRY DR, ARCADIA FL 34266

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

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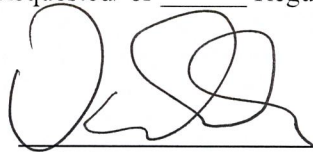
If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this 22 day of July, 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 23 day of July, 2025.



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

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	28	\$	4.20
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	\$ 25.08	
Non compliant days		52	\$ 250.00	\$ 13,000.00
Previous SM Case costs				
Affadavit/hearing days		63	\$ 250.00	\$ 15,750.00
X	PROPERTY CARD	TOTAL		
X	TAX RECORD	\$ 28,775.08		
X	DEED			
		Accepted	Rejected	
12/12/2024	N2C GREEN CARD RETURN DATE	X		
	HEARING GREEN CARD RETURN DATE			

DESOTO COUNTY BOCC
863-993-4800

REC#: 00244282 6/23/2025 4:04 PM
OPER: SM TERM: 040
REF#:

TRAN: 9.1000 CODE ENF CASE COST
SM&CE #24-0927 NICKEL, J
1645 SE CHERRY DR
001-00003540010000
CODE ENFORCEMENT FI 25.43CR

TENDERED: 25.43 CASH
APPLIED: 25.43-

CHANGE: 0.00

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Preliminary Values

updated: 10/31/2024

Parcel: << 06-38-25-0120-00K0-0130 (19378) >>

Owner & Property Info

Owner	NICKEL JOYCE 1645 SE CHERRY DR ARCADIA, FL 34266		
Site	1645 SE CHERRY DR, ARCADIA		
Description*	FOREST PINE ESTATES LOT 13 BLK K OR 578/1422		
Area	0.5 AC	S/T/R	06-38-25
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.

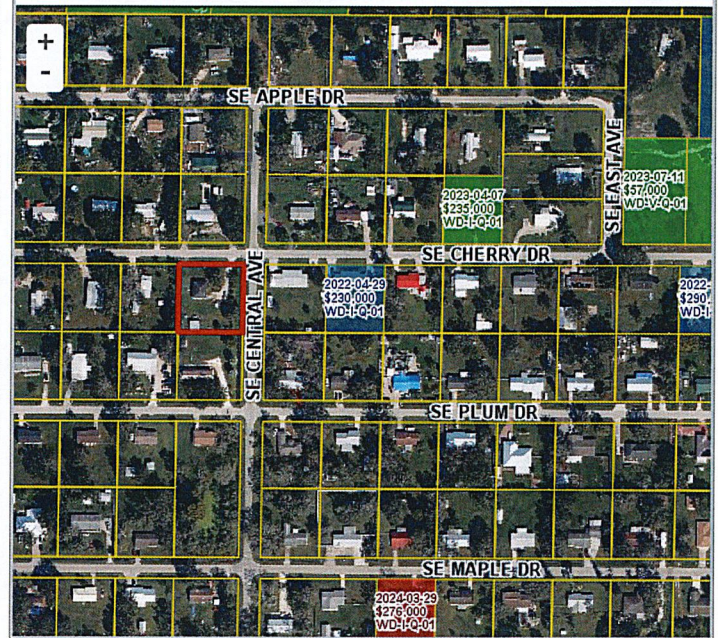
Property & Assessment Values

2023 Certified Values		2024 Preliminary Values	
Mkt Land	\$32,000	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$134,658	Building	\$139,378
XFOB	\$2,957	XFOB	\$2,865
Just	\$169,615	Just	\$179,743
Class	\$0	Class	\$0
Appraised	\$169,615	Appraised	\$179,743
SOH/10% Cap	\$104,097	SOH/10% Cap	\$112,259
Assessed	\$65,518	Assessed	\$67,484
Exempt	HX HB WX DX	Exempt	HX HB WX DX
	\$50,518		\$52,484
Total Taxable	county:\$15,000 other:\$15,000 school:\$30,518	Total Taxable	county:\$15,000 other:\$15,000 school:\$32,484

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

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/15/2006	\$55,000	578 / 1422	WD	I	U	
9/26/1996	\$30,000	371 / 1047	WD	I	Q	03
3/22/1995	\$100	344 / 433	WD	I	U	
5/1/1987	\$100	236 / 1330	WD	I	U	
2/1/1983	\$17,888	190 / 466	WD	I	Q	
10/1/1977	\$5,000	135 / 129	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2010	996	1069	\$139,378

*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
2003	SIDEWALK	1973	\$26.00	42.00	0 x 0
0860	DRWY CONC	1973	\$1,074.00	1719.00	0 x 0
1999	SHED-UC	2004	\$1,728.00	400.00	20 x 20
0850	CONCR SLAB	2010	\$37.00	16.00	4 x 4

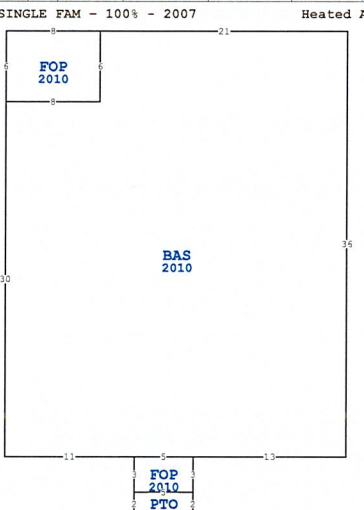
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 LT (0.500 AC)	1.0000/1.0000 1.0000/ /	\$37,500 /LT	\$37,500	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

NICKEL JOYCE
1645 SE CHERRY DR
ARCADIA, FL 34266

06-38-25-0120-00K0-0130

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 BY					VALUATION SUMMARY					STANDARD																				
Exterior Wall	18	CEMENT BRK 100	0100	01	1,012	125.4300		150.52		2010	2010	0	0	0	8.50	91.50	Tax Group: 7					Tax Dist:																							
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007													Heated Area: 996										HX Base Yr 2007																			
Interior Wall	05	DRYWALL 100																								BUILDING MARKET VALUE										139,378									
Interior Floor	14	CARPET 100																								TOTAL MARKET OB/XF VALUE										2,865									
Air Condition	03	CENTRAL 100																								TOTAL LAND VALUE - MARKET										37,500									
Heating Type	04	AIR DUCTED 100																								TOTAL MARKET VALUE										179,743									
Bedrooms		2 100																								SOH/AGL Deduction										112,259									
Bathrooms		1 100																								ASSESSED VALUE										67,484									
Frame	03	MASONARY 100																								TOTAL EXEMPTION VALUE										RX HB WX DX 52,484									
Stories		1 100																								BASE TAXABLE VALUE										15,000									
Architectural Units	01	. 100 0 100																								TOTAL JUST VALUE										179,743									
																										NCON VALUE										0									
													INCOME VALUE																																
													PREVIOUS YEAR MKT VALUE										169,615																						
													JOSEPH DEC 10/9/08 INST:201014000485																																
		</																																											

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1663900 2024

R 06-38-25-0120-00K0-0130

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-NOV30	DEC1-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$766.95	\$774.94	\$782.93	\$790.92	\$798.91

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$114.23
COUNTY LAW ENF	.0024399	\$36.60
SCHOOL LRE	.0030960	\$100.57
SCHOOL DISC	.0022480	\$73.02
SOUTHWEST WATER MGMT	.0001909	\$2.86
TOTAL AD-VALOREM:		\$327.28

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$80.00
Asmt - FIRE	\$118.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$228.13
TOTAL NON-AD VALOREM:	\$471.63

COMBINED TAXES & ASMTS: \$798.91

DISCOUNT: -\$31.96

UNPAID BALANCE: \$766.95

NICKEL JOYCE
1645 SE CHERRY DR
ARCADIA , FL 34266 - 0000

0.500 ACRES
FOREST PINE ESTATES
LOT 13 BLK K
OR 578/1422

FAIR MKT VALUE	\$179,743.00	DIST	7
ASSESS	\$67,484.00	EXEMPT VALUE	\$52,484.00
TAXABLE VALUE	\$15,000.00		

+ pay this bill

Exemptions: HX HB WX DX

Property Address:
1645 SE CHERRY DR ARCADIA 34266

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	1658300-I	\$878.08	\$50.15	\$928.23	1350 I
			Total Due		\$928.23	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825012000K00130 R		2024	\$327.28	\$471.63	N/A	\$0.00	\$766.95
063825012000K00130 R		2023	\$320.98	\$464.82	N/A	\$0.00	\$928.23
063825012000K00130 R		2022	\$459.17	\$454.67	5/31/2023	\$944.50	\$0.00
063825012000K00130 R		2021	\$475.92	\$448.16	4/10/2024	\$1,082.11	\$0.00
063825012000K00130 R		2020	\$476.23	\$442.81	4/12/2021	\$946.61	\$0.00
063825012000K00130 R		2019	\$472.18	\$438.38	4/12/2021	\$1,060.18	\$0.00
063825012000K00130 R		2018	\$469.12	\$432.50	1/4/2019	\$883.59	\$0.00
063825012000K00130 R		2017	\$451.82	\$390.50	12/1/2017	\$817.05	\$0.00
063825012000K00130 R		2016	\$453.37	\$390.50	1/3/2017	\$826.99	\$0.00
063825012000K00130 R		2015	\$482.14	\$311.50	12/3/2015	\$769.83	\$0.00
063825012000K00130 R		2014	\$440.58	\$287.50	12/31/2014	\$706.24	0.00

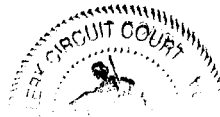
Return to: Diane C. Wolcott
Name: A+ Abstract and Title Company, Inc.
Address: 607 East Oak Street
Arcadia, Florida 34266-3915

Inst:2006003933 Date:03/28/2006 Time:14:42
Doc Stamp-Deed : 385.00
DC, Mitzie McGavic, DeSoto County B:578 P:1422

This Instrument Prepared:

Diane C. Wolcott
A+ Abstract and Title Company, Inc.
607 East Oak Street
Arcadia, Florida 34266-3915

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.



Property Appraisers Parcel I.D. (Folio) Number(s): 06-38-25-0120-00K0-0130

File No:311061375

WARRANTY DEED

This Warranty Deed Made the 15th day of March, 2006, by Woodrow Lovett and Lillian L. Lovett, husband and wife, hereinafter called the grantor, whose post office address is: 217 N. Roger Avenue, Arcadia, Florida 34266

to Joseph Nickel and Joyce Nickel, husband and wife, whose post office address is: 1645 SE Cherry Drive, Arcadia, Florida 34266, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DeSoto County, Florida, viz:

Lot 13, Block K, FOREST PINE ESTATES, a subdivision, according to the map or plat thereof, recorded in the Office of the Clerk of the Circuit Court, in and for DeSoto County, Florida, in Plat Book 20, Page 9.

The property is not the homestead of the Grantor(s) and is not contiguous to the Grantor(s) homestead property..
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2006, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

Jacqueline Block Woodrow Lovett
JACQUALINE BLOCK Woodrow Lovett

Witness Signature:

Printed Name:

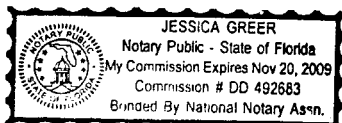
Jessica Greer Lillian L. Lovett
JESSICA GREER Lillian L. Lovett

STATE OF FLORIDA
COUNTY OF DESOTO

The foregoing instrument was acknowledged before me this 15th day of March, 2006, by Woodrow Lovett and Lillian L. Lovett, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Jessica Greer
Jessica Greer
Notary Public
Serial Number



Customer Information

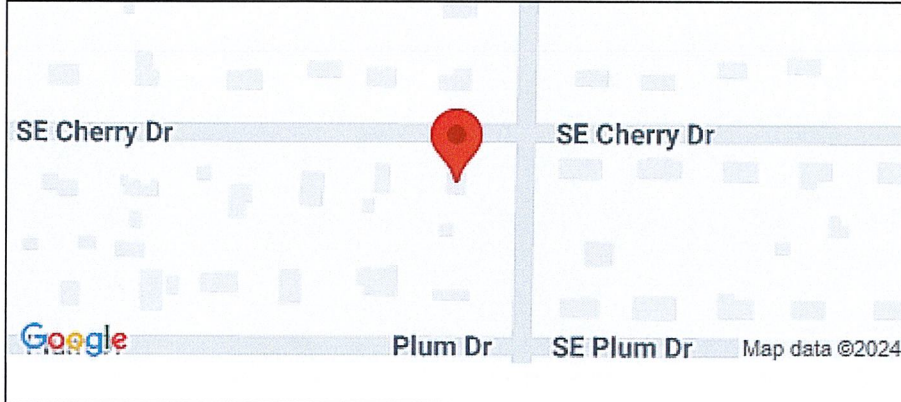
Name: CHARLES BUTTON
Address: 1646 SE CHERRY DR
ARCADIA, FL 34266

Phone: (863) 452-7055
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Thomas Turnbull
Property Address: 1645 SE Cherry Dr

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 06-38-25-0120-00K0-0130

Description

Property has people living in an RV, junk and debris all over property. Along with unlicensed vehicles.

Reason Closed

Date Expect Closed: 11/14/2024

Enter Field Notes Below

Notes: 3 photos

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 24-0927) 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. DCCO 11-302 UNAUTHORIZED DUMPING AND ACCUMULATION PROHIBITED

Dates of violation:

From June 30, 2025 the date set for compliance (or the date of the most recent prior inspection)

To July 21, 2025 the date of my last inspection equals: **(52) fifty-two day in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0.00**

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.

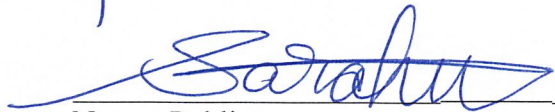
Case Name JOYCE NICKEL

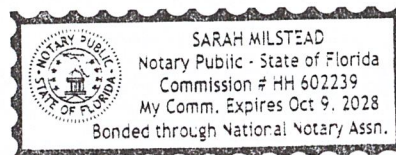
Case # CE 24-0927


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 21st day of July, 2025.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,
Petitioner,

vs.

Case Number CE-24-0927

JOYCE NICKEL

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, Joyce Nickel, was 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 # 06-38-25-0120-00K0-0130

as described by Instrument Number 2006003933 in the Official Records of DeSoto County, Florida and more commonly-known as 1645 SE CHERRY DR, ARCADIA, FL 34266.

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

3. On November 5, 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. Subsequent inspections through May 21, 2025 showed the violations remained.

4. The County has alleged that the Respondent has violated Section 11-302 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 of the County's Code of Ordinances.

ORDER

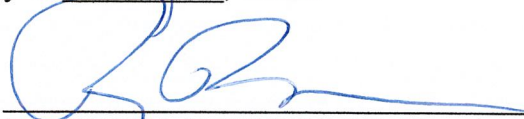
Respondent is hereby ordered to:

- A. Cease and Desist for a period of two (2) years, from any future violations of Section 11-302 of the DeSoto County's Code of Ordinances
- B. Within 30 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.
- C. Pay costs in the amount of \$25.43 which are assessed against the Respondent in this cause and are payable within 30 days of the date of this Order.

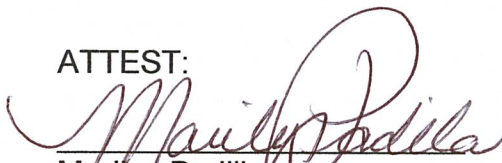
D. Failure to comply with any provision of this Order shall subject the Respondent to a fine up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.

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 29th day of May, 2025.


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

ATTEST:

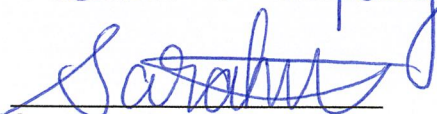

Marilyn Padilla
Transcribing Secretary

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

Respondent:
Joyce Nickel, 1645 SE CHERRY DR ARCADIA, FL 34266

on this 30 day of May, 2025.

By:


Sarah Milstead
Administrative Assistant



09/16/2025 09:22

TOMMY TURNBULL
1645 SE CHERRY DR



09/16/2025 09:23

TOMMY TURNBULL
1645 SE CHERRY DR



09/16/2025 09:23

TOMMY TURNBULL
1645 SE CHERRY DR



09/16/2025 09:23

TOMMY TURNBULL
1645 SE CHERRY DR



09/16/2025 09:23

TOMMY TURNBULL
1645 SE CHERRY DR



09/16/2025 09:23

TOMMY TURNBULL
1645 SE CHERRY DR



09/08/2025 09:07

TOMMY TURNBULL
1645 SE CHERRY DR



09/08/2025 09:07

TOMMY TURNBULL
1645 SE CHERRY DR



09/08/2025 09:07

TOMMY TURNBULL
1645 SE CHERRY DR



09/08/2025 09:08

TOMMY TURNBULL
1645 SE CHERRY DR







07/21/2025 10:43
TOMMY TURNBULL
1645 SE CHERRY DR



07/21/2025 10:43
TOMMY TURNBULL
1645 SE CHERRY DR



07/21/2025 10:44
TOMMY TURNBULL
1645 SE CHERRY DR



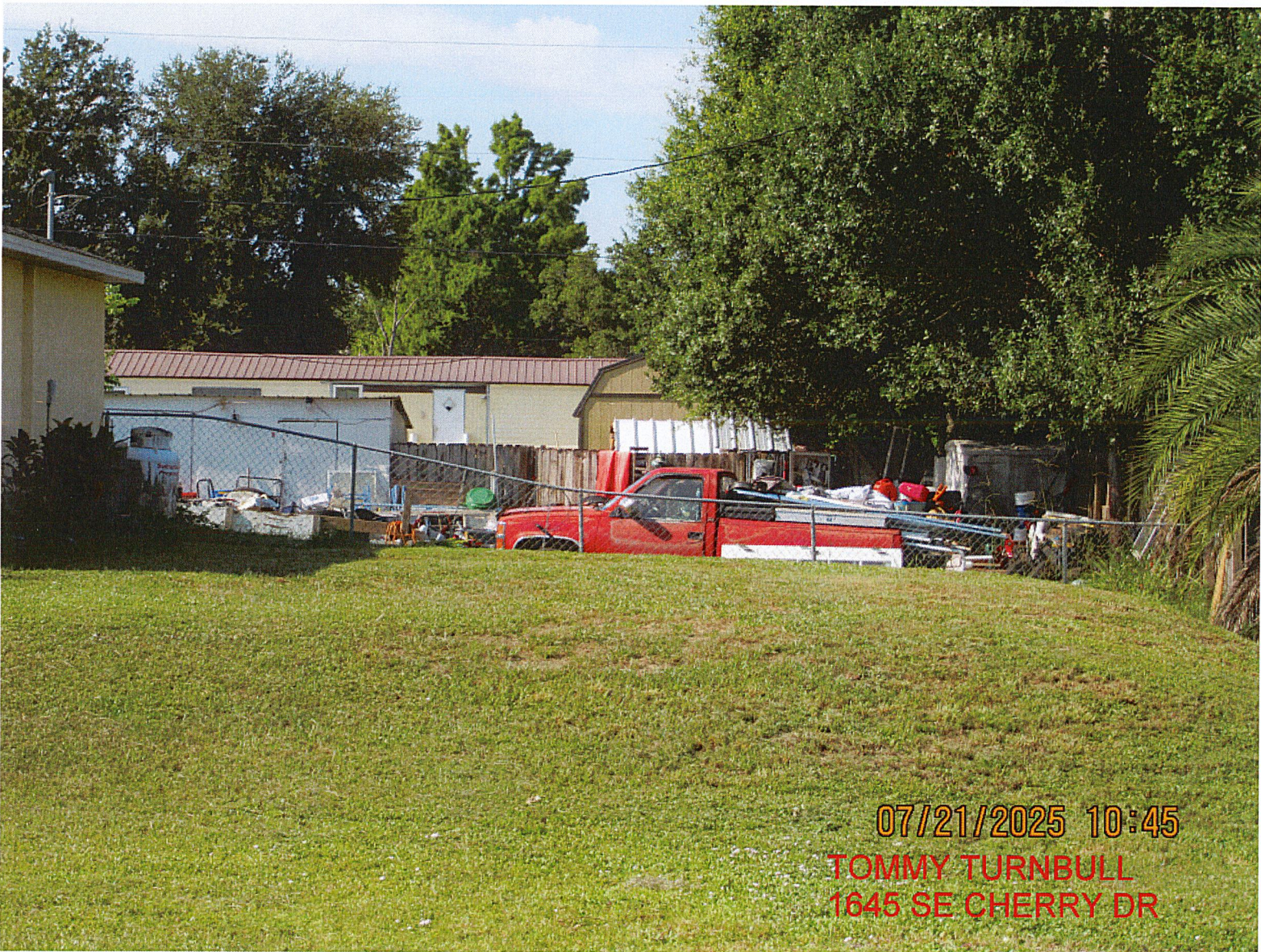
07/21/2025 10:44
TOMMY TURNBULL
1645 SE CHERRY DR



07/21/2025 10:44
TOMMY TURNBULL
1645 SE CHERRY DR

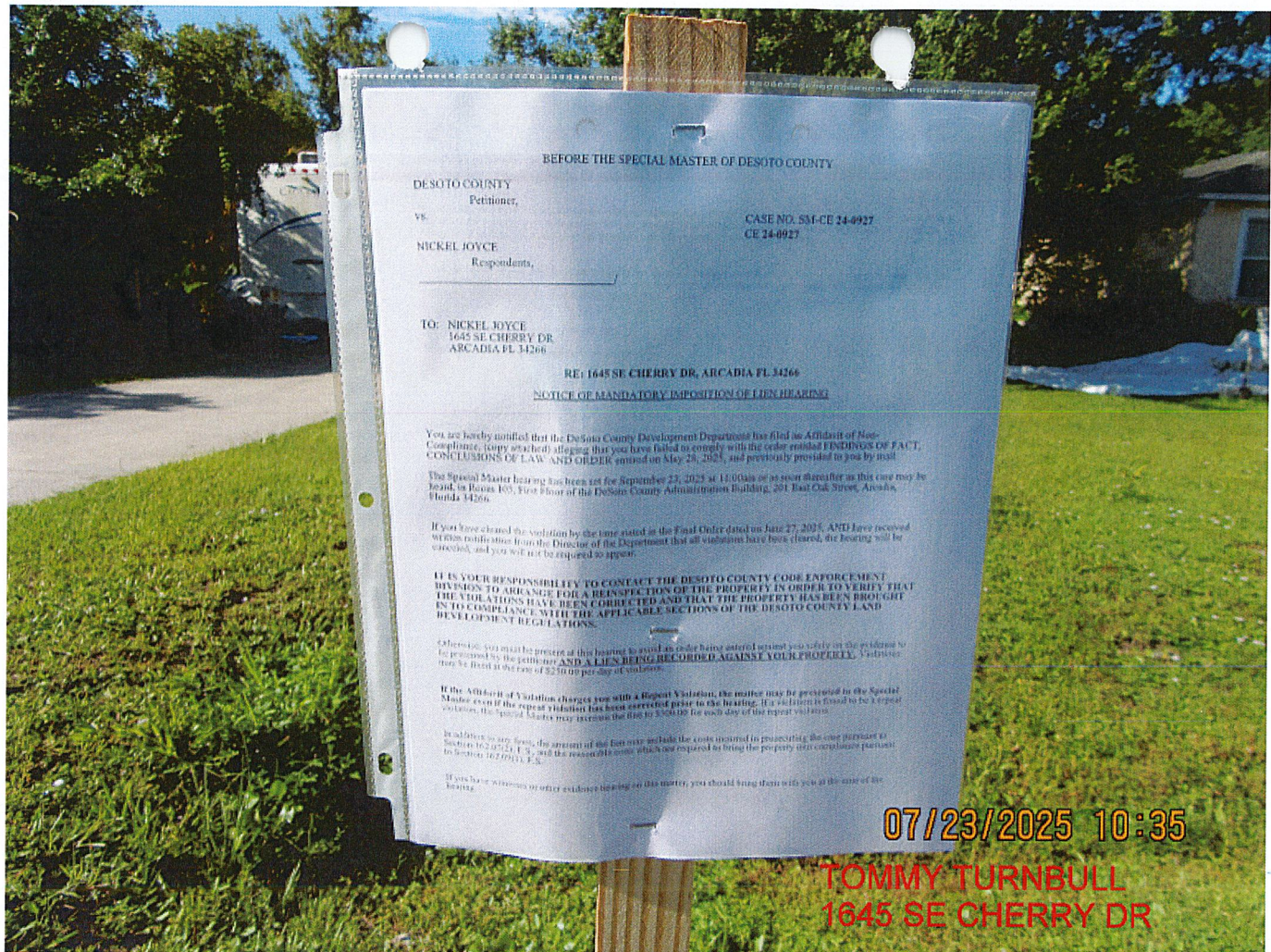


07/21/2025 10:45
TOMMY TURNBULL
1645 SE CHERRY DR



07/21/2025 10:45

TOMMY TURNBULL
1645 SE CHERRY DR



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,
vs.
NICKEL JOYCE
Respondents,

CASE NO. SM-CE 24-0927
CE 24-0927

TO: NICKEL JOYCE
1645 SE CHERRY DR
ARCADIA FL 34266

RE: 1645 SE CHERRY DR, ARCADIA FL 34266

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 28, 2025, and previously provided to you by mail.

The Special Master hearing has been set for September 23, 2025 at 11:00am or as soon thereafter as this case may be heard, in Room 105, 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 27, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be cancelled, 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 which in the absence of being present 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 fees, the amount of the fees may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required in bringing the property into compliance pursuant to Section 162.07(1), F.S.

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

07/23/2025 10:35

TOMMY TURNBULL
1645 SE CHERRY DR



07/23/2025 10:35

TOMMY TURNBULL
1645 SE CHERRY DR

CASE NO. SM CE 24-0927

NICKEL JOYCE

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Notice of Mandatory Imposition of Lien Hearing in Case # SM CE 24-0927, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #06-38-25-0120-00K0-0130 / **1645 SE CHERRY DR, ARCADIA FL 34266**
@ 10:35 a.m / p.m 23 day of July 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant

Sworn to and subscribed before me this 23rd day of July 2025 by Thomas Turnbull is personally known to me.

Notary Public

Certified Mailing Number: 9589071052700462269905

