

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0156

CE 25-0156

Debono Louis A

Respondents,

TO: Debono Louis A
11177 Sw Welch Ave
ARCADIA FL 34269

RE: 11177 Sw Welch Ave, 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 **May 20, 2025**, and previously provided to you by mail.

The Special Master hearing has been set for **October 28, 2025** at **11:00 A.M.** 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 29, 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

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 Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 25-0156, 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 #28-39-23-0399-00A0-0040 / **11177 Sw Welch Ave, ARCADIA FL 34269**
@_____ a.m / p.m _____ day of _____ 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 _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389683 _____
Notary Public

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>Louis A. Debono</u>	Case #: <u>25-0156</u>
	Site address <u>1177 SW Welch Ave</u>	
	Respondent's Mailing Address <u>2100 Kings Hwy Lot 175</u> <u>Port Charlotte, FL 33980</u>	
✓	Case Notes in date order	
✓	Case Cost for Lien Hearing to date	
✓	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	
	Any correspondence to or from the Respondent or the Respondent's representative	
	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: <i>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)</i>		
_____ Only the following violations will be referenced on the Notice of Mandatory Imposition of Lien Hearing: <u>DCCO sec 11-302 Unauthorized Pumping & accumulation</u> _____ _____		
_____ 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		
<u>Special Instructions</u>		

Officers' Name Sharon Gray

For Special Master Hearing on: October 28, 2025

Reviewed by: [Signature]

Date: 9/12/25

Date

SMCE 25-0156

Code Enforcement Case: CE-25-0156

Entered on: 02/16/2025 00:00

Printed on: 09/12/2025

Topic: Prohibited Uses/Structures

Status: Open - Aff Non-Compliance

Due Date: 09/12/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-M

Hearing Date: 04/22/2025

Hearing Time: 11:00 am

SM Case No: 25-0156

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 11177 Sw Welch Ave , 34269

Phone:

Cell #:

APN : 28-39-23-0399-00A0-0040

Owner Information

Owner Name: Debono Louis A

Address: 2100 Kings Hwy Lot 175
Port Charlotte, FL 33980

Phone:

Cell #: 519-410-0282

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	02/16/2025	10:59 am	Request 4999-Brian Arend - Dear: Jorge L. Hernandez Sarah Milstead Thomas Turnbull Sharon C. Gray Jerold Gross I am writing about the property located next to our Family Home 11187 SW Welch Ave, which our Mother lives in during the winter. The property in question: 11177 SW Welch Ave Owner: LOUIS A DEBONO 2100 KINGS HWY LOT 175 PORT CHARLOTTE, FL 33980 This property has been an eye sore for many years including before Mr. Debono purchased it in June of 2023. Prior to him purchasing the property, Desoto county posted a notice about the grass not being cut, and the property being run down. This same thing was happening last summer and will continue being Mr. Debono is a Canadian and only here for the winter months. Last summer there where Rats and Armadillos living in the weeds, this can not continue! Attached are photos taken today of the property, several cars, trucks, trailers, and junk, located all over the property. I'm sure there are several code violations not to mention, the fact I was informed today that the trailer with the wooden post is for the construction and a garage he said he will be building soon. I'm sure there has not been any engineering drawings of said building or permits applied for. Our Mother has asked him several times about cleaning up the property, and Mr. Debono always said he will, and never does, just keeps showing up with more stuff. What can you do to not only assist me and my family, but the surrounding neighbors that are tired of looking at this, and several other properties in the neighborhood?

FYI, It is reported that Mr Debono, has a short temper and seems not be all there.

If you wish to contact me regarding this issue I can be reached at 954 600 3938.

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street
Ft Lauderdale Florida 33315 USA

+1-954-600-3938
bcamarineservicesllc@gmail.com

Inspection / Site Visit	Sharon Gray	02/21/2025 2:25 pm	Site visit photos taken in violation. There are unlicensed vehicles and multiple vehicles. I saw a large tool box and other mechanic items and supplies. There are vehicles in the county right of way. I also saw piles of building materials and other debris. From counting from the photos I counted 10- cars/trucks, 1 motorcycle 1 trailer and 1 boat
Notice of Violation	Sharon Gray	02/26/2025 9:41 am	> Inspection Time:2:25 pm, Send to (Owner - Cert no=9589071052701588383988), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	02/26/2025 2:55 pm	Posted and mailed notice to correct photos taken.
Case Notes	Sharon Gray	02/26/2025 4:26 pm	After I returned to the office I notice that I left off the ordinance that covers unlicensed vehicles.
Phone Call	Thomas Turnbull	02/27/2025 7:51 am	Louis Debono call and ask for you and would like for you to call him back.
Phone Call	Sharon Gray	02/27/2025 2:49 pm	Returned Mr. Debono's call. He said that he has tagged the vehicles and some of the vehicles he will be taking to Canada. He said the pavers are going to be used for his driveway. He is planning on building a barn or carport with the wood. I explained to him that it would require zoning & permits.
Return Receipt Received	Sharon Gray	03/07/2025	Received signed green card
Phone Call	Sharon Gray	03/12/2025	Called Mary Anne to let her know that I would give them 30 more days from the 13th of March.
Inspection / Site Visit	Sharon Gray	03/12/2025 12:30 pm	Site visit photos taken several vehicles have been removed. Total it appears 6 vehicles have been removed. The large tool box was also removed and the tires.
Phone Call	Sharon Gray	03/13/2025 9:24 am	I called and left a message for Mary Anne to let her know the refrigerator cannot be left out in the yard that if it doesn't work that they can call road and bridge to set up pick up for the appliance if not it will be need to be stored inside and the doors removed since it is a safety hazard with the doors on it.
Phone Call	Sharon Gray	03/13/2025 1:40 pm	Received a call from Walter Whidenhofer at 11120 SW Welch Ave. He said that Mr. Debono is supposedly paying the neighbor at 11118 SW Welch to park vehicles on that property. That they are also loading vehicles at 10:30 pm onto a car hauler. That he has also parked vehicles on his property without his permission. I told him to contact the Sheriff's Department since that is trespassing. I also told him to call the Sheriff's Dept if they are causing noise after 10 pm loading vehicles. I told him that I did check online to see if thing came up online to see if a business was being run from that address. He said he has seen employees over there. I told him to look for logos or business vehicles that I could use the information for proof that a business is being run from the location. That I did state in the notice that running a business from that location was prohibited. I also put on the notice that they cannot park or block or encroach the county right of way.
E-mail Correspondence	Sharon Gray	03/14/2025 8:31 am	Dear Sharon I am writing to follow up regarding Case # CE-25-0156 concerning the property located at 11177 SW Welch Ave, owned by Mr. Louis Debono. The due date for correcting the violation was March 13, 2025. However, as shown in the attached photos taken recently, no corrective action has been taken. In fact, additional junk and vehicles have accumulated on the property. Given this lack of compliance, I would like to understand Desoto County's position on the matter and the next steps for enforcing the violation notice. Additionally, I have been informed that Mr. Debono has not been seen since

Saturday, March 8, and it is assumed he may have returned to his home country of Canada. If this is the case, what tools or procedures does Desoto County have in place to proceed with enforcement in his absence? As we approach hurricane season, this situation becomes increasingly concerning. History has shown that this neighborhood is highly susceptible to severe storms and high winds. If a storm impacts the area, the debris from Mr. Debono's property could pose a significant risk to neighboring properties.

I would hope we do not need to involve our legal team, CBP, and ICE to ensure proper enforcement of this violation.

Please advise on how the county intends to proceed. I appreciate your time and look forward to your prompt response.

Best regards,

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street
Ft Lauderdale Florida 33315 USA

+1-954-600-3938

bcamarineservicesllc@gmail.com

Phone Call	Sharon Gray	03/17/2025 11:15 am	Called Brian after reading his email to give him an update. He gave the address next to where some of the cars have been moved too.
Inspection / Site Visit	Sharon Gray	03/17/2025 2:04 pm	Site visit photos taken of the neighbors house at 11186 SW Welch where I was told vehicles from 11177 SW Welch was being kept. I did see a white ford truck/suv and a white saturn? from 11177 SW Welch parked at the other address.
E-mail Correspondence	Sharon Gray	03/17/2025 8:35 pm	Good Day Sharon,

I also would like to know Desoto County's position and the next steps for enforcing Mr Debono's violation notice. My wife and I own the property directly across from him and we are not happy with his lack of respect for the county or our neighbors. Attached is my view of his property that continues to be covered with more junk, building materials and automobiles.

He has the whole neighborhood, especially the senior people, afraid of him and his actions from his frequent outbursts of anger, and yelling profanities which occur for no apparent reason. His female acquaintance who is living on the property admitted this is his intimidation to get his way as he does the same back in Canada.

He has now worked a deal with my next door neighbour to rent his front yard as a parking lot, and my neighbor already has multiple vehicles and a travel trailer on his property so the neighborhood looks like a salvage yard.

After my wife and I have lived through multiple hurricanes in this neighborhood, which Mr Debono does not understand since he is from Canada and not in Florida during Hurricane season, I am very concerned with all the debris he has laying throughout his property which will become flying objects during a storm.

He is using my driveway and most of all the neighbors driveways as a turn around and parking as he wishes. If Mr Debono wishes to run an auto salvage yard, or auto repair he should purchase property that is zoned as such, and not in a residential area.

Please keep us informed as to the county's action to correct Mr Debono and bring peace back to our neighborhood.

I thank you for your time investigating this matter and appreciate your efforts.

Best Regards,

Shawn Spinneweber
724-355-3145

Case Notes	Sharon Gray	03/21/2025	2:11 pm	Jorge said to setup for Special Masters
Turn in for Special Master Hearing	Sharon Gray	03/21/2025	2:15 pm	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	03/21/2025	2:22 pm	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/21/2025	2:40 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for April 22, 2025, Special Master Hearing and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Sharon Gray	03/21/2025	2:42 pm	> Instrument No:202314005917 ,
Notice of Mandatory Hearing	Sharon Gray	03/21/2025	2:48 pm	Send to (Owner - Cert no=9589071052701588384237)
Proof of Posting	Sharon Gray	03/21/2025	2:50 pm	Send to (Owner - Cert no=9589071052701588384237)
Submitted for entry into Legistar	Sharon Gray	03/21/2025	4:09 pm	
E-mail Correspondence	Sharon Gray	03/26/2025	5:31 pm	Good morning, Sharon, I understand that Mr. Debono has been back in town for a week now. According to my mother and neighbors, rather than removing items from the property, he is simply covering them with tarps—items such as old mattresses and other debris. Desoto County must take decisive action to ensure compliance. Code violations must be enforced to their full extent, and further delays should not be permitted. The 30-day extension has proven to be nothing more than a stall tactic, as he continued bringing more junk onto the property during the first two weeks. It appears he may be attempting to postpone action until he leaves for Canada, avoiding responsibility until next fall. This ongoing issue has become unacceptable and represents a failure in enforcement. The county has the authority to revoke the extension, given that the property owner has taken absolutely no action to remove the junk and unregistered vehicles. Furthermore, as I have previously mentioned, the loose items and debris on the property will become dangerous projectiles in the event of a severe storm, potentially causing damage to neighboring properties. If such damage occurs, not only will the property owner be liable, but the county could also face liability for failing to enforce codes in a timely manner. I urge you to take immediate steps to address this matter. According to the law any Law enforcement officer within the county can enforce these code violation. Do we need to get the Sherrif involved to speed this up and get Mr. Debono to comply? I appreciate your prompt attention and any updates you can provide on the county's enforcement efforts. Best regards,

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street

Inspection / Site Visit	Sharon Gray	03/27/2025	8:58 am	Site visit photos taken in violation
Mail and Post Notice of Hearing and Violation	Sharon Gray	03/27/2025	9:01 am	Posted & mailed notice of hearing photos taken
Phone Call	Sharon Gray	03/28/2025	9:23 am	Lori McFarlin called to also complain
Inspection / Site Visit	Sharon Gray	03/31/2025	9:27 am	Site visit photos taken in violation.
E-mail Correspondence	Sharon Gray	04/02/2025	11:12 am	Hi Sharon, I wanted to update you on the situation following my mother's meeting with you the other day. Since then, Mr. Debono has continued bringing items onto the property. He recently arrived with another car, a trailer full of siding, one or two refrigerators, and just last night, he brought a truckload of items along with a motorcycle. (see attached photos)

Despite this ongoing accumulation, he has not removed anything. Additionally, he has informed neighbors that he plans to leave in five days and will not return until next fall. If this is true and he does not attend the hearing or clean up the property, what actions will the county take to address the situation? Beyond being an eyesore, the accumulated items pose a serious hazard, especially with the risk of severe storms.
I appreciate your time and any guidance on the next steps.
Best regards,

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street
Ft Lauderdale Florida 33315 USA

+1-954-600-3938
bcamarineservicesllc@gmail.com

Inspection / Site Visit	Sharon Gray	04/03/2025 1:25 pm	While posting the property across the street I took a photo. Spoke to Louis while posting the neighbor he said that he is fixing to take loads of vehicles to Canada and that he should be back in time for court.
Inspection / Site Visit	Sharon Gray	04/07/2025 11:49 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	04/14/2025 9:20 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	04/21/2025 9:58 am	Site visit photos taken in violation
Special Master Hearing	Sharon Gray	04/22/2025 11:00 am	Special Masters Hearing: Respondent was not present and found in violation. Ordered to correct within 10 days of the order and a two year cease & desist. Non-compliance fine up to \$250.00 per day, per violation. Case cost in the amount of \$29.48 to be paid with in 30 days of the order.
Inspection / Site Visit	Sharon Gray	04/23/2025 1:57 pm	While checking a property down the road I took photos of the property.
Notice Returned unclaimed	Sharon Gray	04/29/2025	Notice of hearing returned unclaimed
Special Master Facts and Findings	Sharon Gray	05/28/2025	Received signed corrected Facts & Findings. Certified Mailer# 9589071052701588388969
Notice Returned unclaimed	Sharon Gray	06/23/2025	Notice returned
Inspection / Site Visit	Sharon Gray	06/27/2025 1:43 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	07/03/2025 10:29 am	Site visit photos taken in violation.
Case Notes	Sharon Gray	07/07/2025	Case cost reminder sheet mailed
Inspection / Site Visit	Sharon Gray	07/15/2025 2:04 pm	Site visit photos taken in violation.
Case Notes	Sharon Gray	07/16/2025	Case cost paid in full
Case Notes	Sharon Gray	07/17/2025	ROW-25129-2025 was issued for the driveway which the brick pavers are for. It will expire on 1/12/2026. He also spoke to Jackie in Building about the permits that he needs for the repairs he is making for the home.
Inspection / Site Visit	Sharon Gray	07/29/2025 9:44 am	Site visit photos taken in violation. He was out there working on the car hauler trailer he said that he will get everything this week before he has to go back to Canada cause his time is up.
Inspection / Site Visit	Sharon Gray	08/29/2025 9:57 am	Site visit photos taken in violation. There is still debris and one vehicle covered up at the back of the property.
Turned in for Lien Hearing	Sharon Gray	09/12/2025 3:31 pm	Turn in for Special Masters for a lien

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. 20-131 d - Prohibited RMF-M		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.			
3	LDR Sec. 20-1616 (a)(13) - Encroach of Right of Way Corrections Required: Cease and desist the unauthorized obstruction or encroachment on a county right-of-way		Open	

Additional Addresses

Address Type:Complainant
Name:Brian Arend
Address:329 SW 21st Street
ft lauderdale, Florida 33315
Phone:9546003938 Cell #:

Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	04/22/2025	29.48		
Case Cost - Paid in Full	07/16/2025		29.48	Paid with cash
		29.48	29.48	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS	Number of photos @ \$.15 per photo	50	\$	7.50
SERVICE	Number of Certified letters @ \$6.11 per letter	0	\$	-
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
	DAYS	PENALTY	\$	17.14
Non compliant days		63	\$ 250.00	\$ 15,750.00
Previous SM Case costs				
Affadavit/hearing days		0	\$	-
X	PROPERTY CARD	TOTAL	\$	15,767.14
X	TAX RECORD			
X	DEED			
		Accepted	Rejected	
	N2C GREEN CARD RETURN DATE			
	HEARING GREEN CARD RETURN DATE			

DeSoto County Development Department
Code Enforcement Office

201 East Oak Street
Suite 204
Arcadia, FL 34266

Phone: (863) 491-6165
Fax: (863) 491-6163



COPY

Code Enforcement Case Cost Statement

Case #: CE 2025-0156

Property Owner Lois A Debono
11177 SW Welch Ave

22-Apr-25

ng		Description	Amount Due
		Past Due/Reminder CE2025-0156	\$29.48
			\$29.48

DESOTO COUNTY BOCC
863-993-4800

REC#: 00245050 7/16/2025 4:01 PM
OPER: SM TERM: 040
REF#:

TRAN: 9.1000 CODE ENF CASE COST
SM&CE#25-0156 DEBONO,L
11177 SW WELCH AVE
001-00003540010000
CODE ENFORCEMENT FI 29.48CR

TENDERED: 30.00 CASH
APPLIED: 29.48-

CHANGE: 0.52

at the County Development Department or
number on your check or money order)
**will be turned over to our legal
er action.**

REMITTANCE

Case #: CE 2025-0156

Date: _____

Amount Due: \$29.48

Amount Enclosed: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/4/2025

Parcel: << 28-39-23-0399-00A0-0040 (2765) >>

Owner & Property Info

Result: 1 of 2

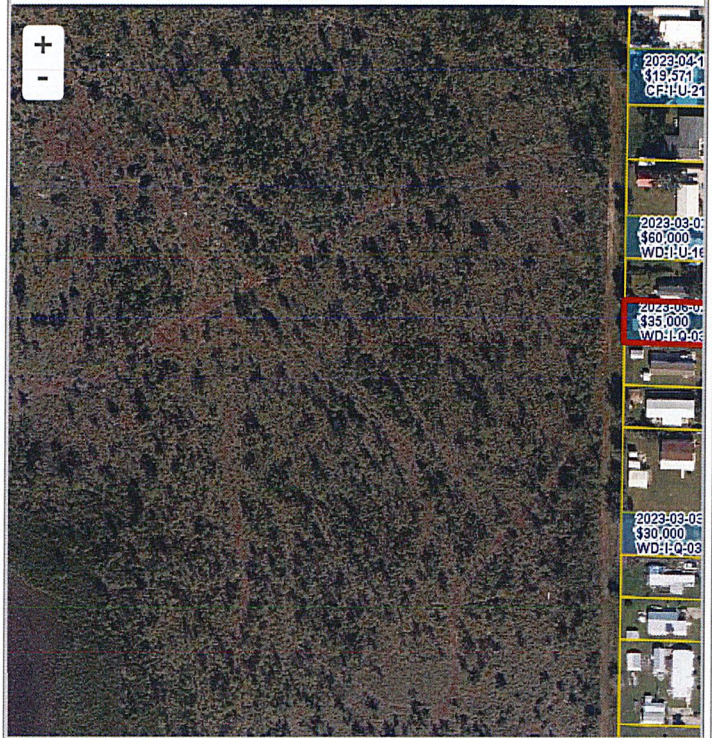
Owner	DEBONO LOUIS A 2100 KINGS HWY LOT 175 PORT CHARLOTTE, FL 33980		
Site	11177 SW WELCH AVE, ARCADIA		
Description*	WELCHS SUB FIRST ADD LOT 4 BLK A OR 575/1298 INST:200814011694 INST:202314005917 INST:202314005918		
Area	0.194 AC	S/T/R	28-39-23
Use Code**	MOBILE HOME (0200)	Tax District	7
*The Description 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 Preliminary Values	
Mkt Land	\$7,000	Mkt Land	\$7,000
Ag Land	\$0	Ag Land	\$0
Building	\$43,270	Building	\$48,077
XFOB	\$4,185	XFOB	\$4,116
Just	\$54,455	Just	\$59,193
Class	\$0	Class	\$0
Appraised	\$54,455	Appraised	\$59,193
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$54,455	Assessed	\$59,193
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$54,455 other:\$54,455 school:\$54,455	Total Taxable	county:\$59,193 other:\$59,193 school:\$59,193

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
6/2/2023	\$35,000	202314005917	WD	I	Q	03
5/31/2023	\$100	202314005918	WD	I	U	11
11/15/2008	\$100	200814011694	WD	I	U	
1/27/2006	\$75,000	575 / 1298	WD	I	Q	
6/14/2004	\$38,000	549 / 2949	WD	I	Q	
2/26/2001	\$15,000	474 / 109	WD	I	U	
2/24/2001	\$15,000	474 / 110	WD	I	U	
5/22/2000	\$100	456 / 337	QC	I	U	
5/22/2000	\$100	456 / 336	QC	I	U	
6/1/1998	\$22,500	408 / 800	WD	I	Q	
6/24/1993	\$0	317 / 711	QC	I	U	
1/1/1987	\$27,500	232 / 1264	WD	I	Q	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1982	966	1068	\$48,077

*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
1775	MH-CONN	1976	\$2,850.00	1.00	0 x 0
0850	CONCR SLAB	1980	\$94.00	100.00	10 x 10
1410	FNC CH L6	2001	\$931.00	165.00	0 x 0
1992	SHED-FS	1998	\$233.00	56.00	8 x 7
2003	SIDEWALK	1976	\$8.00	12.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.194 AC)	1.0000/1.0000 1.0000/ /	\$7,000 /LT	\$7,000	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: 1 of 2



Navigation & Search Tools

Measure & General Tools



Tool Labels



Show Layers



Pan



Zoom In



Zoom Out



Initial View



Full Extent



Previous Extent



Next Extent



Bookmarks



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Plot Coordinates



Search Address



Search Parcels



Search Hydrants



Search Streets

Find Data

Search

File

City: ARCADIA

A-5

RMF-M

111151

RMF-M

111163

RMF-M

111177

RMF-M

111187

RMF-M

111201

Displaying 1 - 1 (Total: 1)

Page 1 of 1



Layers



Results (1)



Basemaps

RMF-M

0 20 40ft

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 251500 2024

R 28-39-23-0399-00A0-0040

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$414.69
COUNTY LAW ENF	.0024399	\$132.86
SCHOOL LRE	.0030960	\$168.59
SCHOOL DISC	.0022480	\$122.41
SOUTHWEST WATER MGMT	.0001909	\$10.40
TOTAL AD-VALOREM:		\$848.95

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: \$1,320.58

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

11177 SW WELCH AVE ARCADIA 34269

DEBONO LOUIS A
2100 KINGS HWY LOT 175
PORT CHARLOTTE , FL 33980

0.194 ACRES
WELCHS SUB FIRST ADD
LOT 4 BLK A
OR 575/1298 INST:200814011694
INST:202314005917

FAIR MKT VALUE	\$54,455.00	DIST	7
ASSESS	\$54,455.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$54,455.00		

**** PAID ****

Last Payment: 02/05/2025 **Receipt Number:** 1100981

Amount Collected: \$1,307.37 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
283923039900A00040	R	2024	\$848.95	\$471.63		2/5/2025	\$1,307.37	\$0.00
283923039900A00040	R	2023	\$650.90	\$464.82		2/20/2024	\$1,104.56	\$0.00
283923039900A00040	R	2022	\$786.38	\$454.67		3/27/2023	\$1,241.05	\$0.00
283923039900A00040	R	2021	\$628.37	\$448.16		3/31/2022	\$1,076.53	\$0.00
283923039900A00040	R	2020	\$572.36	\$442.81		3/31/2021	\$1,015.17	\$0.00
283923039900A00040	R	2019	\$551.59	\$438.38		5/24/2021	\$1,151.04	\$0.00
283923039900A00040	R	2018	\$488.51	\$432.50		1/17/2019	\$902.59	\$0.00
283923039900A00040	R	2017	\$0.00	\$390.50		5/24/2021	\$643.77	\$0.00
283923039900A00040	R	2016	\$0.00	\$390.50		12/19/2016	\$378.78	\$0.00
283923039900A00040	R	2015	\$0.00	\$311.50		4/4/2016	\$311.50	\$0.00
283923039900A00040	R	2014	\$0.00	\$287.50		2/5/2015	\$284.62	0.00



Prepared by and return to:

Beth A. Yealy
Closing Agent
HOME/LAND TITLE, INC.
412 S. Main Street
Brooksville, FL 34601-3340
352-796-7792

File Number: 2023-13809

Parcel Identification No. 28-39-23-0399-00A0-0040

CONSIDERATION AMOUNT: \$35,000.00

Inst: 202314005917 Date: 06/05/2023 Time: 2:02PM
Nadia K. Daughtrey,
Clerk of Court DeSoto, County, By: AR
Deputy Clerk Doc Stamp-Deed: 245.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this And day of June, 2023 between Lauri J. Gist, an unremarried widow and surviving spouse of Michael R. Gist, deceased whose post office address is 506 Lake Street, Inverness, FL 34450 of the County of Citrus, State of Florida, grantor*, and Louis A. Debono, a single man whose post office address is 2100 Kings Highway, Lot 175, Port Charlotte, FL 33980 of the County of Charlotte, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in DeSoto County, Florida, to-wit:

Lot 4, Block A, FIRST ADDITION TO WELCH'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 9, Page 18, of the Public Records of DeSoto County, Florida.

TOGETHER WITH that certain 1976 PARK Manufactured Home With Title #'s 13048264 and 13048279, and VIN #'s 4746A and 4746B, located on said premises.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said Property is not the Homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

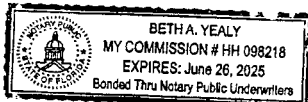
Beth A. Yealy
Witness Name: Beth A. Yealy
Tracy L. Wolfe
Witness Name: Tracy L. Wolfe

Lauri J. Gist (Seal)
Lauri J. Gist

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this And day of June, 2023 by Lauri J. Gist, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public, State of Florida

Printed Name:

Beth A. Yealy

My Commission Expires:

6/26/2025



DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **KORI**
POWERED BY CIVITEK

[Search Again](#)

Your results are shown below. You may click a column heading to sort that column. Clicking the same heading again will reverse the order of the search.

Page Size:

2 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
DEBONO LOUIS A	T	06/05/2023	D	202314005917	0/0	1	\$35,000.00	LT 4 BLK A FIRST ADD TO WELCHS SUB... View Image
DEBONO LOUIS A	T	06/05/2023	D	202314005918	0/0	1	\$10.00	LT 4 BLK A FIRST ADD TO WELCHES SUB View Image

2 items found, displaying all items.

1

Sharon Gray

From: Shawn S <sspinnz@gmail.com>
Sent: Monday, March 17, 2025 8:35 PM
To: bcamarineservicesllc@gmail.com
Cc: Sharon Gray; Jorge Hernandez; Steve Arend
Subject: Re: Follow-Up on Code Violation - Case #CE-25-0156, - 11177 SW Welch Ave Case

Good Day Sharon,

I also would like to know Desoto County's position and the next steps for enforcing Mr Debono's violation notice.

My wife and I own the property directly across from him and we are not happy with his lack of respect for the county or our neighbors.

Attached is my view of his property that continues to be covered with more junk, building materials and automobiles.

He has the whole neighborhood, especially the senior people, afraid of him and his actions from his frequent outbursts of anger, and yelling profanities which occur for no apparent reason. His female acquaintance who is living on the property admitted this is his intimidation to get his way as he does the same back in Canada. He has now worked a deal with my next door neighbour to rent his front yard as a parking lot, and my neighbor already has multiple vehicles and a travel trailer on his property so the neighborhood looks like a salvage yard.

After my wife and I have lived through multiple hurricanes in this neighborhood, which Mr Debono does not understand since he is from Canada and not in Florida during Hurricane season, I am very concerned with all the debris he has laying throughout his property which will become flying objects during a storm.

He is using my driveway and most of all the neighbors driveways as a turn around and parking as he wishes. If Mr Debono wishes to run an auto salvage yard, or auto repair he should purchase property that is zoned as such and not in a residential area.

Please keep us informed as to the county's action to correct Mr Debono and bring peace back to our neighborhood.

I thank you for your time investigating this matter and appreciate your efforts.



Best Regards,

Shawn Spinneweber
724-355-3145

On Fri, Mar 14, 2025 at 8:31 AM <bcamarineservicesllc@gmail.com> wrote:

Dear Sharon

I am writing to follow up regarding Case # CE-25-0156 concerning the property located at 11177 SW Welch Ave, owned by Mr. Louis Debono.

The due date for correcting the violation was March 13, 2025. However, as shown in the attached photos taken recently, no corrective action has been taken. In fact, additional junk and vehicles have accumulated on the property.

Given this lack of compliance, I would like to understand Desoto County's position on the matter and the next steps for enforcing the violation notice. Additionally, I have been informed that Mr. Debono has not been seen since Saturday, March 8, and it is assumed he may have returned to his home country of Canada. If this is the case, what tools or procedures does Desoto County have in place to proceed with enforcement in his absence?

As we approach hurricane season, this situation becomes increasingly concerning. History has shown that this neighborhood is highly susceptible to severe storms and high winds. If a storm impacts the area, the debris from Mr. Debono's property could pose a significant risk to neighboring properties.

I would hope we do not need to involve our legal team, CBP, and ICE to ensure proper enforcement of this violation.

Please advise on how the county intends to proceed. I appreciate your time and look forward to your prompt response.

Best regards,

Brian W Arend

BCA Marine Services LLC

329 SW 21st Street

Ft Lauderdale Florida 33315 USA

+1-954-600-3938

bcamarineservicesllc@gmail.com

Sharon Gray

From: bcamarineservicesllc@gmail.com
Sent: Friday, March 14, 2025 8:31 AM
To: Sharon Gray; Jorge Hernandez
Cc: Steve Arend; sspinnz@gmail.com
Subject: Follow-Up on Code Violation - Case #CE-25-0156, - 11177 SW Welch Ave Case
Attachments: 2025-14-3-1.jpg; 2025-14-3-2.jpg; 2025-14-3-3.jpg; 2025-14-3-4.jpg; 2025-14-3-5.jpg
Importance: High

This email originated outside of Desoto County BOCC. Think before you click!!!

Dear Sharon

I am writing to follow up regarding Case # CE-25-0156 concerning the property located at 11177 SW Welch Ave, owned by Mr. Louis Debono.

The due date for correcting the violation was March 13, 2025. However, as shown in the attached photos taken recently, no corrective action has been taken. In fact, additional junk and vehicles have accumulated on the property.

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Best regards,

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street
Ft Lauderdale Florida 33315 USA

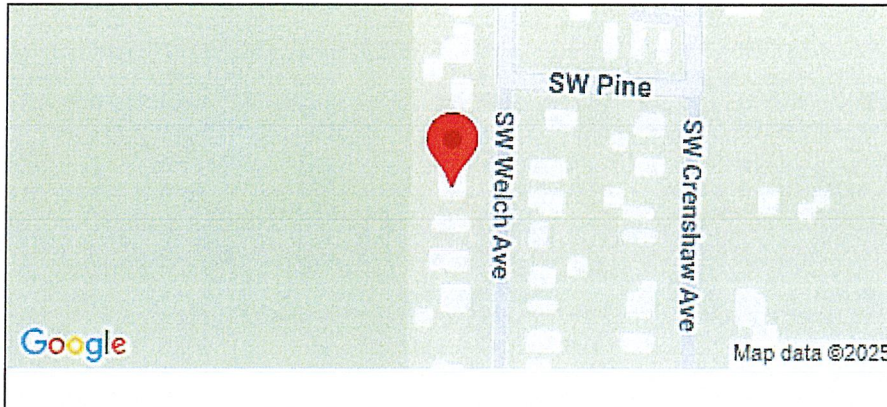
+1-954-600-3938
bcamarineservicesllc@gmail.com

Req: 4999 Entered on: 02/16/2025 10:54 AM

Customer Information

Name: Brian Arend
Address: 329 SW 21st Street
ft lauderdale, Florida 33315

Phone: 9546003938
Alt. Phone:
Email: brianwarend@gmail.com

Request Classification**Topic:** Inoperable Vehicles / Equipments**Request type:** Problem**Status:** Open**Priority:** Normal**Assigned to:** Sharon Gray**Entered Via:** Web**Property Address:** 11177 SW Welch Ave**Property APN:****Description**

Dear:

Jorge L. Hernandez
Sarha Milstead
Thomas Turnbull
Sharon C. Gray
Jerold Gross

I am writing about the property located next to our Family Home 11187 SW Welch Ave, which our Mother lives in during the winter.

The property in question:
11177 SW Welch Ave

Owner:
LOUIS A DEBONO
2100 KINGS HWY LOT 175
PORT CHARLOTTE, FL 33980

This property has been an eye sore for many years including before Mr. Debono purchased it in June of 2023. Prior to him purchasing the property, Desoto county posted a notice about the grass not being cut, and the property being run down. This same thing was happening last summer and will continue being Mr. Debono is a Canadian and only here for the winter months. Last summer there where Rats and Armadillos living in the weeds, this can not continue!

Attached are photos taken today of the property, several cars, trucks, trailers, and junk, located all over the property. I'm sure there are several code violations not to mention, the fact I was informed today that the trailer with the wooden post is for the construction and a garage he said he will be building soon. I'm sure there has not been any engineering drawings of said building or permits applied for.

Our Mother has asked him several times about cleaning up the property, and Mr. Debono always said he will, and never does, just keeps showing up with more stuff.

What can you do to not only assist me and my family, but the surrounding neighbors that are tired of looking at this, and several other properties in the neighborhood?

FYI, It is reported that Mr Debono, has a short temper and seems not be all there.

If you wish to contact me regarding this issue I can be reached at 954 600 3938.

Brian W Arend

BCA Marine Services LLC
329 SW 21st Street
Ft Lauderdale Florida 33315 USA

+1-954-600-3938
bcamarineservicesllc@gmail.com

~~Reason Closed~~

Date Expect Closed: 02/28/2025

Enter Field Notes Below

Notes:

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

Sharon Gray

From: brian arend <bcamarineservicesllc@gmail.com>
Sent: Tuesday, February 25, 2025 2:59 PM
To: Sharon Gray
Cc: Jorge Hernandez; Steve Arend; sspinnz@gmail.com
Subject: property located at 11177 SW Welch
Attachments: WhatsApp Image 2025-02-16 at 10.52.16_b8525506.jpg; WhatsApp Image 2025-02-16 at 10.52.17_48c9298e.jpg; WhatsApp Image 2025-02-16 at 10.52.17_93c9f1dc.jpg; WhatsApp Image 2025-02-16 at 10.52.17_216b7054.jpg; WhatsApp Image 2025-02-16 at 10.52.17_714c2d1a.jpg; WhatsApp Image 2025-02-16 at 10.52.17_987e1a63.jpg; WhatsApp Image 2025-02-16 at 10.52.17_5873f625.jpg; WhatsApp Image 2025-02-16 at 10.52.17_d8e37094.jpg; WhatsApp Image 2025-02-16 at 10.52.17_dc6259ea.jpg; WhatsApp Image 2025-02-16 at 10.52.17_ff9fd7a5.jpg

This email originated outside of Desoto County BOCC. Think before you click!!!

Dear Sharon

I spoke to Mr. Hernandez last week and he informed me you have been assigned to handle my complaint.

Can you give me an idea when you can make it over the the property? I know this takes time, but Mr Debono continues bringing more vehicles and stuff onto the property every day.

This neighborhood, is made up of mostly elderly people, including my mother. Everyone is getting upset with the situation. I hear about it daily.

Mr. Debono female friend keeps telling the neighbors if they do not like it then sell their property to him and leave.

It's obvious he thinks he is in his home country of Canada, out in the country side and can do what ever he wants.

Please make it a priority too stop over and let Mr Debono know he can not do what he is doing and needs to remove the vehicles and clean up the property.

Thank you in advance for your help

Brian W. Arend
954 600 3938

----- Forwarded message -----

From: <bcamarineservicesllc@gmail.com>
Date: Sun, Feb 16, 2025, 12:17 PM
Subject: property located at 11177 SW Welch
To: <j.hernandez@desotobocc.com>, <s.milstead@desotobocc.com>, <t.turnbull@desotobocc.com>, <s.gray@desotobocc.com>, <j.gross@desotobocc.com>
Cc: Steve Arend <sarend@arconconstruction.com>, <sspinnz@gmail.com>

Dear:

Jorge L. Hernandez

Sarha Milstead

Thomas Turnbull

Sharon C. Gray

Jerold Gross

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Brian W Arend

BCA Marine Services LLC

329 SW 21st Street

Ft Lauderdale Florida 33315 USA

+1-954-600-3938

bcamarineservicesllc@gmail.com

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Sharon Gray** hereby notifies the Special Master that the previous order of the Special Master (**CE 2025-0156**) 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 Sec 11-302 Unauthorized Dumping & Accumulation

Dates of violation:

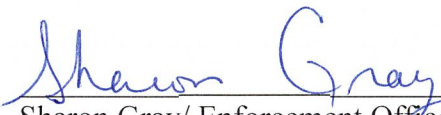
From **June 27, 2025**, the date set for compliance (or the date of the most recent prior inspection) to **August 29, 2025**, the date of my last inspection equals: **(63) sixty-three days in violation, with (1) one violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount 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.

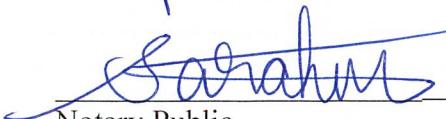
Case Name **Louis A Debono**

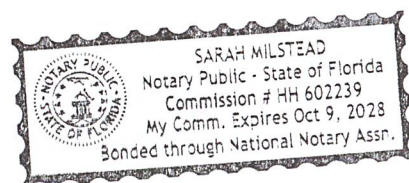
Case # **CE 2025-0156**


Sharon Gray/ Enforcement Officer

STATE OF FLORIDA
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Sharon Gray, 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 12th day of September, 2025.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,
vs.

Case Number: SM CE 2025-0156

LOUIS A. DEBONO,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on April 22, 2025, upon Notice of Violation filed against Respondent, Louis A. Debono. Respondent was not present at the hearing but not represented by counsel. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel ID # 28-39-23-0399-00A0-0040

as described by Instrument #202314005917 in the Official Records of DeSoto County, Florida, and more commonly known as 11177 SE Welch Ave., Arcadia, Florida 34266 (hereinafter the "subject property").

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

3. On February 21, 2025, an inspection was conducted of the subject property resulting in a finding that the property had three (3) violations due to the presence of piles of building materials and other debris, unlicensed vehicles and multiple vehicles (10 cars/trucks, 1 motorcycle, 1 trailer, and 1 boat), including vehicles in the county right of way, and a large tool box and other mechanic items and supplies.

4. The County has alleged that the Respondent has violated DeSoto County Code of Ordinances section 11-302, and DeSoto County Land Development

Regulations (LDR) Sections 20-131 D and 20-1616 (A)(13) which prohibit these conditions.

5. Subsequent site visits, including a follow up visit on April 21, 2025 revealed the property in the same condition. There was junk and debris, appliances, pavers, a toilet, and tires as well as multiple vehicles in the right of way. It appeared someone was doing vehicle repairs in a residential zoning district.

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

7. Petitioner has incurred, or anticipates incurring, costs of \$29.48 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent by these acts, conduct, or omissions, have created or allowed a condition on the property which is in violation of DeSoto County Code of Ordinances section 11-302 and DeSoto County Land Development Regulations (LDR) Sections 20-131 D and 20-1616 (A)(13).

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Code of Ordinances section 11-302 and DeSoto County Land Development Regulations (LDR) Sections 20-131 D and 20-1616 (A)(13).

B. Within ten (10) days of the date of this Order, do all acts necessary to correct the violations

C. Pay costs in the amount of \$29.48 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 the provisions of this Order shall subject Respondent to a fine of 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 such 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 on May 20, 2025.

Connie L. Collins

Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:

Marilyn Padilla

Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201,
Arcadia, FL 34266 and

Respondent: Louis A. Debono, 2100 Kings Highway, Lot 175, Port Charlotte, FL 33980

on this 28 day of May, 2025

Sarah Milstead

By: Sarah Milstead
Legal Administrative Assistant



08/29/2025 09:57

SHARON GRAY
11177 SW WELCH AVE



08/29/2025 09:57

SHARON GRAY
11177 SW WELCH AVE





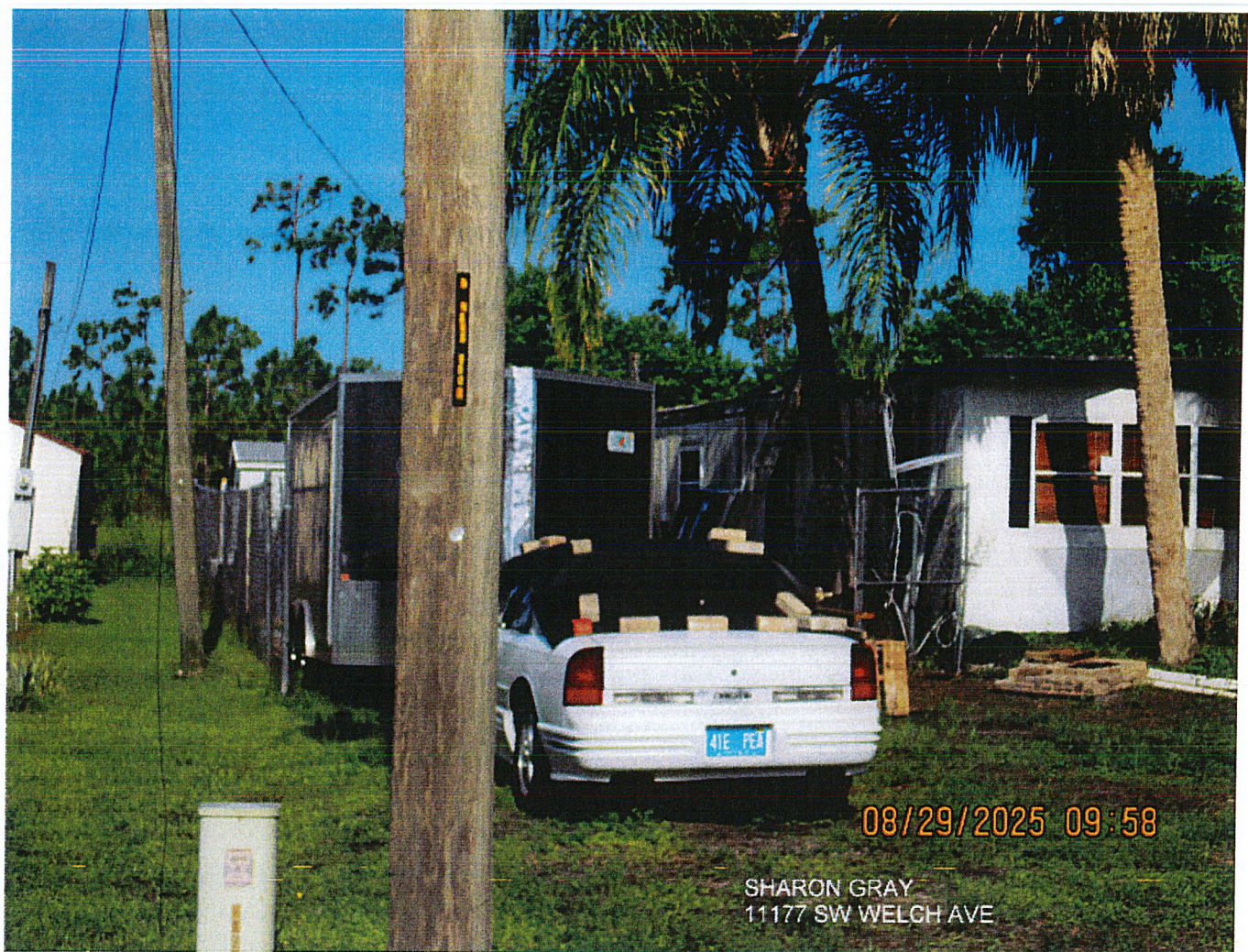
08/29/2025 09:57

SHARON GRAY
11177 SW WELCH AVE



08/29/2025 09:57

SHARON GRAY
11177 SW WELCH AVE



08/29/2025 09:58

SHARON GRAY
11177 SW WELCH AVE



08/29/2025 09:57

SHARON GRAY
11177 SW WELCH AVE



07/29/2025 09:44

SHARON GRAY
11177 SW WELCH AVE



07/29/2025 09:44

SHARON GRAY
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11177 SW WELCH AVE



SHARON GRAY
11177 SW WELCH AVE





07/29/2025 09:45

SHARON GRAY
11177 SW WELCH AVE













SHARON GRAY
11177 SW WELCH AVE



SHARON GRAY
11177 SW WELCH AVE



07/03/2025 10:30

SHARON GRAY
11177 SW WELCH AVE

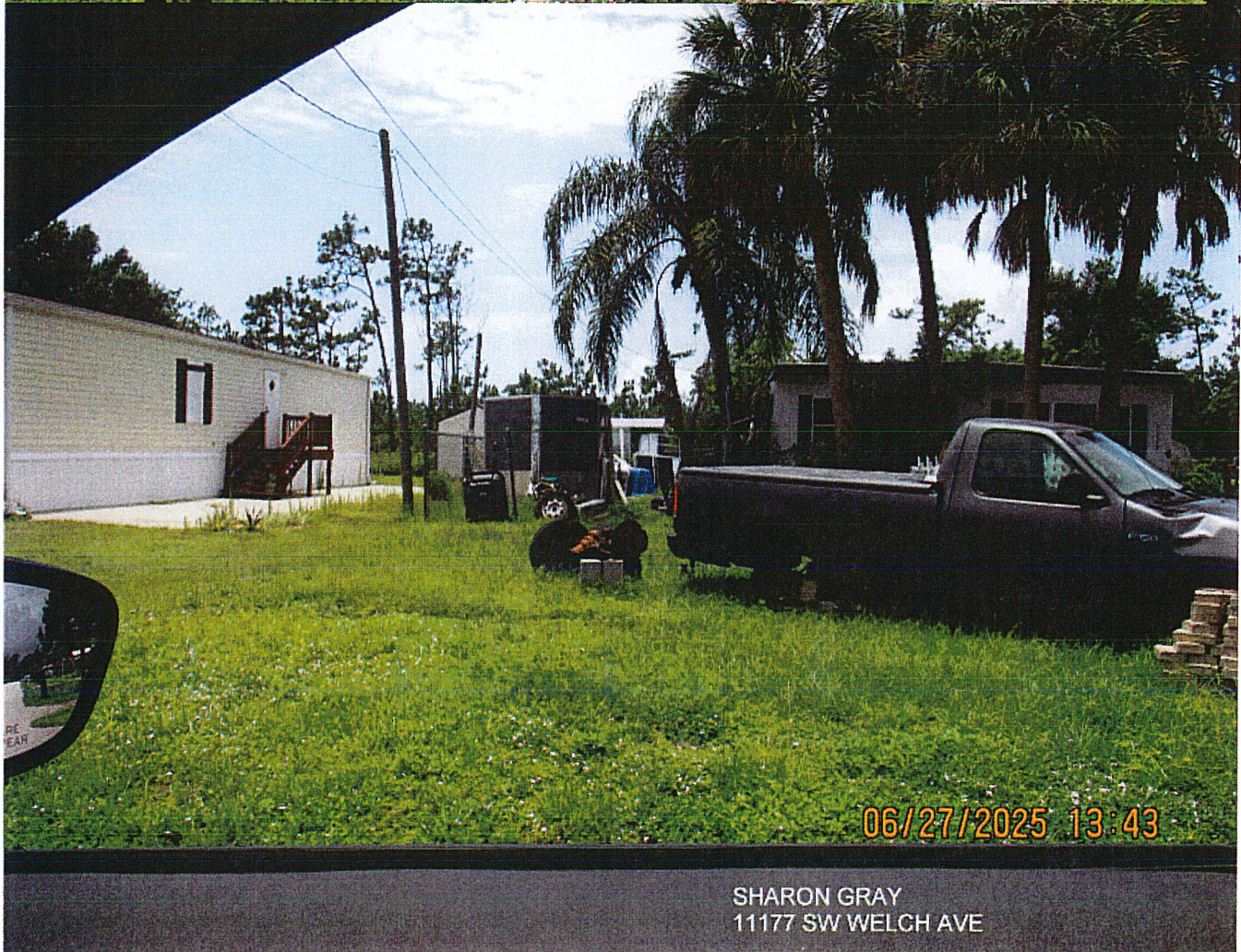


07/03/2025 10:30

SHARON GRAY
11177 SW WELCH AVE









06/27/2025 13:43

SHARON GRAY
11177 SW WELCH AVE



06/27/2025 13:42

SHARON GRAY
11177 SW WELCH AVE



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Permit Number ROW-25129-2025

Applied Date 07/16/2025

Type Right of Way Residential

Issued Date 07/16/2025

Project Name

Expiration Date 01/12/2026

Status Issued

Finalized Date

Main Parcel 28-39-23-0399-00A0-0040

Address 11177 SW WELCH AVE AVE ARCADIA, FL

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Permit Number ROW-20547-2024

Applied Date 03/04/2024

Type Right of Way Residential

Issued Date 07/16/2025

Project Name

Expiration Date 01/12/2026

Status Issued

Finalized Date 08/19/2024

Main Parcel 28-39-23-0399-00A0-0040

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Permit Number ROW-25129-2025

Applied Date 07/16/2025

Type Right of Way Residential

Issued Date 07/16/2025

Project Name

Expiration Date 01/12/2026

Status Issued

Finalized Date

Main Parcel 28-39-23-0399-00A0-0040

Address 11177 SW WELCH AVE AVE ARCADIA FL