

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0388

Dye Kennel H

Respondents,

AFFIDAVIT OF VIOLATION

(LDR Sect. 20-1581(b))

STATE OF FLORIDA     )  
COUNTY OF DESOTO    )

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

TO: Dye Kennel H, 7673 SW Collins St, ARCADIA FL 34269.

1. An inspection on August 20, 2025, Code Enforcement Officer visited your property located at 10779 Sw Laurel Ave, ARCADIA FL 34269 described and zoned as: RMF-M

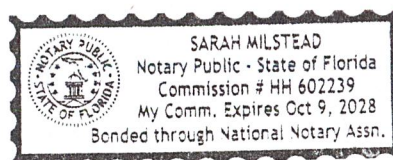
DeSoto County Tax Parcel Number #24-39-23-0000-0082-0000 more particularly described by deed or instrument number #202214001855 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Overgrown , Unauthorized dumping and accumulation prohibited.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e) , DCCO Section 11-302, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated June 26, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property , Remove all garbage, refuse, rubbish, junk, and debris from the property.. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

  
Sharon Gray  
Code Enforcement Officer  
201 E. Oak Street  
Arcadia, Florida 34266

Sworn to and subscribed before me this 11<sup>th</sup> day of September, 2025 Affiant is personally known to me.

  
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0388

Dye Kennel H

Respondents,

TO: Dye Kennel H  
7673 SW Collins St  
ARCADIA FL 34269

**RE: 10779 Sw Laurel Ave, ARCADIA FL 34269**

NOTICE OF MANDATORY HEARING

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

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

CERTIFICATE OF SERVICE



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

Certified Mailing Number: 9589071052701588387443

---

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 25-0388, 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 #24-39-23-0000-0082-0000 / **10779 Sw Laurel 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: 9589071052701588387443     \_\_\_\_\_  
Notary Public

# Special Master Mandatory Hearing Case Checklist

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

|             |                                                                                                                                                                         |                       |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| ✓ or<br>N/A | Respondents Name <u>Kennel H Dye</u>                                                                                                                                    | Case # <u>25-0388</u> |
|             | Site Address <u>10779 SW Laurel Ave</u>                                                                                                                                 |                       |
|             | Respondent's Mailing Address <u>7673 SW Collins St</u>                                                                                                                  |                       |
|             | Case Notes in date order                                                                                                                                                |                       |
| ✓           | Case Cost to date                                                                                                                                                       |                       |
| ✓           | Property card                                                                                                                                                           |                       |
| ✓           | Tax Record                                                                                                                                                              |                       |
| ✓           | Deed Information                                                                                                                                                        |                       |
| ✓           | Complaint/Request                                                                                                                                                       |                       |
| ✓           | Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing                                                                                                  |                       |
| ✓           | Notice of Mandatory Hearing (file copy)                                                                                                                                 |                       |
| ✓           | Green Card if received, and or Track and Confirm information from the USP website                                                                                       |                       |
| —           | Original Notice to Correct in the envelope with green card attached if unclaimed                                                                                        |                       |
| —           | Copy of Notice to Correct that was posted and sent by regular Mail                                                                                                      |                       |
| ✓           | Photograph of posting, if applicable                                                                                                                                    |                       |
| ✓           | Affidavit of posting or hand delivery                                                                                                                                   |                       |
| ✓           | Photographs of site visits in support of the case                                                                                                                       |                       |
| ✓           | Any correspondence to or from the Respondent or the Respondent's representative                                                                                         |                       |
|             | Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.) |                       |

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

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

LDR Sec 20-1616(a)(5)(e) Overgrown  
DCCO Sec 11-302 Unauthorized Dumping & accumulation

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

Officers' Name Sharon Gray

Special Master Hearing on: October 28, 2025

Reviewed by: [Signature]

Date: 8/27/2025

SMCE 25-0388

## Code Enforcement Case: CE-25-0388

Entered on: 06/10/2025 00:00

Printed on: 08/26/2025

Topic: Garbage and Debris  
 Due Date: 08/21/25  
 Initiated by: Citizen  
 Hearing Date:  
 SM Case No:

Status: Open - Turn in for SM  
 Assigned To: Sharon Gray  
 Area #: RMF-M  
 Hearing Time:

**Permit**

Permit #: Business name: License #:

**Property Location**

Occupant Name:

Address: 10779 Sw Laurel Ave , 34269

Phone:

Cell #:

APN : 24-39-23-0000-0082-0000

**Owner Information**

Owner Name: Dye Kennel H

Address: 7673 Sw Collins St  
 Arcadia, FL 34269

Phone: 941-916-5388

Cell #:

**Actions**

| Action                                    | By          | Date       | Time     | Note/Observation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------|-------------|------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Complaint                                 | Sharon Gray | 06/10/2025 | 1:10 pm  | Request 5307-MARVIN MARSH - Unlicensed salvage operation. 6/10/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Inspection / Site Visit                   | Sharon Gray | 06/24/2025 | 1:33 pm  | Site visit photos taken the property is overgrown and there is junk and debris.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Notice of Violation                       | Sharon Gray | 06/26/2025 | 9:49 am  | > Inspection Time:1:33 pm, Send to (Owner - Cert no=9589071052701588389348), Extra days(0)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Mail and Post Notice to Correct Violation | Sharon Gray | 06/26/2025 | 11:17 am | Posted and mailed notice to correct photos taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| E-mail Correspondence                     | Sharon Gray | 07/08/2025 | 11:34 am | Hi Sharon Hope all is well<br>I'm emailing in regards to the code violation at 10779 sw laurel ave.<br>Although the property is in my name my brother Bert has lived there since our Father passed in 08<br>I know that being in my name holds me responsible for his mess. He has started to cleanup but I don't know if he will have it all done by the 11th and I did not know if there was a extension<br>Sincerely,Kennel H Dye                                                                                                                                                                                                                  |
| Phone Call                                | Sharon Gray | 07/09/2025 | 11:29 am | Received a call from Kennel. His brother Bert is living there and he has him working to get the property picked up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Inspection / Site Visit                   | Sharon Gray | 07/15/2025 | 1:43 pm  | Site visit photos taken the debris from the front yard has been removed. A large amount of debris has been removed from the back yard. There is a dump trailer is parked on the property. I will email an extension for to Kennel and ask Jorge if it would be ok to give them an extension.                                                                                                                                                                                                                                                                                                                                                          |
| E-mail Correspondence                     | Sharon Gray | 07/17/2025 | 10:55 am | Kennel,<br><br>I was out sick the end of last week so I wasn't able to go by your property on Friday. I went by Tuesday and your brother has removed all of the debris from the front yard. He has also removed a substantial amount of debris from the back yard. I see your dump trailer is parked there. I have attached an extension form for you to fill out and then I will take it and speak to my supervisor Jorge to see if he will grant you an extension so that Bert can finish cleaning up the back yard. Please give me a call if you have any questions.<br><br>Best Regards,<br>Sharon<br><br>Sharon Gray<br>Code Enforcement Officer |
| E-mail Correspondence                     | Sharon Gray | 07/18/2025 | 1:54 pm  | Received email with the extension form attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Extension requested by respondent         | Sharon Gray | 07/18/2025 | 1:54 pm  | Received email with the extension form attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Extension Granted                         | Sharon Gray | 07/21/2025 |          | Extension request granted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Inspection / Site Visit                   | Sharon Gray | 07/31/2025 | 11:17 am | Site visit photos taken he was out there working on the back yard loading up the dump trailer he doesn't have much left to pick up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



|                                    |                           |                                                                                                                                                                                                                                                                                        |
|------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inspection / Site Visit            | Sharon 08/04/2025 4:11 pm | Site visit photos taken I was hoping that he would be able to finish it up over the weekend. He was out there still working with the trailer there. Shouldn't take much longer. I will go back out after I return from vacation and if not complete I will set up for Special Masters. |
|                                    | Gray                      |                                                                                                                                                                                                                                                                                        |
| Inspection / Site Visit            | Sharon 08/20/2025 9:06 am | Site visit photos taken in violation set up for Special Masters.                                                                                                                                                                                                                       |
|                                    | Gray                      |                                                                                                                                                                                                                                                                                        |
| Turn in for Special Master Hearing | Sharon 08/26/2025 8:59 am | Turn in for Special Masters                                                                                                                                                                                                                                                            |
|                                    | Gray                      |                                                                                                                                                                                                                                                                                        |

| Violations |                                                                                                                                                                         |          |        |             |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------|
| #          | Violation Type                                                                                                                                                          | Due Date | Status | Closed Date |
| 1          | LDR Sec. 20-1616 (a)(5)(e) - Overgrown<br>Corrections Required:Mow and maintain the property                                                                            |          | Open   |             |
| 2          | DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited<br>Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property. |          | Open   |             |

| Additional Addresses                                                                                                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| Address Type:Complainant<br>Name:MARVIN MARSH<br>Address:10876 SW LAUREL AVE<br>ARCADIA, FL 34269<br>Phone:(614) 657-4748 Cell #: |  |

| Inspection Notes |
|------------------|
|------------------|

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## CODE ENFORCEMENT COST BREAKDOWN

|               |                                    |       |    |       |
|---------------|------------------------------------|-------|----|-------|
| PHOTOS/COPIES | Number of photos @ \$.15 per photo | 40    | \$ | 6.00  |
| SERVICE       | Number of Certified letters        | 1     | \$ | 9.64  |
| LEGAL SERVICE | Number of Certified letters        | 1     | \$ | 9.64  |
|               |                                    | TOTAL | \$ | 25.28 |

|          |               |
|----------|---------------|
| <u>x</u> | PROPERTY CARD |
| <u>x</u> | TAX RECORD    |
| <u>x</u> | DEED          |

| Accepted | Rejected |
|----------|----------|
|----------|----------|

|                             |                            |
|-----------------------------|----------------------------|
| <u>                    </u> | N2C GREEN CARD RETURN DATE |
|-----------------------------|----------------------------|

|                             |                                |
|-----------------------------|--------------------------------|
| <u>                    </u> | HEARING GREEN CARD RETURN DATE |
|-----------------------------|--------------------------------|



# DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 8/21/2025

Parcel: << 24-39-23-0000-0082-0000 (2082) >>

## Owner & Property Info

Result: 1 of 2

|              |                                                                                                                                                                                                                                                                                |              |          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | DYE KENNEL H<br>7673 SW COLLINS ST<br>ARCADIA, FL 34269                                                                                                                                                                                                                        |              |          |
| Site         | 10779 SW LAUREL AVE, ARCADIA                                                                                                                                                                                                                                                   |              |          |
| Description* | BEG SW COR TH N 0D10M40S E 661.55 FT TH S 89D20M38S E 330.35 FT TH N 0D12M06S E 397.02 FT TO POB TH CONT SAME LI 264.68 FT TH S 89D22M25S E 165.40 FT TH S 0D12M50S W 264.72 FT TH N 89D21M43S W 165.31 FT TO POB SUBJ TO RD R/W ON N & 10 FT ESMT ON E OR 302/5<br>...more>>> |              |          |
| Area         | 1 AC                                                                                                                                                                                                                                                                           | S/T/R        | 24-39-23 |
| 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              | \$20,000                                                | Mkt Land                | \$20,000                                                |
| Ag Land               | \$0                                                     | Ag Land                 | \$0                                                     |
| Building              | \$76,617                                                | Building                | \$83,741                                                |
| XFOB                  | \$3,867                                                 | XFOB                    | \$3,823                                                 |
| Just                  | \$100,484                                               | Just                    | \$107,564                                               |
| Class                 | \$0                                                     | Class                   | \$0                                                     |
| Appraised             | \$100,484                                               | Appraised               | \$107,564                                               |
| SOH/10% Cap           | \$0                                                     | SOH/10% Cap             | \$0                                                     |
| Assessed              | \$100,484                                               | Assessed                | \$107,564                                               |
| Exempt                | \$0                                                     | Exempt                  | \$0                                                     |
| Total Taxable         | county:\$100,484<br>other:\$100,484<br>school:\$100,484 | Total Taxable           | county:\$107,564<br>other:\$107,564<br>school:\$107,564 |

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

## Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

| Sale Date  | Sale Price | Book/Page    | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|--------------|------|-----|-----------------------|-------|
| 2/23/2022  | \$100      | 202214001855 | QC   | I   | U                     | 11    |
| 3/1/2018   | \$100      | 201814001284 | QC   | I   | U                     | 11    |
| 6/14/2010  | \$100      | 201014004994 | QC   | I   | U                     | 11    |
| 8/13/1992  | \$25,000   | 302 / 565    | WD   | I   | Q                     |       |
| 5/31/1988  | \$15,000   | 249 / 037    | WD   | V   | U                     |       |
| 11/17/1987 | \$100      | 244 / 459    | PR   | V   | U                     |       |
| 4/1/1982   | \$6,000    | 182 / 1155   | WD   | I   | U                     |       |
| 4/1/1982   | \$6,000    | 182 / 1155   | WD   | I   | U                     |       |
| 3/1/1980   | \$100      | 161 / 289    | WD   | V   | U                     |       |

## Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | RES DES MH (0810) | 1993     | 863     | 1043      | \$83,741   |

\*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  | 1970     | \$2,850.00 | 1.00   | 0 x 0   |
| 1999 | SHED-UC  | 1980     | \$538.00   | 192.00 | 0 x 0   |
| 1916 | PATIO B  | 2000     | \$189.00   | 130.00 | 13 x 10 |
| 1450 | FENCE WD | 2006     | \$246.00   | 53.00  | 0 x 0   |

## Land Breakdown

| Code | Desc         | Units    | Adjustments             | Eff Rate     | Land Value | * Zoning |
|------|--------------|----------|-------------------------|--------------|------------|----------|
| 0102 | SFR/MH (MKT) | 1.000 AC | 1.0000/1.0000 1.0000/ / | \$20,000 /AC | \$20,000   | 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

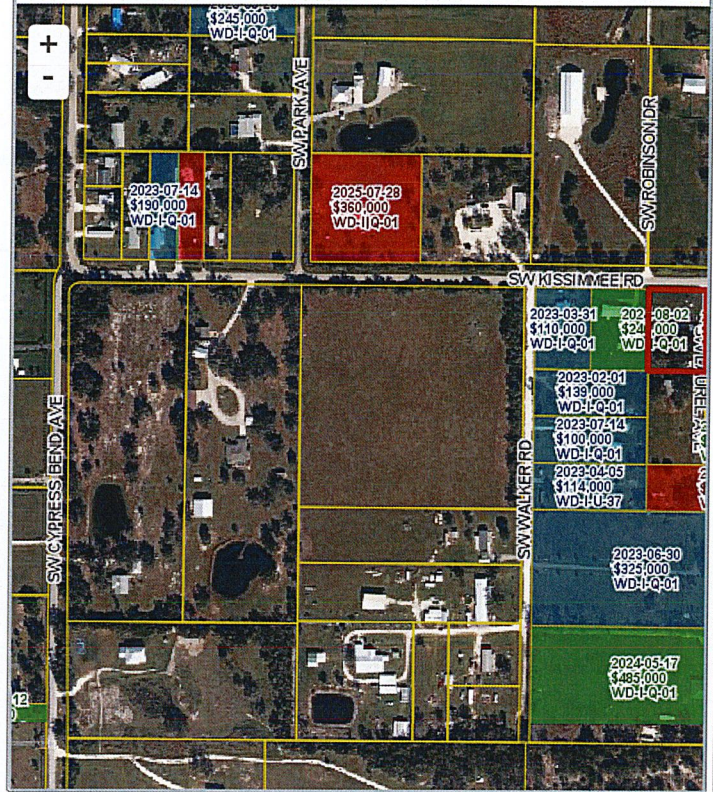
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/21/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales





NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 189500 2024    PROPERTY # R 24-39-23-0000-0082-0000

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

**\* CERTIFICATE SOLD \***

Sale Date                    06/01/2025  
Certificate#                    108  
Certificate Holder                    9993628  
Interest Rate                    7.25  
Original Amount                    \$2,233.63

DYE KENNEL H  
7673 SW COLLINS ST  
  
ARCADIA , FL 34269

BEG SW COR TH N 0D10M40S E  
661.55 FT TH S 89D20M38S E  
330.35 FT TH N 0D12M06S E  
397.02 FT TO POB TH CONT SAME

TAXABLE VALUE    **\$100,484.00**

Interest Amount                    \$111.68  
Fees                    \$6.25  
  
UnPaid Balance                    **\$2,351.56**

Exemptions:

Property Address:  
10779 SW LAUREL AVE ARCADIA 34269

Delinquent Tax History

| Year | Roll | Bill #                   | Outstanding Tax | Accrued Penalties | Total Due  | Reference |
|------|------|--------------------------|-----------------|-------------------|------------|-----------|
| 2024 | R    | <a href="#">189500-I</a> | \$2,233.63      | \$117.93          | \$2,351.56 | 108 I     |
| 2023 | R    | <a href="#">187400-I</a> | \$2,172.87      | \$216.69          | \$2,389.56 | 116 I     |
|      |      |                          | Total Due       |                   | \$4,741.12 |           |



**Prepared By**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**TAX PARCEL ID #:** \_\_\_\_\_

Inst: 202214001855 Date: 03/07/2022 Time: 3:41PM  
Nadia K. Daughtrey,  
Clerk of Court Desoto, County, By: AR  
Deputy Clerk Doc Stamp-Deed: 0.70

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

DeSoto COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) in hand paid to

Bert K. Dye, a MALE, residing at 10779 S.W. Laurel Ave  
County of DeSoto, City of Arcadia, State of FLORIDA  
(hereinafter known as the "Grantor(s)") hereby quitclaims to Therrell H. Dye,  
a MALE, residing at 7673 S.W. Collins St., County of DeSoto,  
City of Arcadia, State of FL (hereinafter known as the  
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real  
estate, situated in DeSoto County, Florida to-wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**



[Signature]  
Grantor's Signature  
Deft Dye  
Grantor's Name  
16779 SW LAUREL AVE.  
Address  
ARCKDIA FL 34269  
City, State & Zip

\_\_\_\_\_  
Grantor's Signature  
\_\_\_\_\_  
Grantor's Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State & Zip

In Witness Whereof,

[Signature]  
Witness's Signature  
Jodi L. Grantham  
Witness's Name  
3846 Madison St  
Address  
Punta Gorda FL 33983  
City, State & Zip

[Signature]  
Witness's Signature  
Scott H. Gorton  
Witness's Name  
8886 Pinellas Dr  
Address  
PG FL 33983  
City, State & Zip

STATE OF FLORIDA)  
COUNTY OF DeSoto )



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of February, 2022, by Bert Dye who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

(SEAL)

My Commission Expires: Apr 6, 2025



**Exhibit A**

Begin at the SW corner of section 24, Township 39 south, range 23 east; thence north 0 degrees 10' 40" east along west line said tract, 661.55 feet, thence 5.89 degrees 20' 38" east, 330.35 feet; thence north 0 degrees 12' 06" east, 397.02 feet to P.O.B thence continue same line 264.68 feet; thence south 89 degrees 22' 25" east, 165.40 feet; thence south 0 12' 50" west, 264.72 feet; thence n forth 89 degrees 21' 43 west, 165.31 feet to P.O.B subject to road R/W along north side and a 10.0 feet easement along the east side for road, drainage and utilities, all lying and being in Desoto County, FL

Parcel ID 24-39-23-0000-0082-0000



[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:

6 items found, displaying all items.

1

| Party Name       | Party Type | Date       | Document Type | Instrument Number | Book/Page | Pages | Consideration Amount | Description                                                                                             |
|------------------|------------|------------|---------------|-------------------|-----------|-------|----------------------|---------------------------------------------------------------------------------------------------------|
| DYE KENNEL HEATH | T          | 08/15/2025 | SAT           | 202514006138      | 0/0       | 1     | \$0.00               | INST #202014004899<br><a href="#">View Image</a>                                                        |
| DYE KENNEL HEATH | F          | 08/06/2025 | D             | 202514005906      | 0/0       | 2     | \$700,000.00         | THE E 1/2 OF THE NW 1/4 OF THE NE 1/4...<br><a href="#">View Image</a>                                  |
| DYE KENNEL HEATH | F          | 08/06/2025 | TER           | 202514005907      | 0/0       | 2     | \$0.00               | INST #202514004706<br><a href="#">View Image</a>                                                        |
| DYE KENNEL H     | T          | 03/07/2022 | D             | 202214001855      | 0/0       | 4     | \$10.00              | SEE EXHIBIT 'A'<br><a href="#">View Image</a>                                                           |
| DYE KENNEL HEATH | T          | 08/24/2020 | D             | 202014004898      | 0/0       | 2     | \$260,000.00         | E 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SECT 13, TOWNSHIP 39 S, RING 23...<br><a href="#">View Image</a> |
| DYE KENNEL HEATH | F          | 08/24/2020 | MTG           | 202014004899      | 0/0       | 19    | \$247,000.00         | SEE EXHIBIT "A"<br><a href="#">View Image</a>                                                           |

6 items found, displaying all items.

1



**Customer Information**

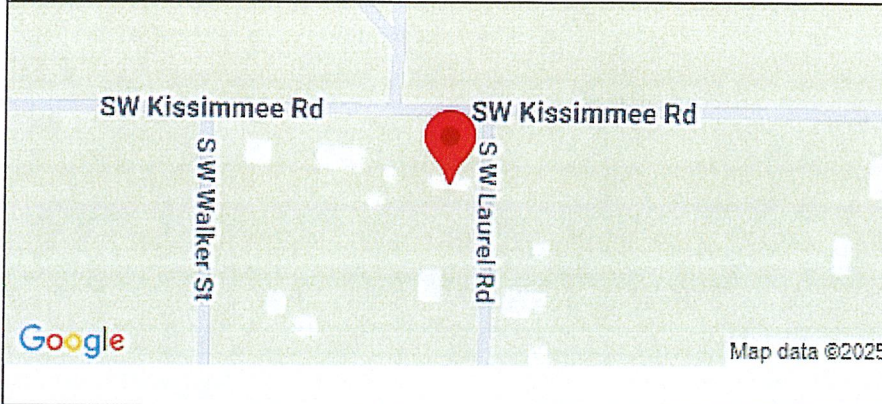
**Name:** MARVIN MARSH  
**Address:** 10876 SW LAUREL AVE  
ARCADIA, FL 34269

**Phone:** (614) 657-4748  
**Alt. Phone:**  
**Email:** marvin.marsh@yahoo.com

**Request Classification**

**Topic:** Other - Code Enforcement  
**Status:** Open  
**Assigned to:** Sharon Gray  
**Property Address:** 10779 S W Laurel Rd

**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Other



**Property APN:** 24-39-23-0000-0082-0000

**Description**

Unlicensed salvage operation. 6/10/2025

**Reason Closed**

**Date Expect Closed:** 06/24/2025

Enter Field Notes Below

**Notes:**

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**Notes Taken By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Sec. 20-1616. - Public nuisance defined.

(a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.

- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
- (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
- (5) Vegetation:
  - a. Which harbors or aids in harboring rats or other vermin.
  - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
  - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
  - d. Which hinders the removal of accumulations of junk, garbage and debris.
  - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
    1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
    - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)

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

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

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





COUNTY DEVELOPMENT DEPARTMENT

## DESOTO COUNTY

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

**COPY**

### NOTICE to CORRECT VIOLATION

Dye Kennel H  
7673 Sw Collins St  
Arcadia, FL 34269

RE: 10779 Sw Laurel Ave  
PIN #: 24-39-23-0000-0082-0000  
Case No: CE-25-0388

Date: June 26, 2025

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

**LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation:Overgrown and is unmanaged and in excess of ten (10) inches.**

**DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:**No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **June 24, 2025** at **1:33 pm**, the property located at **10779 Sw Laurel Ave** was visited and revealed the following:

**Your property is overgrown. There is junk & debris on the property such as furniture & appliances not meant to be outside, metal, & wood. Please mow & maintain the property. Please remove the junk and debris from the property.**

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

**Mow and maintain the property**

**Due by: July 11, 2025**

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

**Due by: July 11, 2025**

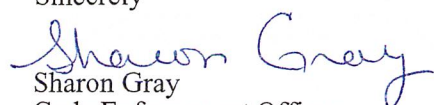
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely

  
Sharon Gray  
Code Enforcement Officer

Certified Mailing Number: 9589071052701588389348

Tracking Number:

Remove X

9589071052701588389348

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 9:12 am on July 8, 2025 in ARCADIA, FL 34269.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ARCADIA, FL 34269

July 8, 2025, 9:12 am

See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



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| Extra Services & Fees (check box, add fee as appropriate)     |      |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$   |
| <input type="checkbox"/> Return Receipt (electronic)          | \$   |
| <input type="checkbox"/> Certified Mail Restricted Delivery   | \$   |
| <input type="checkbox"/> Adult Signature Required             | \$   |
| <input type="checkbox"/> Adult Signature Restricted Delivery  | \$   |
| Postage                                                       |      |
| \$                                                            | 69   |
| Total Postage and Fees                                        |      |
| \$                                                            | 9.64 |



Postmark  
Here

Kennel H Dye  
7673 SW Collins St  
Arcadia, FL 34269









COUNTY DEVELOPMENT DEPARTMENT

## DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

### STATE OF FLORIDA COUNTY OF DESOTO

I, Sharon Gray, duly sworn, deposes and says: That on 6/26/25 @ 11:17pm, I posted a true and correct copy of the Notice to Correct Violation addressed to:

**OWNER**

Dye Kennel H

7673 Sw Collins St

Arcadia, FL 34269

at the following location(s): 10779 Sw Laurel Ave

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

DATE: June 26, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 27th day of June, 2025 by  
Sharon Gray who is personally known OR Produced Identification

Sarah Milstead  
Notary Public





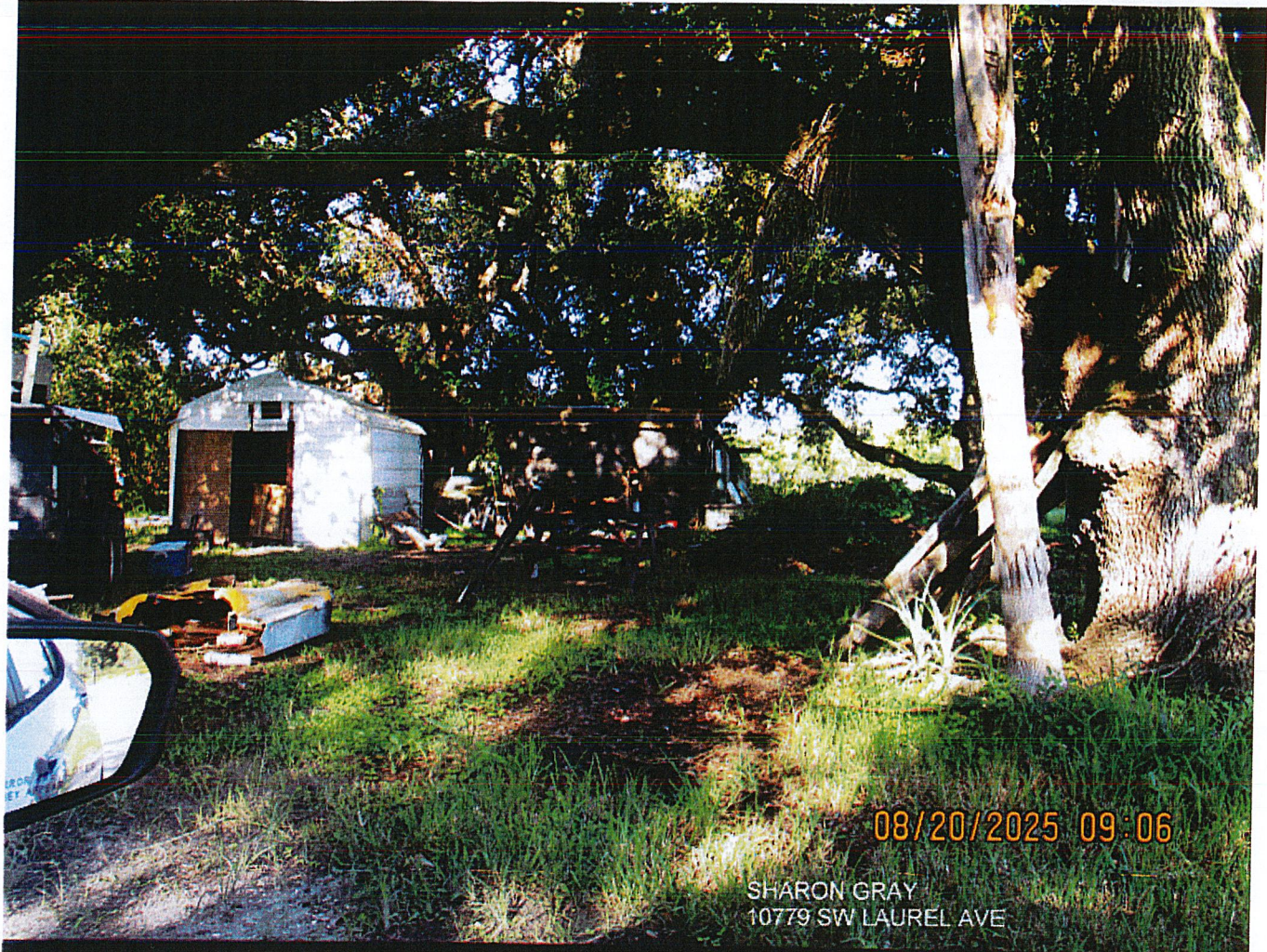


SHARON GRAY  
10779 SW LAUREL AVE



SHARON GRAY  
10779 SW LAUREL AVE





08/20/2025 09:06

SHARON GRAY  
10779 SW LAUREL AVE



08/20/2025 09:06

SHARON GRAY  
10779 SW LAUREL AVE





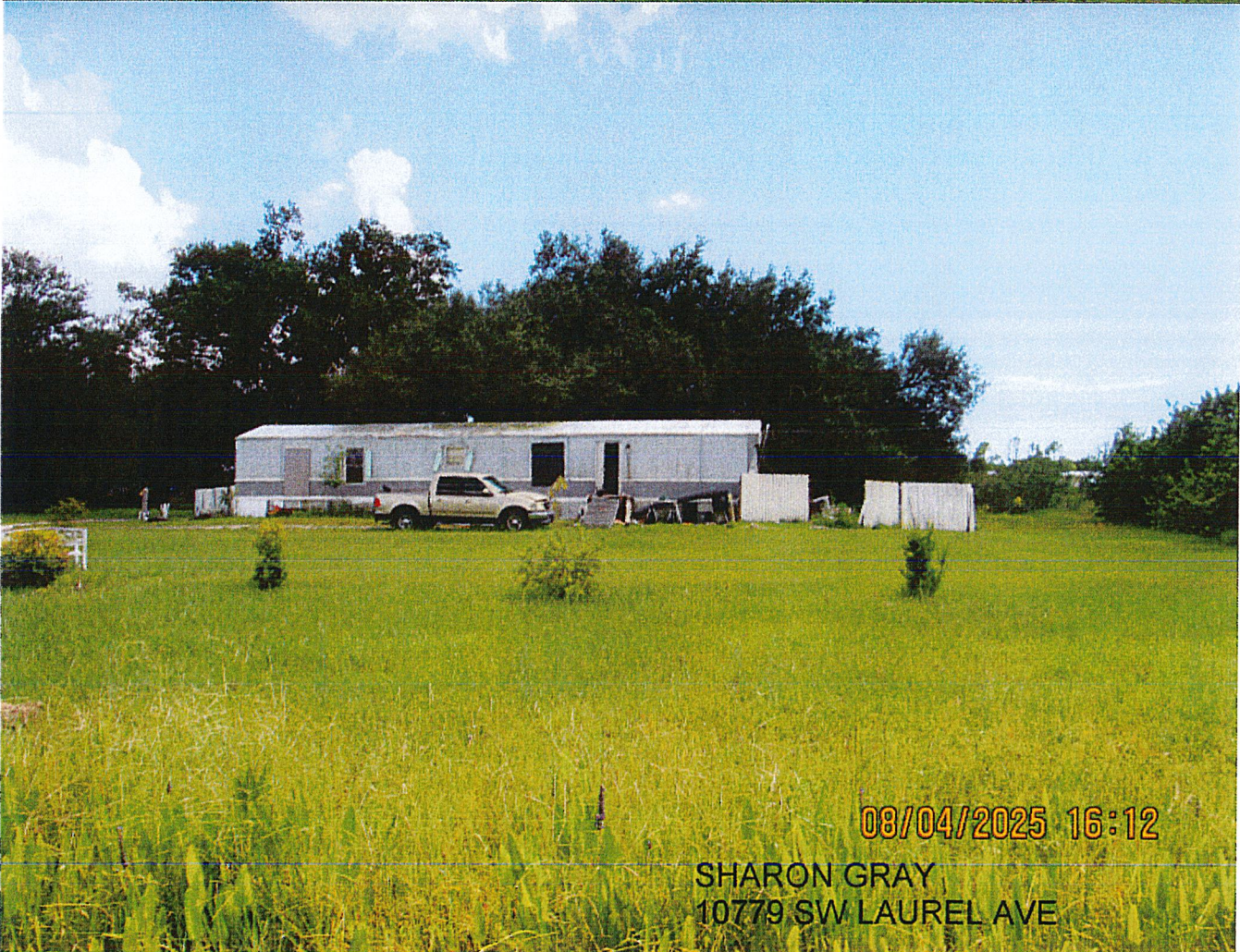
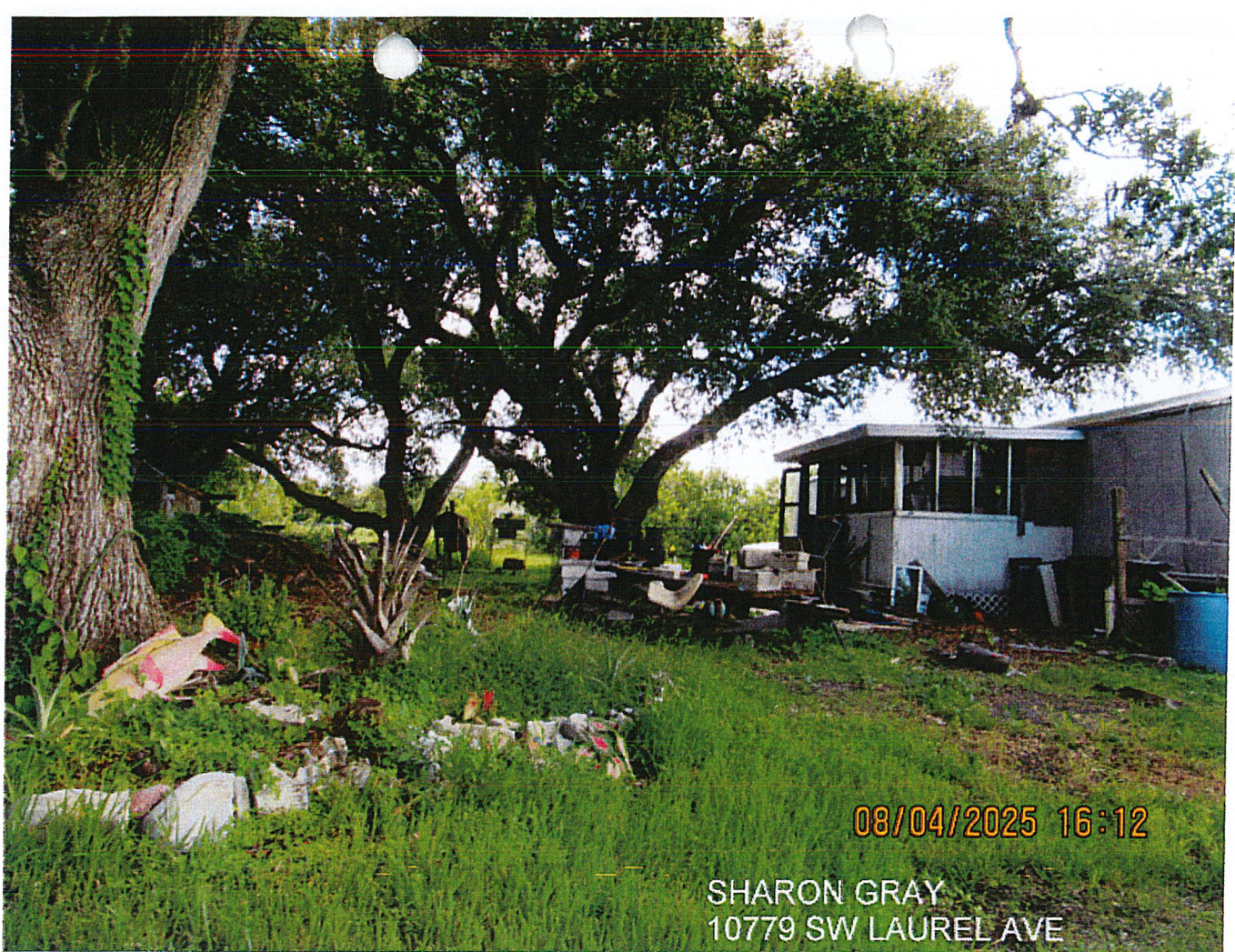
























07/31/2025 11:20

SHARON GRAY  
10779 SW LAUREL AVE





07/15/2025 13:43

SHARON GRAY  
10779 SW LAUREL AVE



07/15/2025 13:43

SHARON GRAY  
10779 SW LAUREL AVE





07/15/2025 13:44

SHARON GRAY  
10779 SW LAUREL AVE



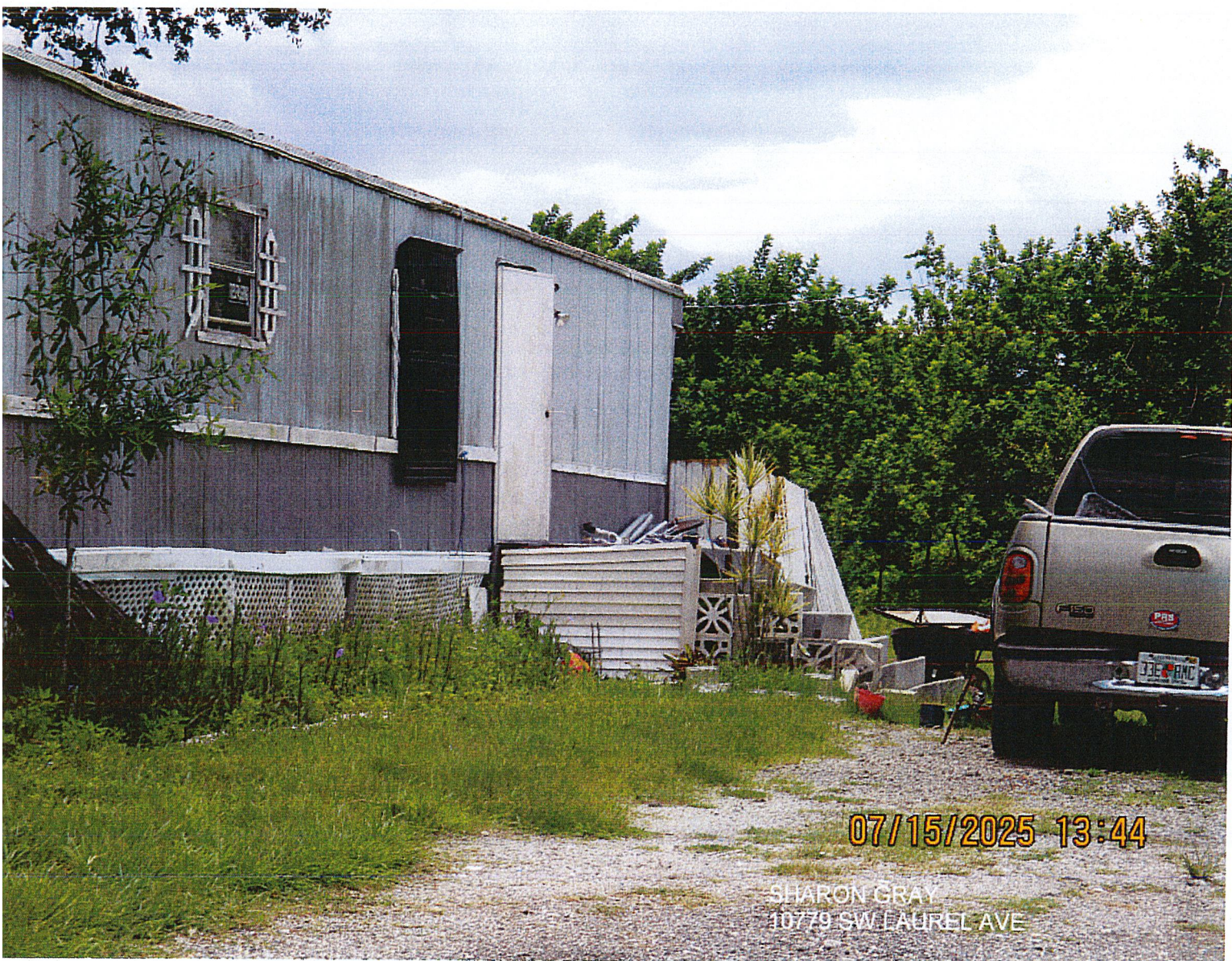
07/15/2025 13:44

SHARON GRAY  
10779 SW LAUREL AVE









07/15/2025 13:44

SHARON GRAY  
10779 SW LAUREL AVE





06/24/2025 13:33

SHARON GRAY  
10779 SW LAUREL AVE



06/24/2025 13:33

SHARON GRAY  
10779 SW LAUREL AVE













06/24/2025 13:33

SHARON GRAY  
10779 SW LAUREL AVE





COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

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

**EXTENSION REQUEST FORM**

Name Kennel DYE Date 7-18-2025  
Address 10779 SW Laurel Ave. Arcadia FL.  
Telephone number 941 916 5388

It is requested that an extension of 10 days on the Notice to Correct Violation, issued  
Number of days requested  
for the property located at \_\_\_\_\_ be granted.

Reason for extension request: Due to the weather and the extent  
of debris on property from tenant

I understand that if granted this extension should in no way be deemed as a waiver or release of the violation. The time extension is only for the period outlined below, and that it is the discretion of the Code Enforcement Officer or superiors to grant any additional time extensions.

I understand that failure to correct this violation may result in a citation being issued to me for a civil infraction which will be heard by a county court judge or violations as alleged in this notice to correct will be heard by a Special Master. In either case, a fine may be imposed of up to \$250.00 per violation.

Kennel H Dye  
Signature of applicant

Date processed 7/21/25 Individual processing request J Hernandez  
Name and authority of individual processing request

Request for extension is JA  
Granted

Violations must be corrected by 7/30/25

Reviewed & Approved by Dept Head JA

Request for extension is \_\_\_\_\_  
Denied

Reason for denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Sharon Gray**

---

**From:** Kennel Dye <dyegram@gmail.com>  
**Sent:** Tuesday, July 8, 2025 2:28 PM  
**To:** Sharon Gray  
**Subject:** Case # ce-25-0388

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

Hi Sharon Hope all is well

I'm emailing in regards to the code violation at 10779 sw laurel ave.

Although the property is in my name my brother Bert has lived there since our Father passed in 08

I know that being in my name holds me responsible for his mess. He has started to cleanup but I don't know if he will have it all done by the 11th and I did not know if there was a extension

Sincerely, Kennel H Dye