



DeSoto County

Special Masters

Meeting Minutes - Final

Tuesday, April 22, 2025

11:00 AM

BOCC Meeting Room

CALL TO ORDER

Ms. Connie Collins, Special Master for DeSoto County, gave an opening statement regarding the process governing the hearing and the rules of conduct for the Special Master Hearing.

Ms. Valerie Vicente, DeSoto County Special Masters Attorney was present. Special Master - Connie Collins called the meeting to order at 11:00 am

SWEARING IN OF ALL THOSE GIVING TESTIMONY

The Oath was administered by Ms. Connie Collins to all that would provide testimony at the hearing.

CASES

1. James Ganske

Attachments: [GANSKE JAMES, CE24-0942](#)

Valerie Vicente, (DeSoto County Attorney), presented the County's evidentiary documents into the record for the property located at 6556 SW Miami Ave, the property owner James Ganske. Tommy Turnbull (Code Enforcement Officer), testified regarding development without permit & parking and storage of vehicles and trailers. The property owner was not present. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: A case cost of 25.13 to be paid within 30 days. The property owners were instructed to come into compliance within 10 days of her order and a cease and desist order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine of up to \$250 per day per violation would be imposed.

2. Amado Palafox

Attachments: [PALAFOX AMADO, CE 24-0810](#)

Case Dismissed

3. Amado Palafox

Attachments: [PALAFOX AMADO, CE 24-0941](#)

Case Dismissed

4. Deanna M Wildes

Attachments: [WILDES DEANNA M, CE-23-0200](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary

documents into the record concerning the property located at 11279 SW Crenshaw Ave. owned by Deanna M. Wildes. Thomas Turnbull, (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & development without permit. Mr. Turnbull confirmed his first visit to the property was on March 21, 2023, the last visit to the property occurred on April 21, 2025, and the property was still in violation of expired building permit, with no renewal/reinstate filed. The property owner was not present. The new owner of the property Mr. Zimmerman was present, and stated he bought the property two hours prior and is requesting an extension so he can file the proper permits to demolish the mobile home. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of \$34.77 were ordered to be paid within 30 days. The property owners were instructed to come into compliance the violations within 45 days of her order and a cease and desist order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine of up to \$250 per day per violation would be imposed.

5. Benjamin Joel Adams & Karen Nicole Adams & Donald Padgett ETAL

Attachments: [ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL, CE-0403](#)

This Case was Continued.

6. Elisandro Valdovinos & Miriam Valdovinos

Attachments: [VALDOVINOS ELISANDRO & VALDOVINOS MIRIAM, CE 24-0828](#)

Valerie Vicente, (DeSoto County Attorney), presented the County's evidentiary documents into the record for the property located at 2951 Se Norman Ave, Owned by Elisandro Valdovinos & Miriam Valdovinos. Tommy Turnbull (Code Enforcement Officer), testified regarding unauthorized dumping/acculation prohibited & overgrown grass. The property owner was not present. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of 26.18 were ordered to be paid within 30 days. The property owners were instructed to come into compliance within 10 days of her order and a cease and desist order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

8. Nivaldo Gonzalez

Attachments: [GONZALEZ NIVALDO, CE 24-0496](#)

Valerie Vicente, (DeSoto County Attorney), presented the County's evidentiary documents into the record for the property located at SE West Farms Rd, the property owner Nivaldo Gonzalez. Thomas Turnbull, (Code Enforcement Officer), testified regarding development without permit, excavation permit. Mr.

Turnbull confirmed his first visit on June 7, 2024, and upon inspection April 21, 2025, the property was still in violation. Valerie Vicente, (DeSoto County Attorney), questioned Mr. Turnbull in regards to witnessing any excavation. Mr. Turnbull stated he had on his first visit, but on subsequent visit only to notice different piles moved around reflective of excavation. Ms. Vicente then called Laura McClelland, Planner I from Planning and Zoning who confirmed that an excavation permit is required. There was discussion regarding submittal and re-submittal of permit application, then there was no further correspondence. An email was received from engineering firm requesting further information on how to move forward. They were advised via email that a new permit application was needed since the application was closed out on January 22, 2025. There has been no further correspondence. Ms. Collins, (Special Master) found the property was in violation and issued the following Orders: Case costs of \$26.18 were ordered to be paid within 30 days. The property owners were instructed to come into compliance within 10 days of her order and a cease and desist Order was issued for a period of two years. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

9. Azul Property Group LLC

Attachments: [AZUL PROPERTY GROUP LLC, CE24-0737](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 1501 SE Carnahan Ave owned by Azul Property Group LLC. Sharon Gray, (Code Enforcement Officer), testified regarding overgrown grass. Ms. Gray confirmed her first visit to the property was on August 8, 2024 during which she found the property to be overgrown. The last visit to the property occurred on April 21, 2025 and the property remains not in compliance. Property owners were not present at the hearing. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of 36.42 were ordered to be paid within 30 days. The property owners were instructed to come into compliance within 10 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

10. Rose Marie Owens Estate

Attachments: [ROSE MARIE OWENS ESTATE, 24-0602](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at SW 2950 Boll Weevil Rd owned by Rose Marie Owens Estate. Sharon Gray (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & refuse and debris. Ms. Gray stated the first time she visited the property was May 13, 2024 at that time there was debris and two derelict vehicles on the property. The last visit to the property occurred on April 21, 2025, the property remains in violation. The property owners son, Ryan Owens was present he stated he has been dealing with family issues, but has been working on removing debris off the property. He is requesting an extension of 30 days to complete the clean up. Ms. Gary

confirmed that he has already done a lot to get the property cleaned. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: A case cost of \$20.29 was ordered to be paid within 30 days. The property owners were instructed to come into compliance within 30 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

11. Kagan M and Tatum Pierce

Attachments: [PIERCE KAGAN M & TATUM, CE 24-0772](#)

Case withdrawn

12. Domonique Alajuwan Ousley & Nijuan Polk

Attachments: [OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN, CE 24-0103](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 1227 SE Mills Ave Owned by Domonique Alajuwan Ousley and Nijuan Polk. Thomas Turnbull, (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & development without permit. Mr. Turnbull confirmed his first visit to the property was on February 5, 2024, the last visit to the property occurred on April 21, 2025, and the property was still in violation of expired building permit, with no renewal/reinstate filed. The property owner was present. Mr. Polk stated he had been going through a lot with the death of a family member. He now has his property manager working on renewing the permit. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of \$23.03 were ordered to be paid within 30 days. The property owners were instructed to come into compliance the violations within 10 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

13. Domonique Alajuwan Ousley & Nijuan Polk

Attachments: [OUSLEY DOMONIQUE ALAJUWAN & POLK NIJUAN, CE 24-0102](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 1219 SE Mills Ave owned by Owned by Domonique Alajuwan Ousley and Nijuan Polk. Thomas Turnbull, (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & development without permit. Mr. Turnbull confirmed his first visit to the property was on February 15, 2024. The last visit to the property occurred on April 21, 2025, and the property was still in violation of expired building permit, with no renewal/reinstate filed. The property owner,

Nijuan Polk was present. Mr. Polk stated he had been going through a lot with the death of a family member. He now has his property manager working on renewing the permit. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of \$23.18 were ordered to be paid within 30 days. The property owners were instructed to come into compliance the violations within 10 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

14. Louis A Debono

Attachments: [LOUIS A DEBONO, CE 25-0156](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 11177 SW Welch Ave owned by Louis A. Debono. Sharon Gray, (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & prohibited RMF-M & encroach of right of way. Ms. Gray confirmed her first visit to the property was on February 21, 2025, during which she found the property overgrown and debris on the property. The last visit to the property occurred on April 21, 2025, and the property was still in violation. The property owner was not present at the hearing. Mr. Brian Arend spoke on behalf of his mother who lives next door and stated that the property still remains in violation and is concerned about the upcoming hurricane season with flying debris. He also questioned what will happen to the property once the owner goes back north. Ms. Gray confirmed that the property is still in violation. The property owners were not present at the hearing. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of \$29.48 were ordered to be paid within 30 days. The property owners were instructed to come into compliance the violations within 10 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

15. Nijuan Polk

Attachments: [NIJUAN POLK, CE 25-0009](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 1981 SE West Ave owned by Nijuan Polk. Sharon Gray, (Code Enforcement Officer), testified regarding unauthorized dumping/ accumulation & development without permit. Ms. Gray confirmed her first visit to the property was on November 8, 2024, during which she found the property debris on the property. The last visit to the property occurred on April 21, 2025, and the property was cleaned and debris was removed, however in violation of development without permit of roof, siding, windows and doors had been added with out permits. The property owner was present at the hearing. Mr. Polk stated that when he acquired the property the renter scattered the debris which he did clean and the reason he had to add

windows and doors was due to the renter vandalizing the property even setting a mattress on fire inside. He stated he was not aware he needed a permit to secure the property with windows and doors, as for the roof he stated he only added material to protect the property from the outside elements. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following orders: Case costs of \$27.83 were ordered to be paid within 30 days. The property owners were instructed to come into compliance the violations within 10 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed. Ms. Connie Collins, (Special Master) then explained the cease and desist order to Mr. Polk as he questioned the meaning, which he stated he now understands.

16. Ryan K & Debbie S Barber

Attachments: [BARBER RYAN & DEBBIE, CE 24-0315](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 6826 SW Georgia St. owned by Ryan and Debbie Barber. Sharon Gray, (Code Enforcement Officer), testified regarding development without permit. There is an above ground pool with a deck and a hot tub needing electrical permit, that has been installed without permits. Ms. Gray confirmed her first visit to the property was on April 23, 2024, notice was posted on April 30, 2024. The last property visit was April 21, 2025 she found the deck, pool and hot tub were still without a building permit. Ms. Gray stated there is one violation which is development without a permit. County is seeking compliance, 2 years cease and desist with case cost of \$37.02. The property owners stated they are selling the property and were out of town due to death in the family. They will apply for a permit today. Ms. Connie Collins, (Special Master) found the property was in violation and issued the following Orders: Case costs of \$37.02 were Ordered to be paid within 30 days. The property owners were instructed to come into compliance within 20 days of her Order and a cease and desist Order was issued for a period of two years, prohibiting any future violations related to this property. In the event of non-compliance, a fine up to \$250 per day per violation would be imposed.

LIEN HEARING

17. Kimberly J. Lundquist/ Lien Hearing

Attachments: [KIMBERLY LUNDQUIST, CE 2024-048](#)
 [14. CE 2022-004 and 2023-036 Lundquist](#)

Valerie Vicente, (DeSoto County Attorney), presented the County's evidentiary documents into the record for the property located at 11759 SW Pine Ave. The property owner Kimberly Lundquist. Sharon Gray (Code Enforcement Officer), was sworn in and testified regarding the standing previous Order of unauthorized dumping & refuse/ debris and unpaid case costs. She identified the property owner based on the Property Appraiser, Tax Records, and Deed. Prior Special Masters Order was ordered on July 16, 2024. This case has been 144 days out of

compliance. The property owner was not present. Ms. Connie Collins, (Special Master) stated based upon the testimony and evidence presented confirmed that violations had occurred and issued the following orders: Fines for 144 days at \$100 per day, totaling \$14,400. Case costs of \$44.34 making the amount of \$14,444.34. A recorded Lien will be placed within 30 days if the fines and costs remain unpaid. A cease-and-desist Order was issued for a period of 2 years regarding any future violations.

**18. Michelle Smolinski/Lien Hearing
CONTINUED**

Valerie Vicente, (DeSoto County Attorney), presented the County's evidentiary documents into the record for the property located at 2879 NW Rimes Dr. The property owner Michelle Simolinski. Sharon Gray (Code Enforcement Officer), was sworn in and testified regarding the standing previous Order of dumping & refuse/ debris & development without permit and unpaid case costs. She identified the property owner based on the Property Appraiser, Tax Records, and Deed. Prior Special Masters Order was February 16, 2023. This case has been 730 days out of compliance. The property owner was present. Michelle Simolinski stated that her daughter and grandchildren live at this property and the daughter's boyfriend was a junker. She removed the boyfriend and she is working on cleaning the property. She also is working on getting the porch inspected for a permit. There was further discussion regarding the case. Ms. Connie Collins, (Special Master) stated she was going to reserve ruling on this case.

7. Michael Walter Cochara & Jewell M Cochara JT/ROS

Attachments: [COCHARA MICHAEL WALTER & COCHARA JEWELL M, 2024-003 & 22-0238](#)

Valerie Vicente, (County Attorney), presented the County's evidentiary documents into the record concerning the property located at 6233 SW Carlton Ave. Thomas Turnbull, (Code Enforcement Officer), testified regarding expired building permit. He identified the property owner as Michael Walter Cochara & Jewell M Cochara, Mr. Turnbull confirmed his first visit to the property was on April 5, 2022. The prior Special Master Order was entered on January 23, 2025. The last visit was on April 21, 2025 and was still in violation. Mr. Turnbull stated property is 76 days in violation. Mr. Turnbull stated the County is requesting costs be paid as follows: previous case cost \$39.87 and current case cost \$22.58 , total case cost of \$62.47. For a total of \$19,062.47 The property owner was present . Mr. Cochara stated that for past year he has tried to correct the violation, he has asked for extensions. He stated that the county inspected the electrical so FPL could put up the electrical pole which was done. Then, per the County, another inspection was needed which at that time he was told he needed an elevation certificate. He was trying to work with the county to hire a surveyor when he became ill. He is requesting a 60 day extension to correct. Ms. Connie Collins, (Special Master) questioned Mr. Turnbull as to how could the property have power and FPL install a pole without a elevation certificate? Mr. Turnbull was unsure. Ms. Connie Collins, (Special Master) stated she was going to reserve ruling on the case.

LIEN REDUCTION/RELEASE**ADJOURNMENT**

Being no further business, Special Master, Connie Collins adjourned the Hearing at 12:57pm
ATTEST: APPROVED:

Marilyn Padilla
TRANSCRIBING SECRETARY

CONNIE COLLINS
SPECIAL MASTER

NOTE: If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Cc: Special Magistrate, County Attorney, Code Enforcement Department and Transcription Secretary.