

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0256

Minore Joseph

Respondents,

TO: Minore Joseph
5587 Ne River Ridge Ave
ARCADIA FL 34266

RE: 5587 Ne River Ridge Ave, ARCADIA FL 34266

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 **May 22nd, 2025 at 11:00am** 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.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052701588388648

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0256

Minore Joseph

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 Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Minore Joseph, 5587 Ne River Ridge Ave, ARCADIA FL 34266.

1. An inspection on March 27, 2025, Code Officer visited your property located at 5587 Ne River Ridge Ave, ARCADIA FL 34266 described and zoned as: A-10

DeSoto County Tax Parcel Number #07-37-25-0332-0000-006D more particularly described by deed or instrument number #201614003278 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Primitive Tent Camping for recreation.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-126 (1) (14) (i) (ii) (iii) (iv), 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 March 28, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Cease and desist the prohibited use for your zoning district. Cease all prohibited operations on your property. You may contact the Planning and Zoning Department for assistance in finding a remedy.. 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.

Emanuel Barajas
Code Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this _____ day of _____, _____ Affiant is personally known to me.

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 N/A	Respondents Name <u>Minore Joseph</u>	Case # <u>25 - 0256</u>
	Site Address <u>5547 NE River Ridge Ave</u>	
	Respondent's Mailing Address _____	
✓	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	
N/A	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	
N/A	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:

_____ 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

LDR Sec 20-126 (i) (iv) (i) (ii) (iii) (iv) Primitive Tent
Camping. Camping Business in A-10 property.

Officers' Name _____

Special Master Hearing on: May 22, 2025

Reviewed by [Signature]

Date: 4/28/25

SMCE 25-0256

Code Enforcement Case: CE-25-0256

Entered on: 03/27/2025 3:28 PM

Printed on: 04/28/2025

Topic: Prohibited Uses/Structures

Status: Open - N2C issued/Posted

Due Date: 04/28/25

Assigned To: Emanuel Barajas

Initiated by: Citizen

Area #: A-10

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name: Minore Joseph

Address: 5587 Ne River Ridge Ave , 34266

Phone:

Cell #:

APN : 07-37-25-0332-0000-006D

Owner Information

Owner Name: Minore Joseph

Address: 5587 Ne River Ridge Ave

Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Emanuel Barajas	03/27/2025	8:05 am	Request 5067-Michelle Bennet - Property owner is running a camping/overnight lodging business on his property. Advertised a Area 61 camping on https://www.hipcamp.com/en-US/land/florida-area-61-camping-nelhmkrw?adults=1&children=0&srid=2fbfe2f3-c848-4f54-b14e-23c8588322d4 .
Inspection / Site Visit	Emanuel Barajas	03/27/2025	2:32 pm	Property is running a camping/lodging business. Pictures taken match with online advertisement of the property.
Notice of Violation	Emanuel Barajas	03/28/2025	8:49 am	> Inspection Time:2:32 pm, Send to (Owner - Cert no=9589071052700462265426), Extra days(0)
Mail and Post Notice to Correct Violation	Emanuel Barajas	03/28/2025	9:39 am	Mailed and posted N2C violation. Took pictures.
Return Receipt Received	Emanuel Barajas	04/08/2025	11:10 am	Green card signed and returned by owner.
Submitted for Special Master Review and approval	Emanuel Barajas	04/28/2025	2:32 pm	Turn in for review.

Violations

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-126 (1) (14) (i) (ii) (iii) (iv) - Primitive Tent Camping for recreation		Open	
1	Corrections Required:Cease and desist the prohibited use for your zoning district. Cease all prohibited operations on your property. You may contact the Planning and Zoning Department for assistance in finding a remedy.			

Additional Addresses

Address Type:Complainant

Name:Michelle Bennet

Address:1104 NW Riverwood Rd

Arcadia, FL 34266

Phone:(863) 990-4178 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT CASE

CASE NUMBER: CE-25-0256

Name	MINORE JOSEPH	
Property Address	5587 NE RIVER RIDGE AVE	
Zoning	A-10	
Violation (1)	LDR-20-126 PRIMITIVE TENT CAMPING FOR RECRE	0
Violation (2)	0	0

CASE NOTES

3/27/2025 COMPLAINT RECEIVED
3/27/2025 SITE INSPECTION IN VIOLATION, TOOK PICTURES
3/28/2025 MAILED AND POSTED N2C VIOLATION, TOOK PICTURES.
4/28/2025 PROPERTY IS STILL RUNNING CAMPING BUSINESS
4/28/2025 SUBMIT FOR REVIEW AND APPROVAL

Special Master Order

_____ Violation founded _____ Owner Present _____
Correct violations within __ _days of date of hearing
C & D for two years: __Yes __ No.
\$ _____Fine per day, per violation.
Cost of \$_____ to be paid in _____ days.

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 07-37-25-0332-0000-006D (15545) >>

Owner & Property Info

Owner	MINORE JOSEPH 5587 NE RIVER RIDGE AVE ARCADIA, FL 34266
Site	5587 NE RIVER RIDGE AVE, ARCADIA
Description*	RIVER ACRES PARCEL 6D MPDAF:BEG SE COR OF N1/2 OF GOVT LOT 2 IN SW1/4 TH N 0D38M20S W 1650 FT TO POB TH CONT SAME LI 330 FT TH S 88D42 M02S W 184.80 FT TH S 0D38M20S E 330 FT TH N 88D42M02S E 184.80 FT TO POB SUBJ TO 10 FT ESMT ON N & 66 FT ESMT ON E INST: ...more>>>
Area	1.4 AC
Use Code**	SINGLE FAMILY (0100)
S/T/R	07-37-25
Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

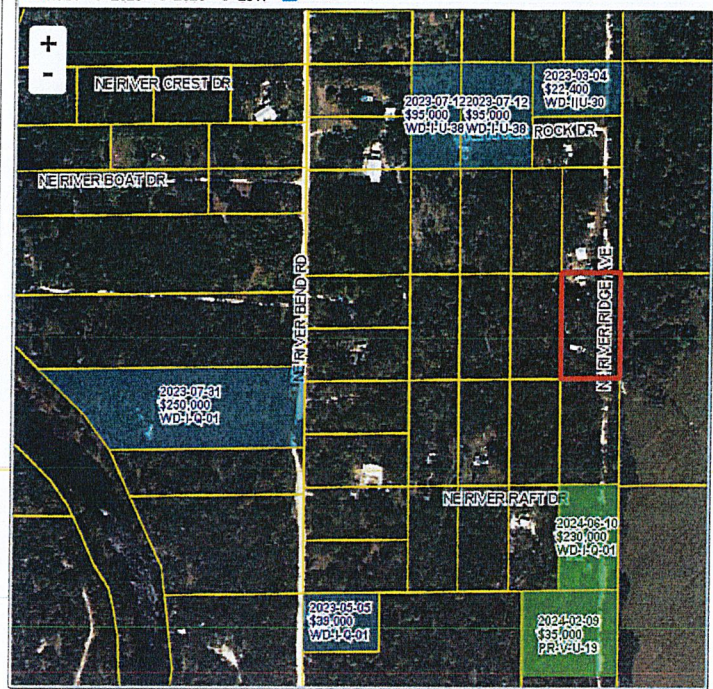
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$28,000	Mkt Land	\$28,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$57,653
XFOB	\$408	XFOB	\$2,754
Just	\$28,408	Just	\$88,407
Class	\$0	Class	\$0
Appraised	\$28,408	Appraised	\$88,407
SOH/10% Cap	\$22,273	SOH/10% Cap	\$21,655
Assessed	\$28,408	Assessed	\$88,407
Exempt	\$0	Exempt	\$0
Total	county:\$6,135	Total	county:\$66,752
Taxable	other:\$6,135 school:\$28,408	Taxable	other:\$66,752 school:\$88,407

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
6/30/2016	\$30,000	201614003278	WD	V	Q	05 (Multi-Parcel Sale) - show
11/30/2007	\$100	200814000931	PR	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	EFF APT (2600)	2023	756	1077	\$57,221

*Bldg Desc determinations are used by the Property Appraiser's 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
2040	WD DECK	2018	\$396.00	150.00	0 x 0
2040	WD DECK	2018	\$227.00	86.00	x
2040	WD DECK	2018	\$106.00	40.00	x
2040	WD DECK	2023	\$392.00	144.00	12 x 12
1999	SHED-UC	2023	\$760.00	64.00	8 x 8
1150	DOCK-WD	2018	\$999.00	185.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.400 AC	1.0000/1.0000 1.0000/ /	\$20,000 /AC	\$28,000	A-10

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

© 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: 3/27/2025 and may not reflect the data currently on file at our office.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
2600		01		837		110		2000		68.88		57,653		2023		2023		2023		0		0		0		0.00		100.00	
1 EFF APT - 0% - 2024		Heated Area: 756		HX Base Yr																									
Exterior Wall		08 WD ON PLY 100		Roof Structure		01 FLAT 100		Roof Cover		12 METAL 100		Interior Wall		02 WALL BD/WD 100		Interior Floor		02 MIN PLYWD 100		Air Condition		03 CENTRAL 100		Heating Type		04 AIR DUCTED 100			
Bedrooms		0 100		Bathrooms		1 100		Frame		02 WOOD FRAME 100		Stories		1 100		Architectural		01 100		Units		0 100							
Quality				03 AVERAGE				DOR CODE				0100 SINGLE FAMILY				MAP NUM		300204.00		1.00/		03							
NEIGHBORHOOD		LOC		PCT OF BASE AREA		SUBAREA MARKET VALUE		TOTAL GROSS AREA		TOTAL ADJ AREA		TOTAL GROSS AREA		TOTAL ADJ AREA		TOTAL GROSS AREA		TOTAL ADJ AREA		TOTAL GROSS AREA		TOTAL ADJ AREA		TOTAL GROSS AREA		TOTAL ADJ AREA			
BAS		756		100		52,073		756		100		52,073		756		100		52,073		756		100		52,073		756			
STP		56		25		964		14		14		964		14		14		964		14		14		964		14			
STP		70		25		1,240		18		18		1,240		18		18		1,240		18		18		1,240		18			
STP		91		25		1,584		23		23		1,584		23		23		1,584		23		23		1,584		23			
STP		104		25		1,791		26		26		1,791		26		26		1,791		26		26		1,791		26			
TOTALS		1,077		837		57,653																							
EXTRA FEATURES																													
L N		OB/XF		DESCRIPTION		BLD CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q			
1		2040		WD DECK		0		0		0		150.00		SF		2.75		2.75		100		2018		2018		3			
2		2040		WD DECK		0		0		0		86.00		SF		2.75		2.75		100		2024		2018		98			
3		2040		WD DECK		0		0		0		40.00		SF		2.75		2.75		100		2024		2018		98			
4		2040		WD DECK		0		0		12		144.00		SF		2.75		2.75		100		2024		2023		99			
5		1994		SHED-AS		0		8		8		64.00		SF		9.25		9.25		100		2024		2023		99			
6		1150		DOCK-WD		0		0		0		185.00		SF		6.00		6.00		100		2024		2018		93			
L N		USE CODE		CLS		SFR		C		SFR		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT D		TOT ADJ		UNIT PRICE			
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1		0100		C		SFR		0		A-10		0.00		0.00		1.40		AC		1.00		20,000.00		28,000 FLOOD		2023			
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L N		CLD		SFR		C		SFR		C		SFR																	

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1304900 2024

R 07-37-25-0332-0000-006D

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$508.34
COUNTY LAW ENF	.0024399	\$162.87
SCHOOL LRE	.0030960	\$273.71
SCHOOL DISC	.0022480	\$198.74
SOUTHWEST WATER MGMT	.0001909	\$12.74
TOTAL AD-VALOREM:		\$1,156.40

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: \$1,628.03

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

5587 NE RIVER RIDGE ARCADIA 34266

MINORE JOSEPH
5587 NE RIVER RIDGE AVE
ARCADIA , FL 34266

1.400 ACRES
RIVER ACRES
PARCEL 6D MPDAF:BEG SE COR OF
N1/2 OF GOVT LOT 2 IN SW1/4 TH
N 0D38M20S W 1650 FT TO POB TH

FACR MKT VALUE	\$88,407.00	DIST	7
ASSESS	\$66,752.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$66,752.00		

**** PAID ****

Last Payment: 12/16/2024 Receipt Number: 101218

Amount Collected: \$1,579.19 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
07372503320000006D R		2024	\$1,156.40	\$471.63	12/16/2024	\$1,579.19	\$0.00
07372503320000006D R		2023	\$216.22	\$38.00	12/5/2023	\$246.59	\$0.00
07372503320000006D R		2022	\$214.15	\$38.00	12/17/2024	\$394.35	\$0.00
07372503320000006D R		2021	\$133.77	\$38.00	12/3/2021	\$166.62	\$0.00
07372503320000006D R		2020	\$79.03	\$38.00	12/22/2020	\$113.52	\$0.00
07372503320000006D R		2019	\$79.60	\$38.00	11/12/2019	\$112.90	\$0.00
07372503320000006D R		2018	\$72.88	\$38.00	12/20/2018	\$107.55	\$0.00
07372503320000006D R		2017	\$70.81	\$28.00	2/16/2018	\$97.82	\$0.00
07372503320000006D R		2016	\$72.11	\$28.00	12/7/2016	\$97.11	\$0.00
07372503320000006D R		2015	\$77.30	\$30.00	3/14/2016	\$107.30	\$0.00
07372503320000006D R		2014	\$70.48	\$30.00	3/12/2015	\$100.48	0.00

\$18.50 Rec

\$210.00



Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Inst:201614003278 Date:7/5/2016 Time:3:36 PM

Doc Stamp-Deed:210.00

CL DC, Ashley S. Coone, Desoto County Page 1 of 2

Property Appraisers Parcel I.D. (Folio) Number(s):
07-37-25-0332-0000-0060, 07-37-25-0332-0000-006B, 07-37-25-0332-0000-006C, and
07-37-25-0332-0000-006D
File No.: 2016-26479

WARRANTY DEED

This Warranty Deed, Made the 30th day of June, 2016, by Ron Chris Conner, whose post office address is: 2626 W 10th Ave., Bradenton, FL 34205, hereinafter called the "Grantor", to Joseph Minore, whose post office address is: 4000 Quayside Ter. Ph #8, Miami Shores, FL 33133, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto County, Florida**, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The 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 member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Pamela J. Mason

Printed Name: PAMELA J. MASON

Witness Signature: Ron Chris Conner

Printed Name: Ron Chris Conner

Witness Signature: Stephanie M. Paradis

Printed Name: Stephanie M. Paradis

State of Florida

County of Desoto

The foregoing instrument was acknowledged before me this 30th day of June, 2016 by Ron Chris Conner, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature
Printed Name: Lois A. Guide

My Commission Expires: 8/24/2018
(SEAL)

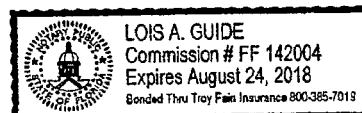


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 6-A, RIVER ACRES, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North ½ of Government LOT #2 of Section 7, Township 37 South, Range 25 East, DeSoto County, Florida; thence N 00 degrees 38'20" W along the East line of said tract, 1650 feet; thence S 88 degrees 42'02" W, 501.60 feet to the Point of Beginning; thence continue same line, 158.40 feet; thence N 00 degrees 38'20" W, 330 feet; thence N 88 degrees 42'02" E, 158.40 feet; thence S 00 degrees 38'20" E, 330 feet to the Point of Beginning.

AND

PARCEL 6-B, RIVER ACRES, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North ½ of Government LOT #2 of Section 7, Township 37 South, Range 25 East, DeSoto County, Florida; thence N 00 degrees 38'20" W along the East line of said tract, 1650 feet; thence S 88 degrees 42'02" W, 343.20 feet to the Point of Beginning; thence continue same line, 158.40 feet; thence N 00 degrees 38'20" W, 330 feet; thence N 88 degrees 42'02" E, 158.40 feet; thence S 00 degrees 38'20" E, 330 feet to the Point of Beginning. Subject to a ten (10') foot easement along the North side for road, drainage and utilities.

AND

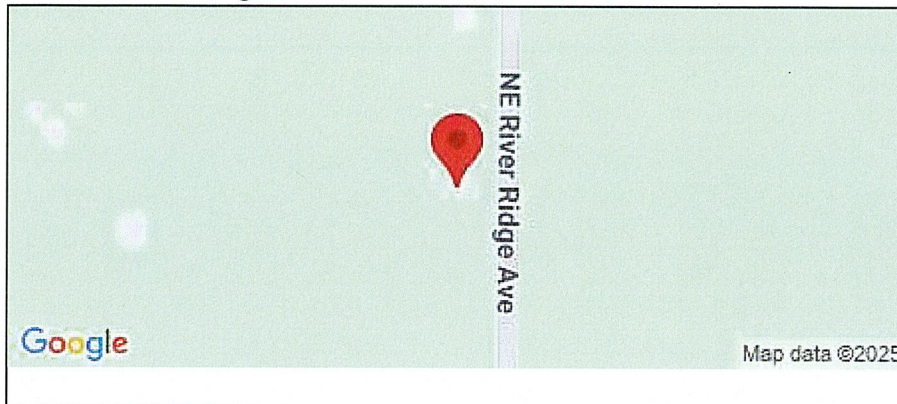
PARCEL 6-C, RIVER ACRES, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North ½ of Government LOT #2 of Section 7, Township 37 South, Range 25 East, DeSoto County, Florida; thence N 00 degrees 38'20" W along the East line of said tract, 1650 feet; thence S 88 degrees 42'02" W, 184.20 feet to the Point of Beginning; thence continue same line, 158.40 feet; thence N 00 degrees 38'20" W, 330 feet; thence N 88 degrees 42'02" E, 158.40 feet; thence S 00 degrees 38'20" E, 330 feet to the Point of Beginning. Subject to a ten (10') foot easement along the North side for road, drainage and utilities.

AND

PARCEL 6-D, RIVER ACRES, an unrecorded plat of DeSoto County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the North ½ of Government LOT #2 of Section 7, Township 37 South, Range 25 East, DeSoto County, Florida; thence N 00 degrees 38'20" W along the East line of said tract, 1650 feet to the Point of Beginning; thence continue same line, 330 feet; thence S 88 degrees 42'02" W, 184.80 feet; thence S 00 degrees 38'20" E, 330 feet; thence N 88 degrees 42'02" E, 184.80 feet to the Point of Beginning. Subject to a ten (10') foot easement along the North side and a sixty-six (66') foot easement along the East side for road, drainage and utilities.

Request: 5067 Entered on: 03/27/2025 08:05 AM By: Emanuel Barajas**Customer Information****Name:** Michelle Bennet
Address: 1104 NW Riverwood Rd
Arcadia, FL 34266**Phone:** (863) 990-4178
Alt. Phone:
Email:**Request Classification****Topic:** Prohibited Use
Status: Closed
Assigned to: Emanuel Barajas
Property Address: 5587 NE River Ridge Ave**Request type:** Complaint
Priority: Normal
Entered Via: Phone**Property APN:** 07-37-25-0332-0000-006D**Description**

Property owner is running a camping/overnight lodging business on his property. Advertised a Area 61 camping on <https://www.hipcamp.com/en-US/land/florida-area-61-camping-nelhmkrw?adults=1&children=0&srid=2fbfe2f3-c848-4f54-b14e-23c8588322d4>.

Reason Closed

Turned into case, CE-25-0256.

Date Expect Closed: 03/28/2025**Date Closed:** 03/27/2025 3:49 PM **By:** Emanuel Barajas**Enter Field Notes Below****Notes:**

Notes Taken By:**Date:**

Sec. 20-126. - Agricultural 10 District (A-10).

The intent of the Agricultural 10 District (A-10) is primarily agricultural, pastoral, the extraction or processing of non-phosphate minerals, and low-density residential development. This district is designed to accommodate traditional agricultural uses and conservatory measures, where appropriate, while protecting the rural areas of the County. The regulations in this district are intended to permit a reasonable use of the property, at a gross density of one dwelling per ten acres. At the same time, the intent is to prevent the creation of conditions which would endanger damage or destroy the agricultural base of the County, the environmental resources of the County, the potable water supply and the wildlife resources. The first priority of this district is agricultural uses.

(1) *Uses and structures.* No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

a. *Permitted uses and structures (allowable without the need for any other use or structure).*

1. One single-family dwelling or residentially designed manufactured home per parcel; family day care home.
2. Agricultural uses and related uses, such as, but not limited to: animal breeding, training, stabling; bee keeping; livestock grazing; field crops; fruit and nut production; forestry; gardening; aquaculture and commercial fisheries; aviary; egg and milk production; poultry production; citrus packing; feed lots; livestock sales facilities.
3. Wildlife management areas, plant and wildlife conservancies, refuges and sanctuaries for domestic or non-exotic animals; botanical gardens.
4. Wholesale plant nurseries, greenhouses, and accessory of garden supplies.
5. Sale of agricultural products, roadside produce stands.
6. Utility grade solar plant solar facility in compliance with F.S. 163.3205, as amended.
7. Agricultural buildings, such as, but not limited to, barns, feed storage sheds, animal storage buildings, and agricultural equipment storage buildings.
8. Agricultural support mobile home (one only) on a parcel of land no smaller than 40 acres, having an agricultural classification for ad valorem tax purposes, and occupied by a family supporting the agricultural operation.
9. Bed and breakfast, agri-tourism related development.
10. Veterinary hospital and clinic.
11. Wholesale agricultural produce transfer stations (temporary use or permanent).
12. Hunting cabin on a parcel of land no smaller than 40 acres.
13. Private docks.
14. Primitive tent camping for recreational, noncommercial purposes, that:

- (i) Is provided to the general public without a fee;
 - (ii) Is provided to the general public without any associated water and/or sanitary facilities or improvements;
 - (iii) Has a maximum of two primitive camping sites per acre; and
 - (iv) Is limited to no more than seven days per calendar month per campsite.
15. The parking or storage of agricultural equipment and vehicles used for bona fide agricultural purposes by the property owner or lessee.
 16. A banquet hall provided it is on property with a minimum size of 15-acres.
 17. Electric substation in compliance with F.S. 163.3208, as amended.

b. *Accessory uses and structures.*

1. Accessory uses and structures which are incidental to and customarily associated with uses permitted in the district.
2. Home occupations.
3. Country clubs, tennis courts.
4. Temporary occupancy of mobile home, RV, or accessory structure (see Section 20-728(c)).
5. Guest house (see Section 20-660).
6. Medical hardship mobile home (see Section 20-728(e)).
7. Cemeteries, as an accessory use to a place of worship (see Section 20-689 (a), (b) and (c)).
8. Solar facility accessory uses may include administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

c. *Special exception uses and structures.*

1. Agriculturally related processing, canning or packing plant; wineries that sell wine that is fermented on site; slaughterhouses; sawmills; headquarters for off-site agricultural operations; agricultural support housing (see Section 20-664).
2. Aviation facilities.
3. Communication transmitting and receiving facilities, non-occupied; minimum setback from any property boundary line equal to 100 percent of proposed tower height.
4. Drag strips and race tracks.
5. Oil and gas exploration, extraction, production and processing, sanitary landfills.
6. Firing range (indoor or outdoor).
7. Kenneling.

8. Place of worship.
9. Recreation and leisure, such as, but not limited to, parks and playgrounds; sports arenas; community and recreation centers; libraries; museums; marinas and/or boat rental facilities; zoo; sale of alcoholic beverages in connection with a restaurant in a golf course clubhouse.
10. Accessory apartment.
11. Golf course.
12. Excavation (other than phosphate) and related processes, earthmoving.
13. Funeral homes, refrigeration facilities as defined in F.S. § 497.005(68).
14. Parking or storage of commercial vehicles or equipment by a person engaged in the business of commercial repair of such vehicles or equipment in accordance with section 20-98(d).
15. Family cemeteries (see Section 20-689(d)).
16. Other similar uses which are comparable in nature with the foregoing.

d. *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication allowed herein.

(2) *Development standards.*

- a. Minimum lot area: ten acres, unless otherwise specified.
- b. Minimum lot width: 300 feet.
- c. Minimum yard requirements:
 1. Front yard: 50 feet.
 2. Side yard: 30 feet.
 3. Rear yard: 50 feet.
- d. Accessory structure setback requirements:
 1. Side yard: five feet.
 2. Rear yard: five feet.
 3. Front yard: Accessory structures are not permitted in the front yard except for solar facility accessory uses.
- e. Maximum density: one dwelling unit per ten acres.
- f. Maximum impervious lot coverage: unrestricted.

(LDR, § 2304; Ord. No. 2012-01, § 2304, 5-22-2012; Ord. No. 2014-05, att. A, § 35, 10-28-2014; Ord. No. 2014-06, § 9, 10-28-2014; Ord. No. 2018-6, § 5, 3-27-2018; Ord. No. 2018-7, § 6, 3-27-2018; Ord. No. 2019-7, § 3, 6-25-2019; Ord. No. 2021-12, § 4, 12-14-2021; Ord. No. 2024-003, § 2, 5-28-2024; Ord. No. 2024-005, § 2, 6-25-2024)



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

Minore Joseph
5587 Ne River Ridge Ave
Arcadia, FL 34266

RE: 5587 Ne River Ridge Ave
PIN #: 07-37-25-0332-0000-006D
Case No: CE-25-0256

Date: March 28, 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. 20-126 (1) (14) (i) (ii) (iii) (iv) Primitive Tent Camping for recreation: Primitive tent camping for recreational, noncommercial purposes, that: (i) Is provided to the general public without a fee; (ii) Is provided to the general public without any associated water and/or sanitary facilities or improvements; (iii) Has a maximum of two primitive camping sites per acre; and (iv) Is limited to no more than seven days per calendar month per campsite.

Facts constituting violation (including date, time, and place of violation): On March 27, 2025 at 2:32 pm, the property located at 5587 Ne River Ridge Ave was visited and revealed the following:

A-10 zoning of the property does not allow for commercial camping/lodging. Property matches the webpage advertising the property to consumers.

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

Cease and desist the prohibited use for your zoning district. Cease all prohibited operations on your property. You may contact the Planning and Zoning Department (863)-993-4811 for assistance in finding a remedy.

Due by: April 28, 2025

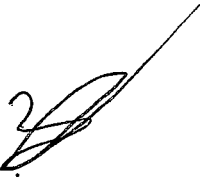
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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

A handwritten signature in black ink, appearing to be 'Emanuel Barajas', written over a horizontal line.

Emanuel Barajas
Code Officer

Certified Mailing Number: 9589071052700462265426

92 4592 2940 0225 0120 6856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL POST OFFICE	
Certified Mail Fee \$	4.85
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	.69
Total Postage and Fees \$	9.64
MINORE JOSEPH 5587 NE RIVER RIDGE AVE ARCADIA, FL 34266	
28-0256	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

SENDER: COMPLETE THIS SECTION	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	
1. Article Addressed to:	
MINORE JOSEPH 5587 NE RIVER RIDGE AVE ARCADIA, FL 34266	
9590 9402 8961 4064 9628 74	
2. Article Number (Transfer from service label)	
9589 0710 5270 0462 2654 26	
PS Form 3811, July 2020 PSN 7530-02-000-9053	

COMPLETE THIS SECTION ON DELIVERY	
A. Signature	☒
B. Received by (Printed Name)	JOSEPH MINORE
C. Date	4/1
D. Is delivery address different from item 1? If YES, enter delivery address below:	
☐	
3. Service Type	
☐ Adult Signature	☐ Priority Mail
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Signature C
☐ Certified Mail Restricted Delivery	☐ Signature Restricted Delivery
☐ Collect on Delivery	☐ Signature Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Signature Restricted Delivery
4. Mail Restricted Delivery	
☐ Mail Restricted Delivery	
Domestic Return	



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

NOTICE TO CORRECT VIOLATION

Minore Joseph
5587 Ne River Ridge Ave
Arcadia, FL 34266

RE: 5587 Ne River Ridge Ave
PIN #: 07-37-25-0332-0000-006D
Case No: CE-25-0256

Date: March 28, 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. 20-126 (1) (4) (i) (ii) (iii) (iv) Primitive Tent Camping for recreation: Primitive tent camping for recreational, noncommercial purposes, that: (i) Is provided to the general public without a fee; (ii) Is provided to the general public without any associated water and/or sanitary facilities or improvements; (iii) Has a maximum of two primitive camping sites per acre; and (iv) Is limited to no more than seven days per calendar month per campsite.

Facts constituting violation (including date, time, and place of violation): On March 27, 2025 at 2:32 pm, the property located at 5587 Ne River Ridge Ave was visited and revealed the following:

A-10 zoning of the property does not allow for commercial camping/lodging. Property matches the webpage advertising the property to consumers.

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

Due by: April 28, 2025

Cease and desist the prohibited use for your zoning district. Cease all prohibited operations on your property. You may contact the Planning and Zoning Department (863)-993-4811 for assistance in finding a remedy.

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, you may be heard by a Special Magistrate. If the code inspector, the case may be presented to the Special Magistrate if the violation is not corrected by the time specified.

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

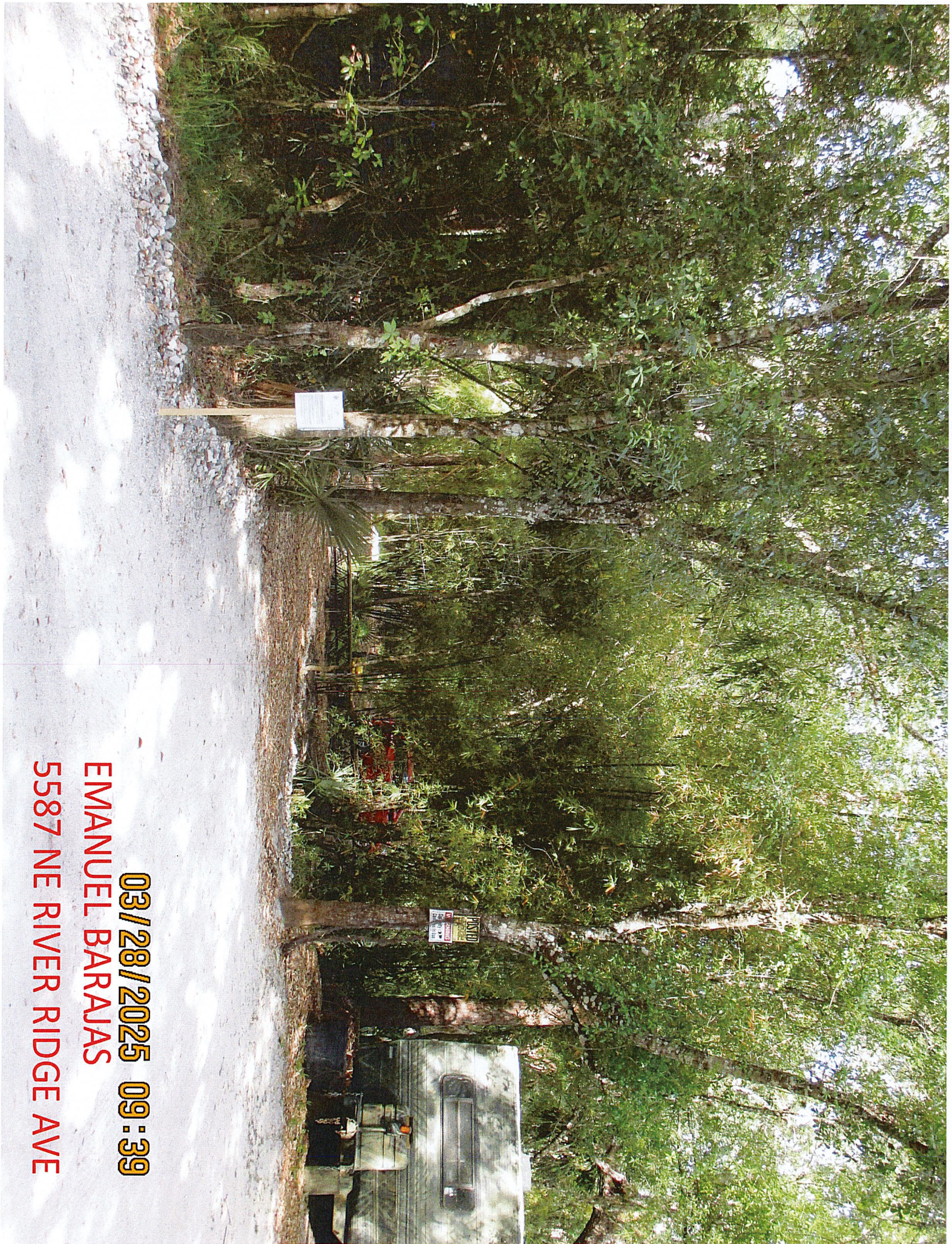
If you feel that you are not in violation, you may submit a request in writing to this department for a hearing. If you are not in violation, you may submit a request in writing to this department for a hearing. If you are not in violation, you may submit a request in writing to this department for a hearing.

Office DEPOT

03/28/2025 09:38

EMANUEL BARAJAS

5587 NE RIVER RIDGE AVE



03/28/2025 09:39

EMANUEL BARAJAS

5587 NE RIVER RIDGE AVE



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, Emanuel Barajas, duly sworn, deposes and says: That on 3-28-25 @ 9:39 am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Minore Joseph
5587 Ne River Ridge Ave
Arcadia, FL 34266

at the following location(s): 5587 Ne River Ridge Ave

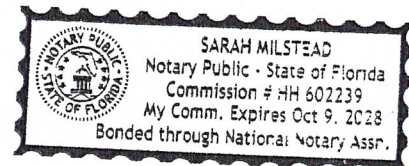
I declare under penalty of perjury that the forgoing is true and correct.

DATE: March 28, 2025

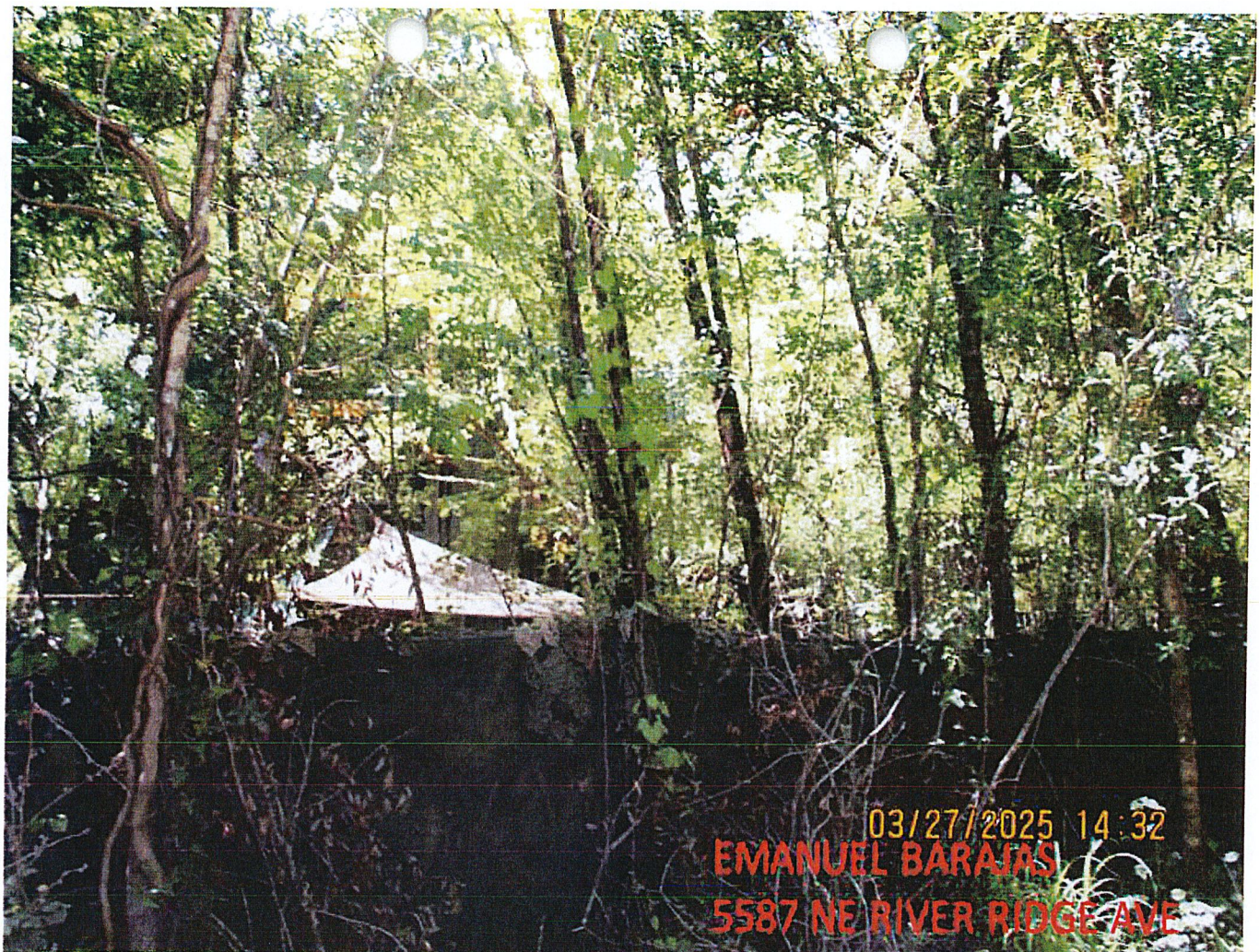
affiant

Sworn to and subscribed before me this 28th day of March, 2025 by
Emanuel Barajas who is personally known OR Produced Identification

Notary Public







03/27/2025 14:32
EMANUEL BARAJAS
5587 NE RIVER RIDGE AVE



03/27/2025 14:33
EMANUEL BARAJAS
5587 NE RIVER RIDGE AVE





03/27/2025 14:35
EMANUEL BARAJAS
5587 NE RIVER RIDGE AVE



03/27/2025 14:34
EMANUEL BARAJAS
5587 NE RIVER RIDGE AVE

65 / 100



 Patricia S. · February 2024

[Helpful](#)

[Area 61 Camping](#)

1 / 29

Area 61 Camping (RVs)

👍 98% • 19 reviews • Arcadia, De Soto, Florida

Vehicle site • Sleeps 5

3 dispersed sites

Area 61 camping is a Natural wetland area located near the Peace River with access boat ramp.

We have a wide variety of wildlife that visits the property including white tail deer, turkey, alligators, otters, armadillos and all types of birds including owls. Pets are allowed but must be restrained to protect the wild life and the quieter you are the more wildlife you will see. We als...

[Show more](#)

RV details

 Toy haulers, Pop-up campers, Class B RVs, Campervans, and Cars allowed

 Vehicles under 20 feet allowed

Depending on the size of your camper you can pull in or back in.

3 sites

from \$75 / night

1 guest

Chat Support

Area 61 Camping



Surface levelness: Flat
Compacted fine paver gravel.



No Travel trailers, Fifth wheels, Class A RVs, and Class C RVs



Electrical hookup available
Less than 30 amps



Water hookup available



No sewage hookup



No TV hookup



Generators not allowed

[Show less](#)

What this site offers



Campfires allowed



Toilet available



Pets allowed



Showers available

[Show more](#)

Things to know

Getting there

Check in: After 1:00 PM

Check out: Before 12:00 PM

On arrival: Meet with Host

Cancellation policy: Super Strict

Minimum nights: 1 night

Accepts bookings: 12 months out



Park at listing



No wheelchair access



Max 2 vehicles

3 sites

from **\$75** / night

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of photos @ \$.15 per photo	25	\$	3.75
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
TOTAL			\$	23.03

X	PROPERTY CARD
X	TAX RECORD
X	DEED

		Accepted	Rejected
4/8/2025	N2C GREEN CARD RETURN DATE	X	
	HEARING GREEN CARD RETURN DATE		

Area 61 Camping



Inclusion policy

We have a zero-tolerance policy against discrimination at Hipcamp. We are committed to helping our Host and Hipcamper communities be inclusive.

Hosted by Joseph M.

Joined in May 2022



Contact host

Map



Expand map

👍 98%

20 ratings · 19 reviews

🔍 Search reviews



Dennis K.

2 reviews

👍 Recommends · March 2025

Great spot

16 ft pop-up camper · [Area 61 Camping \(RVs\)](#)

Joe has great place. Tent sites are particularly nice. The 2 camper sites are pretty close together. Would visit again.



Deanna A.

2 reviews

👍 Recommends · February 2025

20 ft toy hauler · [Area 61 Camping \(RVs\)](#)

Wooded RV camping! Great little gem. Great secluded tent sites too! Joseph was a chill guy.

3 sites

from \$75 / night

Area 61 Camping

My wife and I had a wonderful weekend getaway. The place had all the charm and necessary services for camping. We would come back with friends Thanks Joseph for your hospitality

Show all 19 reviews

3 sites

from \$75 / night



About

Area 61 is a natural 5 acre property with a creek that feeds into the Peace River. We have many different types of wild life that visit including white tail deer, turkeys, alligators, otters, armadillos and all types of birds including owls.

We also have access to the Peace River for canoeing and kayaking trips.

Along the creek we also have several terraced waterfalls that provide a wonderful wetland area for the wildlife.

Other things to note

Area 61 camping is a Natural wetland area located near the Peace River. We have a wide variety of wildlife that visits the property, including white tail deer, turkey, alligators, otters, armadillos, and all types of birds, including owls. Pets are allowed but must be restrained to protect the wildlife, and the quieter you are, the more wildlife you will see. We also have Alligators that live in the stream that runs through the property, so do not dangle your feet in the creek. We look forward to meeting you and we're sure you'll enjoy your stay.

You can rent 4 tiki torches for 10\$.

Arrival ends at 6 PM, and check-in begins again at 1PM. the next day. Arrivals after hours will not be accepted. Cancellation refunds will not be provided 48 hours before your scheduled date without a reasonable explanation for complicated circumstances.