

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0654

BUCKNER JOHN WILLIAM

Respondents,

TO: BUCKNER JOHN WILLIAM
1123 SE FIFTH AVE
ARCADIA FL 34266

RE: 1123 SE FIFTH 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 22, 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: 9589071052701588384404

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0654

BUCKNER JOHN WILLIAM

Respondents,

AFFIDAVIT OF VIOLATION

(LDR Sect. 20-1581(b))

STATE OF FLORIDA)
COUNTY OF DESOTO)

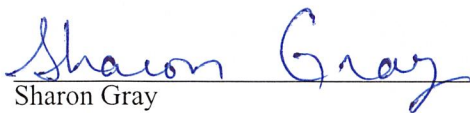
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: BUCKNER JOHN WILLIAM, 1123 SE FIFTH AVE, ARCADIA FL 34266.

1. An inspection on April 8, 2025, Code Enforcement Officer visited your property located at 1123 SE FIFTH AVE, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #06-38-25-0204-0160-0090 more particularly described by deed or instrument number #201314001720 of the Official Records of DeSoto County, Florida.

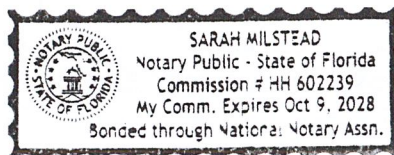
2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Prohibited RMF-M , Refuse and debris , Overgrown , Farm animals 4 H / FFA , Prohibited CE , Parking and Storage of Certain Vehicles and Trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec. 20-131 d , LDR Sec. 20-1616 (a)(3) , LDR Sec. 20-1616 (a)(5)(e) , LDR Sec. 20-728(g) , LDR Sec. 20-138 d , LDR Sec. 20-97 (b), 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 July 30, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove all garbage, refuse, rubbish, junk, and debris from the property. , Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process. , Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly , Mow and maintain the property , Remove un-permitted animal(s) from your property or if your animal(s) are part of 4H or FFA contact The Development Department to remedy the issue through the zoning and permitting process , Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process. , Remove the unauthorized travel trailer for 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 16th day of April, 2025 Affiant is
personally known to me.

Sarah
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>John William Buckner</u>	Case # <u>24-0654</u>
	Site Address <u>1123 SE Fifth 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	
✓	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:

DCCO 11-302 Unauthorized Dumping
LDR Sec 20-131 d Prohibited RMF-M
LDR Sec 20-1616(a)(3) Refuse & Debris

_____ 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 LDR Sec 20-1616(a)(5)(e) Overgrown

Special Instructions

LDR Sec 20-728(g) Farm Animals
LDR Sec 20-97 Parking & Storage of
Certain vehicles & trailers

Officers' Name Sharon Gray

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 4/15/25

SMCE 24-0654

CODE ENFORCEMENT CASE

CASE NUMBER: 24-654

Name	JOHN WILLIAM BUCKNER		
Property Address	1123 SE FIFTH AVE		
Zoning	RMF-M		
Violation (1)	DCCO SEC 11-302 UNAUTHORIZED DUMP	LDR S	LDR SEC 20-131 D PROHIBIT RMF-M
Violation (2)	LDR SEC 20-1616 (A)(3) REFUSE & DEBRIS	LDR S	LDR SEC 20-1616 (A)(5)(E)OVERGRO
Violation (3)	LDR SEC 20-728 (G) FARM ANIMALS 4H/FFA	LDR S	LDR SEC 20-97 (B) PARKING & STOR

CASE NOTES

6/13/2024	COMPLAINT RECEIVED
7/19/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
7/30/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
8/19/2024	RECEIVED SIGNED GREEN CARD
8/19/2024	SITE VISIT, PHOTOS TAKEN, SOME PROGRESS BEING MADE, IN VIOLATION
8/30/2024	SITE VISIT, PHOTOS TAKEN, SOME PROGRESS BEING MADE, IN VIOLATION
9/23/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
12/10/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/3/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION, SET UP FOR SPECIAL MASTERS
1/28/2025	RECEIVED COMPLAINT FROM THE SHERIFF'S DEPT
1/28/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION, SET UP FOR SPECIAL MASTERS
1/30/2025	RECEIVED CAD FROM THE SHERIFF'S DEPARTMENT
3/7/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
4/8/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
4/15/2025	TURN IN FOR SPECIAL MASTERS

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.

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	72	\$	10.80
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	30.08

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

Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-24-0654

Entered on: 06/13/2024 00:00

Printed on: 04/16/2025

Topic: Garbage and Debris

Status: Open - N2C issued/Posted

Due Date: 05/05/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: RMF-M

Hearing Date: 05/22/2025

Hearing Time: 11:00 am

SM Case No: 24-0654

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1123 SE FIFTH AVE , 34266

Phone:

Cell #:

APN : 06-38-25-0204-0160-0090

Owner Information

Owner Name: BUCKNER JOHN WILLIAM

Address: 1123 SE FIFTH AVE
ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	06/13/2024	12:47 pm	Request 4510-JOHN GAMELLI - Has animals, overgrown grass, and they are living in a camper and bus, and they are going to the bathroom outside where it is visible to children.
Inspection / Site Visit	Sharon Gray	07/19/2024	2:50 pm	Site visit photos taken in violation. There are chickens and garbage & debris. There is a motor coach and multiple travel trailers I cannot tell if they are hooked up. A gentleman came out and spoke to me while I was there. He asked why I was taking pictures and I told him why.
Notice of Violation	Sharon Gray	07/30/2024	9:07 am	> Inspection Time:2:49 pm, Send to (Owner - Cert no=9589071052701588382981), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	07/30/2024	2:36 pm	Posted & mailed notice to correct photos taken
Return Receipt Received	Sharon Gray	08/19/2024		Received signed green card
Inspection / Site Visit	Sharon Gray	08/19/2024	2:33 pm	Site visit photos taken the property has been mowed and debris has been picked up. There is some trash in the yard and some tv's outside the gate.
Inspection / Site Visit	Sharon Gray	08/30/2024	3:15 pm	Site visit photos taken they was actually out in the yard picking up. They had another tenant named Josh come out that speaks English. I let him know what needed to be be done. I told him that I would check back in a week or so.

Inspection / Site Visit	Sharon Gray	09/23/2024 10:23 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	12/10/2024 10:39 am	Site visit photos taken there is an unlicensed car in front of the home.
Inspection / Site Visit	Sharon Gray	01/03/2025 10:02 am	Site visit photos taken in violation. Set up for Special Masters.
Complaint	Sharon Gray	01/28/2025 8:57 am	Travel Trailers being occupied. Cad# 2025-03400
Inspection / Site Visit	Sharon Gray	01/28/2025 2:59 pm	Site visit photos taken in violation. Set up for the next available Special Masters.
E-mail Correspondence	Sharon Gray	01/30/2025	Received cad report from the Sheriff's Dept
Inspection / Site Visit	Sharon Gray	03/07/2025 10:26 am	Site visit photos taken the unlicensed vehicle has been removed. There is still debris. Set up for Special Masters.
Inspection / Site Visit	Sharon Gray	04/08/2025 2:21 pm	Site visit photos taken in violation.
Turn in for Special Master Hearing	Sharon Gray	04/15/2025	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	04/15/2025 12:30 pm	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/15/2025 12:39 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Mandatory Hearing	Sharon Gray	04/16/2025 12:59 pm	Send to (Owner - Cert no=9589071052701588384404)
Affidavit of Violation	Sharon Gray	04/16/2025 1:05 pm	> Instrument No:201314001720 ,
Proof of Posting	Sharon Gray	04/16/2025 1:09 pm	Send to (Owner - Cert no=9589071052701588384404)

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
	LDR Sec. 20-131 d - Prohibited RMF-M		Open	
2	Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.			
	LDR Sec. 20-1616 (a)(3) - Refuse and debris		Open	
3	Corrections Required:Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly			
4	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	
	LDR Sec. 20-728(g) - Farm animals 4 H / FFA		Open	
5	Corrections Required:Remove un-permitted animal(s) from your property or if your animal(s) are part of 4H or FFA contact The Development Department to remedy the issue through the zoning and permitting process			
	LDR Sec. 20-138 d - Prohibited CE		Open	
6	Corrections Required:Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.			
7	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open	

<i>Additional Addresses</i>	
Address Type:Complainant Name:JOHN GAMELLI Address:1141 SE FIFTH AVE ARCADIA, FL 34266 Phone:(413) 454-1603 Cell #:	Address Type:Complainant Name:Sheriff's Department (Yolanda) Address:208 East Cypress St Arcadia, FL 34266 Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

David A. Williams, CFA

Parcel: 06-38-25-0204-0160-0090 (19637)

updated: 4/10/2025

Result: 3 of 8

Owner	BUCKNER JOHN WILLIAM 1123 SE FIFTH AVE ARCADIA, FL 34266		
Site	1123 SE FIFTH AVE, ARCADIA		
Description*	KING & BAKER SUB LOTS 9 10 11 12 & 13 BLK 16 INST:201314001720		
Area	0.66 AC	S/T/R	06-38-25
Use Code**	SINGLE FAMILY (0100)	Tax District	7

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

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

2023 Certified Values

2022 Estimated Values		2021 Estimated Values	
Mkt Land	\$12,000	Mkt Land	\$12,000
Ag Land	\$0	Ag Land	\$0
Building	\$125,228	Building	\$129,451
XFOB	\$2,686	XFOB	\$2,556
Just	\$139,914	Just	\$144,007
Class	\$0	Class	\$0
Appraised	\$139,914	Appraised	\$144,007
SOH/10% Cap	\$20,868	SOH/10% Cap	\$13,056
Assessed	\$139,914	Assessed	\$144,007
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$119,046 other:\$119,046 school:\$139,914	Total Taxable	county:\$130,951 other:\$130,951 school:\$144,007

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.

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/26/2013	\$56,000	201314001720	WD	I	Q	01
12/8/2008	\$100	200814011171	CT	I	U	
4/21/2006	\$180,000	579 / 2554	WD	I	Q	
11/28/1997	\$66,000	396 / 740	WD	I	Q	
1/21/1977	\$6,500	128 / 568	WD	V	Q	

Bldg Sketch

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1955	2354	2754	\$128,241

*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.

Code

Code	Desc	Year Blt	Value	Units	Dims
1400	FNC CH L3/4	1998	\$2,265.00	726.00	0 x 0
2003	SIDEWALK	1955	\$85.00	136.00	0 x 0
0850	CONCR SLAB	1960	\$75.00	120.00	12 x 10

Code

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0100	SFR (MKT)	1.000 UT (0.660 AC)	1.0000/1.0000 1.0000/ /	\$12,000 /UT	\$12,000	RMF-M

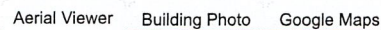
* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 3 of 8

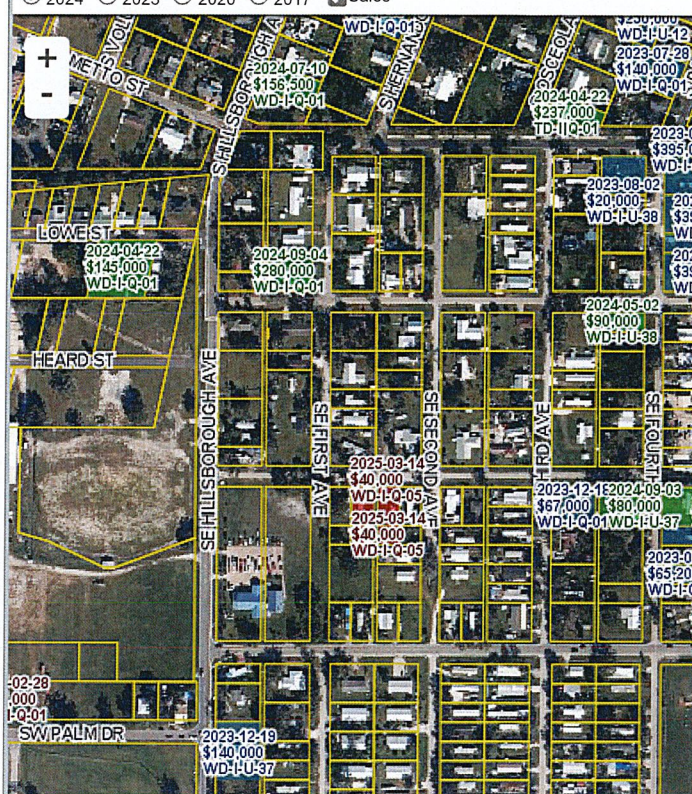
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

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: 4/10/2025 and may not reflect the data currently on file at our office.



☒ 2024 ☐ 2023 ☐ 2020 ☐ 2017 ☒ Sales



KING & BAKER SUB
LOTS 9 10 11 12 & 13 BLK 16
INST: 201314001720

BUCKNER JOHN WILLIAM
1123 SE FIFTH AVE
ARCADIA, FL 34266

2024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structure	03	CABLE/HIP 100
Roof Cover	03	COMP SHNG 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms	5	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2	100
Architectural	01	100
Fireplace	02	FPLC-B 100
Units	0	100

Quality 03 AVERAGE

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 300300.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	72,374
FOP	400	25	100	5,275
FUS	982	100	982	51,801

TOTALS 2,754 2,454 129,451

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1400	FNC CH L3/	0	0	0	726.00	LF	6.00	6.00	100	1998	1998	3	55	2,396	
2	2003	SIDEWALK	0	0	0	136.00	SF	2.50	2.50	100	1955	1955	3	25	85	
3	0850	CONCR SLAB	0	0	12	120.00	SF	2.50	2.50	100	1960	1960	3	25	75	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,454	82.1700	98.60	241,964	1955	1960	0	0	5	41.50	53.50

Heated Area: 2354

HX Base Yr



DESOTO CO

VALUATION BY

Tax Group: 7

BUILDING MARK
TOTAL MARKET
TOTAL LAND VA
TOTAL MARKET
SOH/AGL Deduc
ASSESSED VALI
TOTAL EXEMPTI
BASE TAXABLE
TOTAL JUST VA
INCON VALUE
INCOME VALUE
PREVIOUS YEAR

VA BENEFIT 1

DOG PEN NCV

PERMIT NUM

OFF RECORD Number

201314001720

GRANTOR: MEEI

GRANTEE: BUCI

200814011171

GRANTOR: HAY

GRANTEE: MEEI

BAS=[YR=1993;]
S29 E14 N1 E1
FUS=[YR=1993;]
FOP=[YR=1993;]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1688500 2024

R 06-38-25-0204-0160-0090

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$997.23
COUNTY LAW ENF	.0024399	\$319.51
SCHOOL LRE	.0030960	\$445.85
SCHOOL DISC	.0022480	\$323.73
SOUTHWEST WATER MGMT	.0001909	\$25.00
TOTAL AD-VALOREM:		\$2,111.32

BUCKNER JOHN WILLIAM
1123 SE FIFTH AVE
ARCADIA , FL 34266 - 0000

0.660 ACRES
 KING & BAKER SUB
 LOTS 9 10 11 12 & 13 BLK 16
 INST:201314001720

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

FAIR MKT VALUE	\$144,007.00	DIST	7
ASSESS	\$130,951.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$130,951.00		

**** PAID ****

COMBINED TAXES & ASMTS: **\$2,582.95**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

Last Payment: 11/26/2024 **Receipt Number:** 602144

Amount Collected: \$2,479.63 **Discount Amount:** \$0.00

Exemptions:

Property Address:
1123 SE FIFTH AVE ARCADIA 34266

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
063825020401600090	R	2024	\$2,111.32	\$471.63	11/26/2024	\$2,479.63	\$0.00
063825020401600090	R	2023	\$2,001.97	\$464.82	11/29/2023	\$2,368.12	\$0.00
063825020401600090	R	2022	\$2,017.76	\$454.67	11/28/2022	\$2,373.53	\$0.00
063825020401600090	R	2021	\$1,795.97	\$448.16	11/21/2021	\$2,154.36	\$0.00
063825020401600090	R	2020	\$1,659.32	\$442.81	11/16/2020	\$2,018.04	\$0.00
063825020401600090	R	2019	\$1,603.64	\$438.38	3/5/2020	\$2,042.02	\$0.00
063825020401600090	R	2018	\$1,445.33	\$432.50	4/26/2019	\$1,934.16	\$0.00
063825020401600090	R	2017	\$211.63	\$390.50	5/3/2018	\$623.49	\$0.00
063825020401600090	R	2016	\$211.35	\$390.50	2/3/2017	\$595.83	\$0.00
063825020401600090	R	2015	\$238.13	\$311.50	2/3/2016	\$544.13	\$0.00
063825020401600090	R	2014	\$201.88	\$287.50	3/4/2015	\$489.38	0.00



\$10.00 Rec
\$392.00 Doc

Return to:
Name: Arcadia Abstract & Title Company, Inc.
Address: 20 West Oak Street
Arcadia, Florida 34266

This Instrument Prepared:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, Florida 34266

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

Property Appraisers Parcel I.D. (Folio) Number(s):
06-38-25-0204-0090
File No: 201324291

Inst 201314001720 Date: 3/28/2013 Time: 4 13 PM
Doc Stamp-Deed 392.00
Jim OC, Mitzie McGavic, Desoto County Page 1 of 1

WARRANTY DEED

This Warranty Deed Made the 26th day of March, 2013, by Guy Meeks, hereinafter called the grantor, whose post office address is: 4620 Samoset Dr., Sarasota, Florida 34241

to John William Buckner, whose post office address is: 517 Belvedere Court, Punta Gorda, Florida 33950, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$56,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DeSoto County, Florida, viz:

LOTS 9, 10, 11, 12 AND 13, BLOCK 16, KING AND BAKER SUBDIVISION, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 1, Page 105 and in Plat Book C-5, Page 63.

The property is not the homestead of the Grantor(s).

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 2012, reservations, restrictions and easements of record, if any.

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

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

Signed, sealed and delivered in our presence:

Witness Signature: Tosha Morales
Printed Name: Tosha Morales

Guy Meeks
Guy Meeks

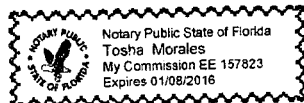
Witness Signature: Karen M. Smith
Printed Name: Karen M Smith

STATE OF FLORIDA
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 26th day of March, 2013, by Guy Meeks, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Tosha Morales
Tosha Morales
Notary Public
Serial Number





DESOTO

COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **KORI**
POWERED BY CIVITEK

[Search Again](#)

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

Page Size:

5 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BUCKNER JOHN WILLIAM	F	12/16/2022	MTG	202214010225	0/0	7	\$45,000.00	SEE EXHIBIT A View Image
BUCKNER JOHN WILLIAM	T	10/14/2020	SAT	202014006124	0/0	1	\$0.00	INST #201814002882 View Image
BUCKNER JOHN WILLIAM	F	10/01/2020	MTG	202014005831	0/0	13	\$129,600.00	SEE EXHIBIT 'A' View Image
BUCKNER JOHN WILLIAM	F	05/22/2018	MTG	201814002882	0/0	8	\$35,000.00	LTS 9-13, BLK 16, KING AND BAKER SUBDIVISION View Image
BUCKNER JOHN WILLIAM	T	03/28/2013	D	201314001720	0/0	1	\$56,000.00	LTS 9,10,11,12,13 BLK 16 KING AND BAKER SUB View Image

5 items found, displaying all items.

1

Request: 4963 Entered on: 01/28/2025 08:57 AM By: Sharon Gray

Customer Information

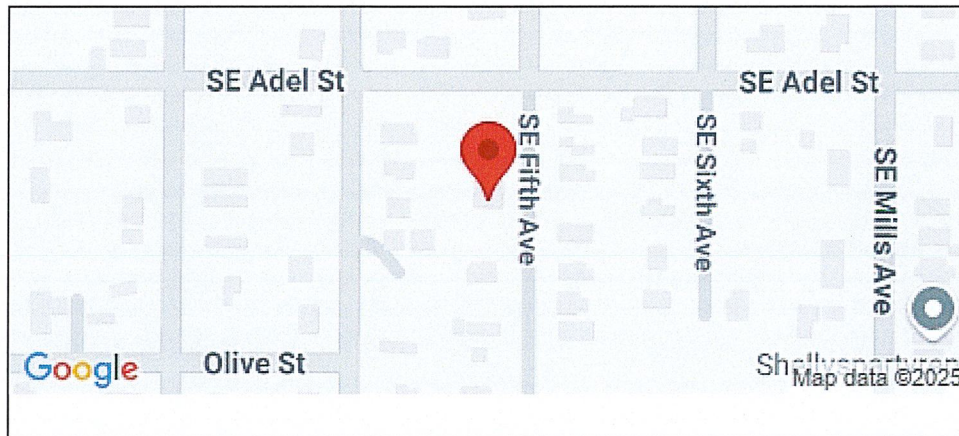
Name: Sheriff's Department
(Yolanda)
Address: 208 East Cypress St
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Prohibited Use
Status: Closed
Assigned to: Sharon Gray
Property Address: 1123 SE Fifth Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN:

Description

Travel Trailers being occupied. Cad# 2025-03400

Reason Closed

There is an open case.

Date Expect Closed: 02/11/2025

Date Closed: 01/28/2025 08:58 AM **By:** Sharon Gray

Enter Field Notes Below

Notes:

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

DeSoto County Sheriff's Office
208 E Cypress St Arcadia , FL 34266

Call Taker 03 mrivera	CFS Report CFS # - C2025-03400
--------------------------	-----------------------------------

Base Information

Call When 01/26/2025 20:02:46 Create When 01/26/2025 20:03:13 Close When 01/26/2025 21:35:22 Disposition 10-98 NO REPORT

Priority	Alarm 1	Disciplines L	Assigned Disciplines L	Assigned Disciplines NP L
CallType 42 CIVIL	EDL	FDL	LDL	Primary Unit 34-09

Location of Occurrence

Address 1123 SE FIFTH AVE, ARCADIA	Zip	County DESOTO	
Landmark	ESN 502	Map Grid	
EMS/Rescue DeSoto County Fire Rescue	Fire DeSoto County Fire Rescue	Law DeSoto County Sheriff's Office	
Area	District	EMS Tract Station 1	Fire Tract Station 1
Grid	Law Tract Zone 2	Report Tract 4	Work Area

Cross Street High SE HARGRAVE ST
Cross Street Low SE ADEL ST
From-To Directions

Caller

Address 1243 SE FOURTH AVE, ARCADIA	Landmark	
Name FSS 119	Caller Phone FSS 119	How Received 911

Dispositions

Disposition	Assigned When	User	InActive	While Closed
10-98 NO REPORT	01/26/2025 21:35:22	dbolanos	☐	☐

Call Types

Call Type	Assigned When	User	Assigned While Closed	InActive
42 CIVIL	01/26/2025 20:12:01	dbolanos	☐	☐
21 BURGLARY	01/26/2025 20:03:13	mrivera	☐	☐

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
34-09 (Lewis, Merle)	DCSO	ROAD PATROL LT	01/26/2025 20:03:28	DISPATCHED	mrivera
34-09 (Lewis, Merle)	DCSO	ROAD PATROL LT	01/26/2025 20:03:49	10-51 ENROUTE	mrivera
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:03:57	DISPATCHED	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:04:00	10-51 ENROUTE	dbolanos
34-46 (Roosa, John)	DCSO	ROAD PATROL	01/26/2025 20:04:22	DISPATCHED	dbolanos
34-46 (Roosa, John)	DCSO	ROAD PATROL	01/26/2025 20:04:28	10-51 ENROUTE	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:05:46	DISPATCHED	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:06:01	10-51 ENROUTE	dbolanos

Call Taker
03 mrivera

CFS Report
CFS # - C2025-03400

107 (Gaskins, Jerrold)	APD	POLICE	01/26/2025 20:06:04	DISPATCHED	dbolanos
107 (Gaskins, Jerrold)	APD	POLICE	01/26/2025 20:06:06	10-97 ON SCENE	dbolanos
112 (Smith, Saul)	APD	POLICE	01/26/2025 20:06:34	DISPATCHED	dbolanos
112 (Smith, Saul)	APD	POLICE	01/26/2025 20:06:38	10-97 ON SCENE	dbolanos
34-46 (Roosa, John)	DCSO	ROAD PATROL	01/26/2025 20:06:48	10-97 ON SCENE/CANCEL CHECKS	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:06:53	10-97 ON SCENE/CANCEL CHECKS	dbolanos
112 (Smith, Saul)	APD	POLICE	01/26/2025 20:07:24	10-97 ON SCENE/CANCEL CHECKS	dbolanos
34-09 (Lewis, Merle)	DCSO	ROAD PATROL LT	01/26/2025 20:09:03	10-97 ON SCENE/CANCEL CHECKS	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:10:33	REMARKS O/A FIFTH AND ADEL	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:10:42	REMARKS OUT WITH THEM	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:11:42	REMARKS 1123 SE FIFTH AVE	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:12:10	REMARKS SIG 42	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:12:16	10-97 ON SCENE/CANCEL CHECKS	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:14:33	REMARKS 54 29 49 TIMES 2	dbolanos
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:20:30	REMARKS LEAVE NOTE FOR CODE ENFORCEMENT THAT SOMEONE IS LIVING IN A CAMPER ON THE PROPERTY FULL TIME	hscott
34-18 (Plymale, Matthew)	DCSO	ROAD PATROL SGT	01/26/2025 20:22:08	10-98 CLEAR	dbolanos
107 (Gaskins, Jerrold)	APD	POLICE	01/26/2025 20:23:05	10-98 CLEAR	dbolanos
112 (Smith, Saul)	APD	POLICE	01/26/2025 20:23:07	10-98 CLEAR	dbolanos
34-09 (Lewis, Merle)	DCSO	ROAD PATROL LT	01/26/2025 20:23:17	10-98 CLEAR	dbolanos
34-46 (Roosa, John)	DCSO	ROAD PATROL	01/26/2025 20:23:20	10-98 CLEAR	dbolanos
34-24 (Santana, Elio)	DCSO	ROAD PATROL CPL	01/26/2025 20:23:23	10-98 CLEAR	dbolanos

Incident Locations

Address: 1243 SE FOURTH AVE, ARCADIA FL

User: mrivera

When: 01/26/2025 20:03:13 Latitude:

Longitude:

Source: None_Unknown InActive: ☐

Address: 1123 SE FIFTH AVE, ARCADIA

User: dbolanos

When: 01/26/2025 20:12:01 Latitude: 27.2074637790394 Longitude: -81.8549842983155

Source: MapPoint InActive: ☐

Vehicle|Person Information

Name	Sims, Phillip L	Eye	BLU	Hair	BRO	Hgt	507	Wgt	146	Race	W	Sex	M	Discipline	F,L,R,O
DOB	05/04/1980	OLN	FL	S520672801640		OID		Unit							
Location		Description												Phone	8632661846
Type	Tag FL	Tag Year		Tag Type		User	hscott	When	01/26/2025 20:12:42					Searched	☐
Make/Model/Year/Color/VIN/Desc	/////													Consented	☐

CONTACT

Call Taker
03 mrivera

CFS Report
CFS # - C2025-03400

Name Kinville, Joshua E Eye BRO Hair BLK Hgt 508 Wgt 139 Race W Sex M Discipline F,L,R,O
DOB 09/15/1978 OLN FL K514425783350
Location Description Phone 9412461781

Type Tag FL Tag Year Tag Type User hscott When 01/26/2025 20:13:33
Make/Model/Year/Color/VIN/Desc / / / / / Searched ☐ Consented ☐

CONTACT

Name Kinville, Tiffany A Eye BLU Hair BRO Hgt 503 Wgt 118 Race W Sex F Discipline F,L,R,O
DOB 12/10/1981 OLN FL
Location Description Phone 8634733129

Type Tag FL Tag Year Tag Type User hscott When 01/26/2025 20:17:17
Make/Model/Year/Color/VIN/Desc / / / / / Searched ☐ Consented ☐

CONTACT

Name BAMACA, VICTORINO Eye Hair Hgt Wgt Race Sex Discipline F,L,R,O
DOB 11/30/1978 OLN FL
Location Description Phone

Type Tag FL Tag Year Tag Type User hscott When 01/26/2025 20:18:45
Make/Model/Year/Color/VIN/Desc / / / / / Searched ☐ Consented ☐

CONTACT

Name Krawczynski, Jennifer L Eye HAZ Hair BLN Hgt 501 Wgt 123 Race W Sex F Discipline F,L,R,O
DOB 08/31/1983 OLN FL K625-432-83-811-0
Location Description Phone

Type Tag FL Tag Year Tag Type User hscott When 01/26/2025 20:20:46
Make/Model/Year/Color/VIN/Desc / / / / / Searched ☐ Consented ☐

CONTACT

Caller Phones

Caller Phone	When	User	Caller Phone	When	User
FSS 119	01/26/2025 20:04:32	mrivera			

Caller Names

Caller Name	When	User	Caller Name	When	User
FSS 119	01/26/2025 20:04:32	mrivera			

Comment

01/26/2025 20:04:32 01/26/2025 20:04:36

SOMEONES BREAKING IN

Notes

mrivera 01/26/2025 20:03:47 F,R
ADV HES IN THE CAMPER
mrivera 01/26/2025 20:04:49 F,R
POSS SQUATTERS
mrivera 01/26/2025 20:04:56 F,R
NO WEAPONS

Call Taker
03 mrivera

CFS Report
CFS # - C2025-03400

mrivera 01/26/2025 20:05:13 F,R

UNK WHO THEY ARE

mrivera 01/26/2025 20:05:37 F,R

ADV THEY GOT THE DOOR OPEN

mrivera 01/26/2025 20:06:13 F,R

COMPL IS IN THE BACK BEDROOM

mrivera 01/26/2025 20:06:22 F,R

UNK HOW MANY SUBJECTS

mrivera 01/26/2025 20:06:47 F,R

ADV THERES A 2 STORY HOUSE IN FRONT OF THE CAMPER

mrivera 01/26/2025 20:06:57 F,R

COMPL ADV ITS HIS MOMS CAMPER

mrivera 01/26/2025 20:07:59 F,R

COMPL IS OUTSIDE

mrivera 01/26/2025 20:08:37 F,R

COMPL ADV HIS GF IS THERE AS WELL

mrivera 01/26/2025 20:08:52 F,R

<https://what3words.com/woodstove.scheduler.paddlers>

mrivera 01/26/2025 20:08:58 F,R

CORNER HOUSE ADEL/FOURTH

mrivera 01/26/2025 20:09:55 F,R

COMPL IS AT THE CORNER OF FIFTH NOW

mplymale 01/26/2025 20:26:36 E,F,L,R,O

Upon arrival Phillip Simms stated his "mother" Crystal" went to jail and she does not want people in her house. Phillip was claiming that nobody lives in the house and that he wanted them gone. Multiple people were located and they live in the residence. After an investigation into it, I determined this was civil. Phillip was informed about misuse of 911 and due to him living in a camper, code inforcement was notified.

ygrubbs 01/28/2025 08:20:09 E,F,L,R,O

X39 DESOTO CO CODE ENFORCEMENT

Crystal Jean Conley



Date of Birth 01-01-1963
Age 62
Race W
Sex F
Eye Color BLU
Hair Color BLN
Weight 93
Height 5 01
Admit Date 01-26-2025
Admit Time 8:58 AM
Address 1123 SE FIFTH AVE, Arcadia FL 34266
Housing Location B08-02
Confining Agency DeSoto

Drag a column header here to group by that column

Charge	Offense Date	Court Type	Court Date	Docket Number	Bond	Bond Type	Penalty Modifier	Charging Agency
<u>BURGL - UNOCCUPIED DWELLING UNARMED</u>	01-30-2024	Felony - 12th JC	03-03-2025		\$15,000.00	Cash Bond		DeSoto County S.O.
<u>LARC - PETIT THEFT 1ST DEGREE 100 LESS 300 DOLS</u>	01-30-2024	Felony - 12th JC	03-03-2025		\$1,000.00	Cash or Surety Bond		DeSoto County S.O.
<u>FAILURE TO APPEAR - WRITTEN PROMISE TO APPEAR</u>	01-16-2025	Felony - 12th JC	03-03-2025		\$0.00	ROR		DeSoto County S.O.
<u>FAILURE TO APPEAR - WRITTEN PROMISE TO APPEAR</u>	01-16-2025				\$0.00	ROR		DeSoto County S.O.

Count=4

Request: 4510 Entered on: 06/13/2024 12:47 PM By: Sarah Milstead

Customer Information

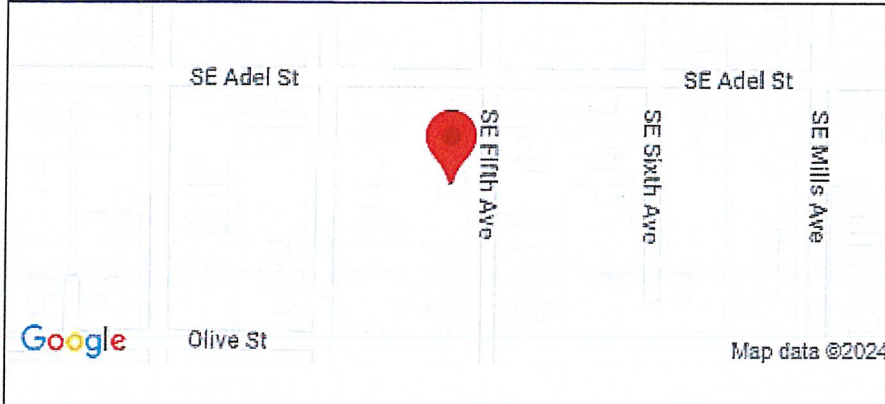
Name: JOHN GAMELLI
Address: 1141 SE FIFTH AVE
ARCADIA, FL 34266

Phone: (413) 454-1603
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Sharon Gray
Property Address: 1123 SE Fifth Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 06-38-25-0204-0160-0090

Description

Has animals, overgrown grass, and they are living in a camper and bus, and they are going to the bathroom outside where it is visible to children.

Reason Closed

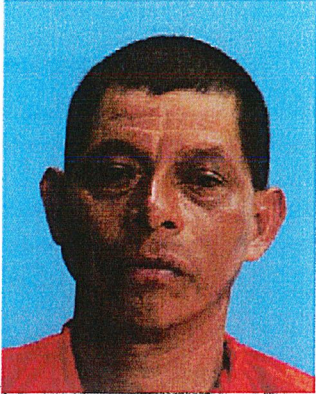
Date Expect Closed: 06/23/2024

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

Benjamin Mejia



Date of Birth 05-30-1973
Age 51
Race W
Sex M
Eye Color BRO
Hair Color BLK
Weight 146
Height 5 00
Admit Date 06-23-2024
Admit Time 9:47 PM
Address 1123 5TH Ave, Arcadia FL 34266
Housing Location D04-02
Confining Agency DeSoto

Drag a column header here to group by that column

Charge	Offense Date	Court Type	Court Date	Bond	Bond Type	Penalty Modifier	Charging Agency	Arresting Agency
<u>AGGRAV BATTERY - PERSON USES A DEADLY WEAPON</u>	06-23-2024	Felony - 12th JC	08-12-2024	\$10,000.00	Cash or Surety Bond		DeSoto County S.O.	DESOTO - FL0140000
<u>BATTERY - TOUCH OR STRIKE</u>	06-23-2024	Felony - 12th JC	08-12-2024	\$1,000.00	Cash or Surety Bond		DeSoto County S.O.	DESOTO - FL0140000

Count=2

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)

Sec. 20-131. - Residential Multifamily Mixed District (RMF-M).

The intent of the Residential Multifamily Mixed District (RMF-M) is to permit mobile homes and manufactured homes in addition to those residential uses allowed in the RMF district, and also to allow limited agricultural activities under specified conditions. This recognizes that mobile homes are part of the fabric and personality of the district. No new RMF-M districts are to be created.

(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 unit.
2. One two-family dwelling per lot.
3. One single mobile home or manufactured home.
4. Multifamily dwellings.
5. Adult congregate living facility.
6. Family day care home.
7. Rest homes, homes for the aged, hospices, children's homes and rehabilitation centers.
8. Electric substation in compliance with F.S. 163.3208, as amended.

b. *Accessory uses and structures.*

1. Customary accessory uses and structures.
2. Gardening and greenhouses.
3. Community and recreation centers, golf courses, tennis courts, country clubs, swimming pools.
4. Home occupations.

c. *Special exceptions.*

1. Agricultural activities on adjacent parcels that are under common ownership totaling a minimum of ten undeveloped acres, provided that the property owner agrees not to apply to the Property Appraiser for an agricultural classification under F.S. § 193.461.
2. Place of worship, public, private, parochial schools and child care centers.
3. Civic and cultural facilities, libraries.

4. Recreational facilities not accessory to principal use.
5. Parks and playgrounds.
- d. *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication allowed herein.

(2) *Development standards.*

a. Minimum lot requirements:

District	Minimum Lot Width	Minimum Land Area Per Unit
RMF-M	100 feet	7,260 square feet

b. Minimum yards:

District	Front	Side	Rear
Single-family and duplex	25'	7½'	20'
Multifamily	35'	20'	30'

- c. Maximum impervious lot coverage: 50 percent.
- d. Minimum separation between structures: ten feet or one-half the height of the tallest adjacent structure.
- e. 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.

(LDR, § 2309; Ord. No. 2012-01, § 2309, 5-22-2012; Ord. No. 2014-05, att. A, § 35, 10-28-2014; Ord. No. 2015-10, att. A, § 2309, 9-22-2015; Ord. No. 2024-003, § 2, 5-28-2024)

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 from 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.

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)

(a) *Generally:*

- (1) Certain uses are temporary in character. They vary in type and degree, as well as in length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present serious questions involving potential incompatibility of the temporary use with existing and projected permitted or permissible uses. The intent is to classify temporary uses and to provide for permitting, administration and control of such uses according to the several classifications set out in this section through the issuance of a temporary use permit that shall not exceed a period of one year, unless extended for good cause shown in accordance with subsection (4) hereof.
- (2) Applicants for the temporary use permit shall submit a completed application and plans to the Development Director indicating the area in which the temporary use permit is to be located, the nature of the use and activities requested and time period requested. Other information may be required for the application as described in the temporary use classifications of this section.
- (3) The Director of Development, or the Board for uses identified under sections (b)(2) or (7) hereof, may grant or deny a temporary use permit, and in addition, may also require conditions and safeguards including, but not limited to, the following:
 - a. Traffic safety measures;
 - b. Additional parking requirements;
 - c. Limited activity hours;
 - d. Additional landscaping for temporary permit area;
 - e. Additional on-premise safeguards, which may include, but not be limited to watchman, fencing and lighting.
 - f. Sanitary measures; and
 - g. Except for bona fide agricultural uses, strictly limit the use of a temporary power pole to the term of the temporary use permit.
- (4) The developer may request an extension of the temporary use permit and shall provide the reason for extension and the time required. The Director, or the Board for uses identified under sections (b)(2) or (7) hereof, may extend the permit, on a year-to-year basis for good cause. If the temporary use is not discontinued upon expiration of the permit, it shall be deemed a violation of the LDR and may be subject to penalties.

(b)

Real estate development. In the case of real estate development projects in any district, the developer may request a temporary use permit for a period not to exceed 12 months to allow promotional, storage and fabrication activities which are needed during construction and sale of the project. The following uses may be allowed under the terms of such a temporary permit:

- (1) Temporary on-premises real estate sales offices.
 - (2) Equipment and construction materials storage, staging areas, processing and fabrication facilities; provided that Board approval is required unless this use is located in a commercial, industrial, or public institutional zoning district.
 - (3) Temporary office space for persons engaged in the development.
 - (4) Temporary signs in conformity with all current sign regulations.
 - (5) Mobile radio or television equipment and antenna.
 - (6) Temporary mobile home as office or storage, but not for residency other than for a watchman or caretaker.
 - (7) Temporary structures, staging areas and equipment for road building, public utility construction and public government projects; provided that Board approval is required unless this use is located in a commercial, industrial, or public institutional zoning district.
 - (8) Model homes.
 - (9) Other temporary uses comparable in nature to those listed in this subsection (b).
- (c) *Temporary occupancy of mobile home, recreational vehicle or accessory structure at residential construction site.*
- (1) A mobile home, accessory structure, or recreational vehicle may be permitted to locate on a residential construction site as a temporary use while a permanent principal structure is under construction. The Development Director may issue a temporary permit after a development permit is issued for the principal uses.
 - (2) The duration of a temporary permit shall not exceed one year, or extend beyond the expiration date of the development permit, or completion of the principal structure. No temporary use permit shall be issued prior to the installation of water, sewage treatment, and electrical services.
 - (3) The mobile home shall be removed from the property within ten days and the recreational vehicle or accessory structure shall be vacated upon issuance of the certificate of occupancy of the principal structure.
- (d) *Temporary sales, sports, religious, and community events.*

- (1) The Development Director may grant a non-renewable one-month permit for special events upon property properly zoned and developed for such use and events as seasonal products sales, sales of motor vehicles by dealers permanently licensed pursuant to F.S. ch. 320, for location within the County, sporting events, car-washes and other promotional or fund-raising events. Such permits may include the placement of temporary signs, merchandise, temporary structures and equipment, and temporary mobile home as an office, not for residency. If the temporary use is not discontinued on expiration of the permit, it shall be deemed a violation of the LDR and may be subject to penalties.
- (2) Garage or yard sales are permitted in any district two times per year, not to exceed three days for each sale period. No application fee is required for a garage sale or yard sale.

(e) *Medical hardship.*

- (1) For the purpose of this subsection (e), the term "medical hardship" shall be used to refer to a situation in which the application of the LDR would cause unique hardship and delays.
- (2) In the case of a medical hardship, the applicant may request a medical hardship permit to locate and occupy a mobile home, travel trailer, or recreational vehicle for a period not to exceed 12 months.
- (3) Applicants for the medical hardship permit shall submit plans to the Development Director indicating, on an appropriately scaled and notated site plan, the area in which the mobile home, travel trailer, or recreational vehicle is to be located, including all separation distances and setback measurements, the nature of the use, time period requested, and shall submit the following:
 - a. A property owner's statement describing the need, identifying the person requiring the health care and the person to provide care, and relationship of the persons.
 - b. A certificate of need and necessity from a medical doctor, describing the medical problem, and offering a professional opinion of the need, shall be filed in support of the application.
- (4) Mobile home must be a minimum of 12 feet wide, but not greater than 14 feet wide and will require the same permits and facilities as a permanent installation.
- (5)

The property must be large enough for installation of the mobile home, travel trailer, or recreational vehicle in compliance with all primary principal structure setback and building separation requirements of the zoning district.

(6) If the use is not discontinued upon expiration of the permit, it shall be deemed a violation of the LDR, and may be subject to penalties. Upon termination of the permit, if the applicant desires to continue, another application may be made in the same manner as the original application. The burden is upon the applicant to file for an extension prior to expiration.

(7) The mobile home, travel trailer, or recreational vehicle must be removed from the property within 90 days after the expiration of the medical hardship permit.

(f) *Temporary agriculture support uses, roadside produce stands, and temporary wholesale produce transfer stations.*

(1) Temporary agriculture support uses, roadside produce stands and temporary wholesale produce transfer stations may be permitted through the temporary use permit process for up to four months. Other aspects of the LDRs still apply, including, but not limited to:

- a. Installation of a commercial/bi-directional driveway and culvert. Existing driveways will be inspected for compliance. An approved right-of-way permit shall be posted during any work.
- b. Compliance with setbacks of the applicable zoning district.
- c. A development plan of sufficient scale that shows proposed uses and/or structures.

(2) All facilities must be temporary and no permanent structures, impervious surfaces, or site improvements may be permitted under this temporary use permit process.

(3) Permanent structures may only be permitted through the regular development review process.

(g) *Agricultural education opportunity.* A temporary use permit may be issued to allow for temporary breeding and care of animals and temporary placement of agriculture structures, in association with 4-H or Future Farmers of America (FFA) programs, and which are monitored and administered by local or regional offices. An applicant for a temporary use permit under this subsection must submit the following:

(1) Documentation indicating membership in an identified program.

(2)

Documentation indicating the duration of time specified animals and temporary agriculture support structures are to be housed on the property.

- (3) Notarized letter of support from adjacent property. Authorization shall only be granted by the Board of County Commissioners through a review as a regular agenda item.

- (h) *Other uses or activities.* Other temporary uses or activities, with appropriate safeguards and conditions, may be permitted as determined by the Development Director.

(LDR, § 8300; Ord. No. 2012-01, § 8300, 5-22-2012; Ord. No. 2017-15, § 6, 8-22-2017; Ord. No. 2021-03, § 1, 5-25-2021)

Sec. 20-97. - Parking and storage of certain vehicles and trailers.

- (a) Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.
- (b) Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 20-728(e), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

(LDR, § 2203; Ord. No. 2012-01, § 2203, 5-22-2012; Ord. No. 2014-05, att. A, § 16, 10-28-2014)



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

BUCKNER JOHN WILLIAM
1123 SE FIFTH AVE
ARCADIA, FL 34266

RE: 1123 SE FIFTH AVE
PIN #: 06-38-25-0204-0160-0090
Case No: CE-24-0654

Date: July 30, 2024

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):

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)

LDR Sec. 20-131 d Prohibited RMF-M: Prohibited Uses and Structures, RMF-M zoning

LDR Sec. 20-1616 (a)(3) Refuse and debris: Accumulations of garbage or refuse including garbage, rubbish, debris, ashes, 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.

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

LDR Sec. 20-728(g) Farm animals 4 H / FFA: Farm animals not allowed in your zoning district

LDR Sec. 20-138 d Prohibited CE: Prohibited Uses and Structures, CE zoning

LDR Sec. 20-97 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

Facts constituting violation (including date, time, and place of violation): On **July 19, 2024** at **2:49 pm**, the property located at **1123 SE FIFTH AVE** was visited and revealed the following:

The property is overgrown, there is junk & debris, there are chickens. There are multiple travel trailers. Please mow & maintain the property. Please remove the junk & debris that includes anything not designed to be outside. Travel trailers cannot be lived in or used for storage and must be tagged. Hens are allowed but must be in a coop & you must have an approved chicken letter from Planning. I have enclosed the chicken letter application & paper work.

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

Remove all garbage, refuse, rubbish, junk, and debris from the property.
Cease and desist the prohibited use for your zoning district and contact the

Due by: August 15, 2024
Due by: August 15, 2024

Development Department for assistance in finding a remedy through the permitting and zoning process.

Remove all garbage or refuse from the property. Insure that in the future all garbage and refuse is kept in containers that are covered by solid, tight fitting lids and that garbage and refuse is removed weekly.

Due by: August 15, 2024

Mow and maintain the property.

Due by: August 15, 2024

Remove un-permitted animal(s) from your property or if your animal(s) are part of 4H or FFA contact The Development Department to remedy the issue through the zoning and permitting process.

Due by: August 15, 2024

Cease and desist the prohibited use for your zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.

Due by: August 15, 2024

Remove the unauthorized travel trailer for the property.

Due by: August 15, 2024

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: 9589071052701588382981

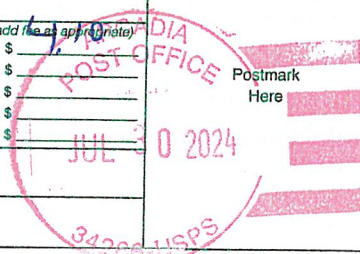
9589 0710 5270 1588 3829 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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	\$ 0.69
Total Postage and Fees	\$ 9.69



John William Buckner
 1123 SE Fifth Ave
 Arcadia, FL 34266

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...

1. Article Addressed to:

John William Buckner
 1123 SE Fifth Ave
 Arcadia, FL 34266



9590 9402 8654 3244 4934 46

2. Article Number (Transfer from service label)
 9589 0710 5270 1588 3829 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature X for J Buckner ☒ Agent ☐ Address	
B. Received by (Printed Name) CAR	C. Date of Delivery 8/15/24
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	

3. Service Type	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☒ Certified Mail®	☒ Signature Confirmation
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	
☐ Delivery Restricted Delivery	
☐ Registered Mail Restricted Delivery (over \$500)	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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 7/30/2024 @ 2:36 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

BUCKNER JOHN WILLIAM

1123 SE FIFTH AVE

ARCADIA, FL 34266

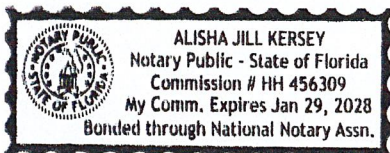
at the following location(s): 1123 SE FIFTH AVE

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

DATE: July 30, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 30th day of July, 2024 by Sharon Gray who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public



SHARON GRAY
1123 SE FIFTH AVE



SHARON GRAY
1123 SE FIFTH AVE



04/08/2025 14:22

SHARON GRAY
1123 SE FIFTH AVE



04/08/2025 14:22

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03/07/2025 10:26

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01/28/2025 14:59

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01/28/2025 15:00

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01/28/2025 15:01

SHARON GRAY
1123 SE FIFTH AVE



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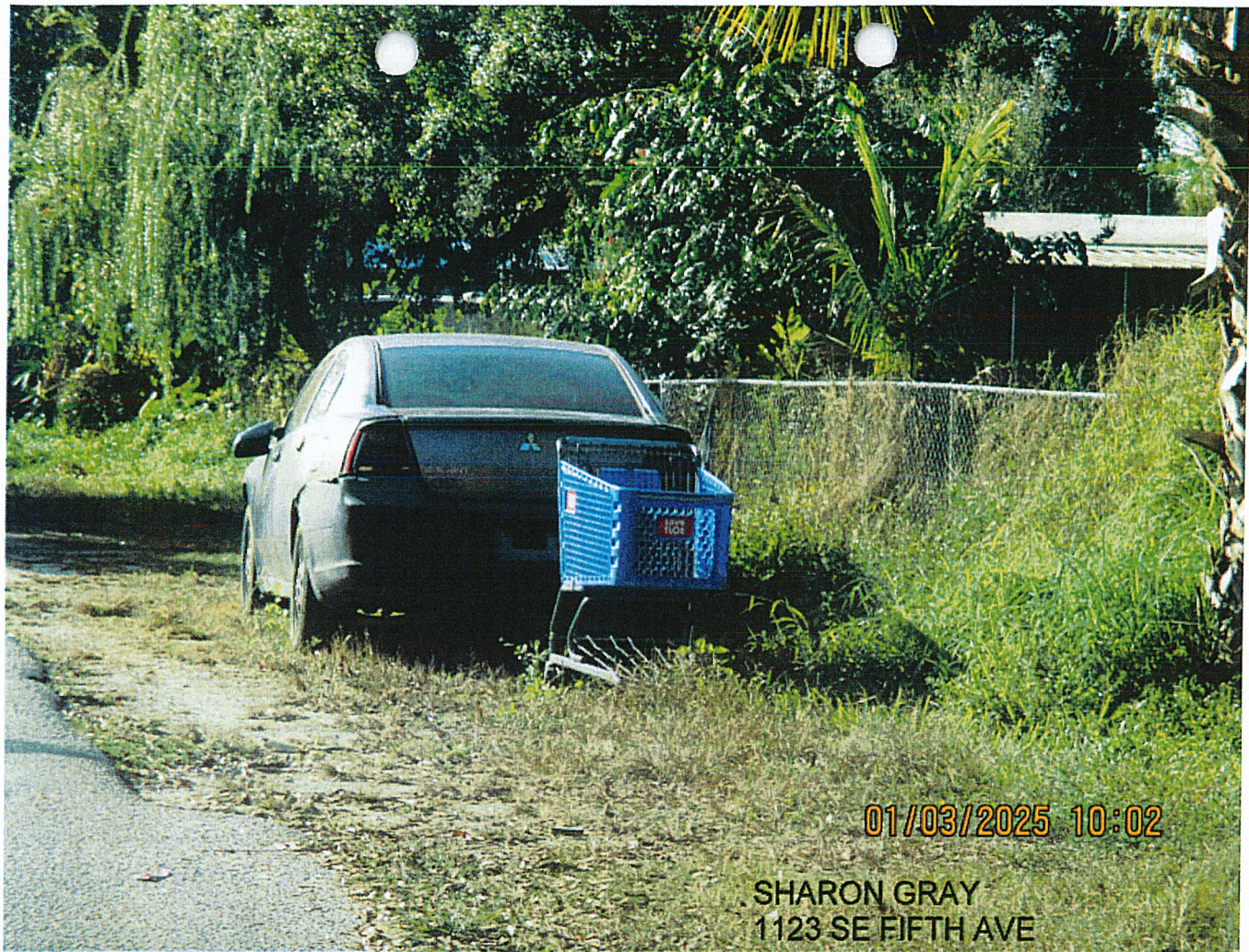
SHARON GRAY
1123 SE FIFTH AVE



01/28/2025 15:01

SHARON GRAY
1123 SE FIFTH AVE





01/03/2025 10:02

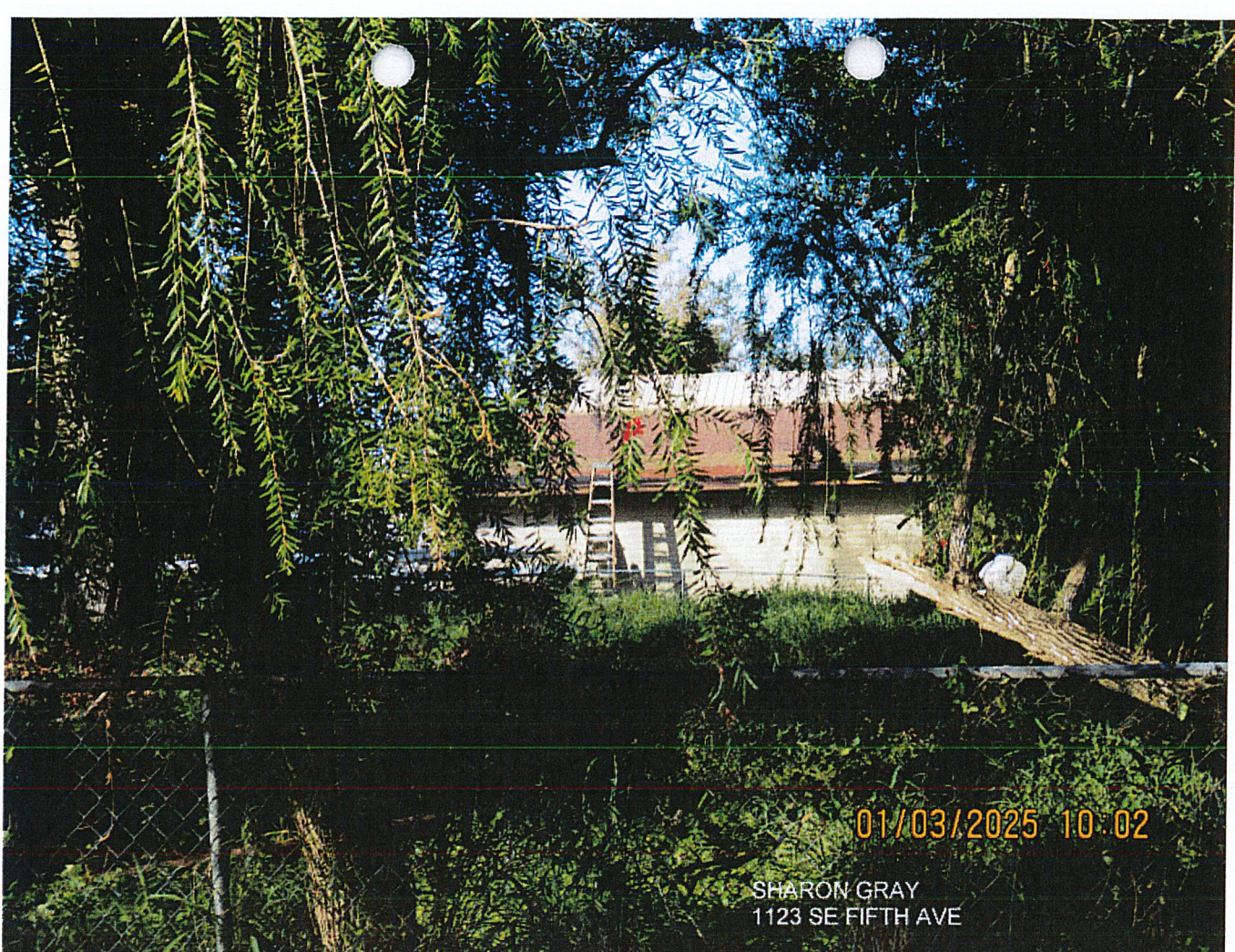
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01/03/2025 10:03

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12/10/2024 10:39

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12/10/2024 10:39

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09/23/2024 10:23

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09/23/2024 10:24

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08/30/2024 15:15

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08/30/2024 15:15

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08/30/2024 15:16

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08/19/2024 14:33

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08/19/2024 14:33

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08/19/2024 14:34

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07/30/2024 14:36

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07/30/2024 14:37

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07/19/2024 14:49

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07/19/2024 14:49

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07/19/2024 14:51

SHARON GRAY
1123 SE FIFTH AVE