

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0403

ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL

Respondents,

TO: ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL
7269 NE CUBITIS AVE
ARCADIA FL 34266

RE: 7269 NE CUBITIS AVE, ARCADIA FL 34266

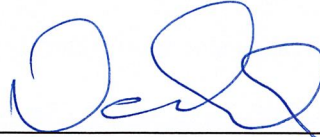
NOTICE OF MANDATORY HEARING

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 am** 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 22 day of April 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 22 day of April, 2025.



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

Certified Mailing Number: 9589071052702525408801

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0403

LUTZ, GERTRUDE L

Respondents,

TO: LUTZ, GERTRUDE L
7269 NE CUBITIS AVE
ARCADIA FL 34266

RE: 7269 NE CUBITIS AVE, ARCADIA FL 34266

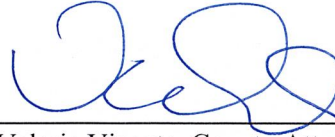
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Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266

Certified Mailing Number: 9589071052702525408825

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0403

FINE LINE CUSTOM MILLWORK SERVICES, INC

Respondents,

TO: FINE LINE CUSTOM MILLWORK SERVICES, INC
7269 NE CUBITIS AVE
ARCADIA FL 34266

RE: 7269 NE CUBITIS AVE, ARCADIA FL 34266

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

Certified Mailing Number: 9589071052702525408818

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0403

ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL

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: ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL, 7269 NE CUBITIS AVE, ARCADIA FL 34266.

1. An inspection on April 14, 2025, Code Enforcement Officer visited your property located at 7269 NE CUBITIS AVE, ARCADIA FL 34266 described and zoned as: A-10

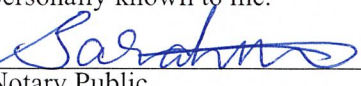
DeSoto County Tax Parcel Number #32-36-25-0000-0010-0000 more particularly described by deed or instrument number #202314005722 of the Official Records of DeSoto County, Florida.

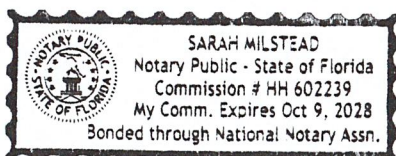
2. **The inspection resulted in the findings that the property is: Prohibited A-10 , Certificate of Use.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-126 d , DCCO Article V Sec. 5-202, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 10, 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 and contact the Development Department for assistance in finding a remedy through the permitting and zoning process. , Obtain or renew your Certificate of Use for your business. 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.



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 22nd day of April, 2025 Affiant is personally known to me.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM 24-0403

ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE &

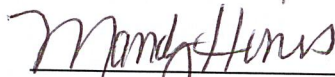
Respondents,

ORDER CONTINUING SPECIAL MASTER HEARING

THIS CAUSE was scheduled to be heard by the undersigned Special Master for DeSoto County, Florida, on April 22, 2025 upon the Petitioner's Notice of Mandatory Hearing. It is:

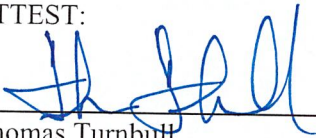
ORDERED that the final hearing upon the Notice of Mandatory Hearing is continued until May 22, 2025 at 11:00 am. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 21 day of April, 2025.



Mandy Hines
County Administrator
201 E. Oak Street
Arcadia, Florida 34266

ATTEST:



Thomas Turnbull
Code Enforcement Officer

Copy furnished to:
1385 NE Peace Pointe Dr., Arcadia Florida 34266.

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. CE-SM 24-0403

FINE LINE CUSTOM MILLWORK SERVICES, INC

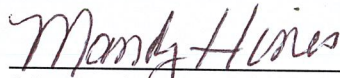
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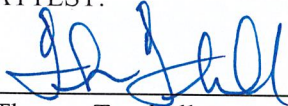
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2025 DONE AND ORDERED in Arcadia, DeSoto County, Florida, this 21 day of April,



Mandy Hines
County Administrator
201 E. Oak Street
Arcadia, Florida 34266

ATTEST:



Thomas Turnbull
Code Enforcement Officer

Copy furnished to:
7275 NE Cubitis Ave, Arcadia Florida 34266.

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

LUTZ, GERTRUDE L

Respondents,

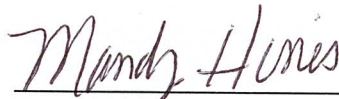
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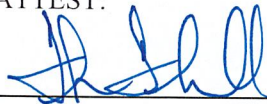
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Florida Bar Number 71010
201 East Oak Street, Suite 201
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Certified Mailing Number: 9589071052700462269011

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DESOTO COUNTY

Petitioner,

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RE: 7269 NE CUBITIS AVE, ARCADIA FL 34266

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

Certified Mailing Number: 9589071052700462269004

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

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FINE LINE CUSTOM MILLWORK SERVICES, INC

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201 East Oak Street, Suite 201
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Certified Mailing Number: 9589071052700462268991

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Respondents,

AFFIDAVIT OF VIOLATION
(LDR Sect. 20-1581(b))

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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: ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE &, 7269 NE CUBITIS AVE, ARCADIA FL 34266.

1. An inspection on February 28, 2025, Code Enforcement Officer visited your property located at 7269 NE CUBITIS AVE, ARCADIA FL 34266 described and zoned as: A-10

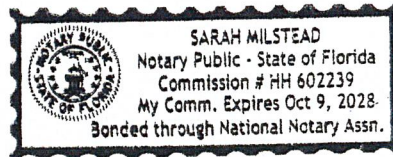
DeSoto County Tax Parcel Number #32-36-25-0000-0010-0000 more particularly described by deed or instrument number #202314005722 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Prohibited A-10 , Certificate of Use.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-126 d , DCCO Article V Sec.Sec. 5-202, 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 February 10, 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 and contact the Development Department for assistance in finding a remedy through the permitting and zoning process. , Obtain or renew your Certificate of Use for your business. 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.



Thomas Turnbull
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 7th day of March, 2025 Affiant is
personally known to me.

Sarah
Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	ADAMS BENJAMIN JOEL & KAREN NICILE & PADGETT DONALD
Property Address	7269 NE CUBITIS AVE
Zoning	A-10
Violation (1)	LDR 20-126 d PROHIBITED A-10
Violation (2)	0

CASE NOTES

5/14/2024 COMPLAINT RECEIVED
5/14/2024 SITE VISIT IN VOLATION TOOK PHOTOS
5/16/2024 POSTED N2C TOOK PHOTOS
5/28/2024 HE EMAIL PLANNING & ZONING
5/31/2024 UPDATE FROM PLANNING & ZONING
6/19/2024 STEVE SOUTHWELL MEETING WITH P&Z
11/19/2024 SITE VISIT IN VOLATION TOOK PHOTOS
12/19/2024 NOTHING TURN INTO PLANNING & ZONING
1/27/2025 SITE VISIT IN VOLATION TOOK PHOTOS
2/10/2025 POSTED N2C TOOK PHOTOS
2/28/2025 SITE VISIT IN VOLATION TOOK PHOTOS
3/4/2025 TURN IN FOR REVIEW

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

COPY	Number of copy @ \$.15 per copy	38	\$	5.70
SERVICE	Number of Certified letters @ \$6.11 per letter	3	\$	28.92
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	3	\$	28.92
TOTAL			\$	63.54

X	PROPERTY CARD
X	TAX RECORD
X	DEED

5/30/2024&2/19/2025	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE	XX	

Code Enforcement Case: CE-24-0403

Entered on: 05/14/2024 12:10 PM

Printed on: 03/04/2025

Topic: Prohibited Uses/Structures

Due Date: 03/05/25

Initiated by: Building Department

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: A-10

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name: FINE LINE CUSTOM MILLWORK SERVICE, INC

Address: 7269 NE CUBITIS AVE , 34266

Phone:

APN : 32-36-25-0000-0010-0000

Cell #:

Owner Information

Owner Name: ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE &

Address: PADGETT DONALD ET AL

1385 NE PEACE POINTE DR

ARCADIA, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	05/14/2024	8:26 am	Request 4445- BUILDING DEPARTMENT - From the past case number CE 22-0122, The property has new owner. They are running a cabinet shop in an AG barn.
Inspection / Site Visit	Thomas Turnbull	05/14/2024	8:59 am	They are running a sawmill or a cabinet shop. Took photos.
Notice of Violation	Thomas Turnbull	05/16/2024	8:30 am	> Inspection Time:8:59 am, Send to (Owner - Cert no=9589071052701588386040), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	05/16/2024	9:31 am	Posted the N2C and mail out the letter, Took photos.
E-mail Correspondence	Thomas Turnbull	05/28/2024	2:31 pm	He email Kathy at Planning & Zoning. copy in the file.
Return Receipt Received	Thomas Turnbull	05/30/2024	11:44 am	The green card was signed and returned.
Case Notes	Thomas Turnbull	05/30/2024	2:31 pm	Will give him 30 more days to turn in the rezoning.
E-mail Correspondence	Thomas Turnbull	05/31/2024	8:28 am	They gave an update. They have a meeting with Steve Southwell to help them do the rezoning.
Meeting / Conference	Thomas Turnbull	06/19/2024	11:41 am	They had a meeting again with Steve Southwell for the plans. They are working with him.
Case Notes	Thomas Turnbull	09/03/2024	1:47 pm	They have a meeting set up with Planning & Zoning this week.
Case Notes	Thomas Turnbull	09/17/2024	7:39 am	Per Misty, the meeting went well, and Steve Southwell is working on the rezoning of the property.
Inspection / Site Visit	Thomas Turnbull	11/19/2024	8:54 am	They are still in violation, took photo. They have not turn anything in to Planning.
Case Notes	Thomas Turnbull	12/19/2024	8:09 am	They have not turn anything into Planning & Zoning.
Inspection / Site Visit	Thomas Turnbull	01/27/2025	8:52 am	They are still in violation and has not turned any development plans in. took photos.
Notice of Violation	Thomas Turnbull	02/10/2025	7:42 am	> Inspection Time:8:52 am, Send to (Owner - Cert no=9589071052700462268618,Agent of Process - LUTZ, GERTRUDE L - Cert no=9589071052700462268632,Tenant - FINE LINE CUSTOM MILLWORK SERVICES, INC - Cert no=9589071052700462268625), Extra days(0)

Mail and Post Notice to Correct Violation	Thomas 02/10/2025 10:46 am Posted the N2C and mail out the letters, took photos. Turnbull
Return Receipt Received	Sarah 02/19/2025 11:00 am Green card received back into office. Milstead
Inspection / Site Visit	Thomas 02/28/2025 9:52 am They are still in violation, took photo. Turnbull
Submitted for Special Master Review and approval	Thomas 03/04/2025 12:59 pm Turn in for review for special master hearing Turnbull

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
	LDR Sec. 20-126 d - Prohibited A-10		Open
1	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.		
	DCCO Article V Sec.Sec. 5-202 - Certificate of Use		Open
2	Corrections Required:Obtain or renew your Certificate of Use for your business		

<i>Additional Addresses</i>	
Address Type:Complainant Name:BUILDING DEPARTMENT Address:201 E OAK ST Phone:(863) 993-4811 Cell #:	Address Type:Agent of Process Name:LUTZ, GERTRUDE L Address:7275 NE CUBITIS AVE ARCADIA, FL 34266 Phone: Cell #:
Address Type:Tenant Name:FINE LINE CUSTOM MILLWORK SERVICES, INC Address:7275 NE CUBITIS AVE ARCADIA, FL 34266 Phone: Cell #:	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 1/30/2025

Parcel: 32-36-25-0000-0010-0000 (15126)

Owner & Property Info

Result: 1 of 3

Owner	ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL ARCADIA, FL 34266		
Site	7269 NE CUBITIS AVE, ARCADIA		
Description*	BEG SE COR OF NE1/4 OF SE1/4 TH N 210 FT TO POB TH CONT SAME LI 320 FT TH N 85D40M W 423 FT TH N 265 FT TH N 14D53M 36S E 515.45 FT TH N 89D47M W 1040 FT TH S 0D00M22S W 1319.16 FT TH E 1143.38 FT TO W R/W US 17 TH N 19D53M46S E ALG R/W 222.73 FT TH S 89D3 ...more>>>		
Area	15.26 AC	S/T/R	32-36-25
Use Code**	PASTURELAND 2 (6100)	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.			

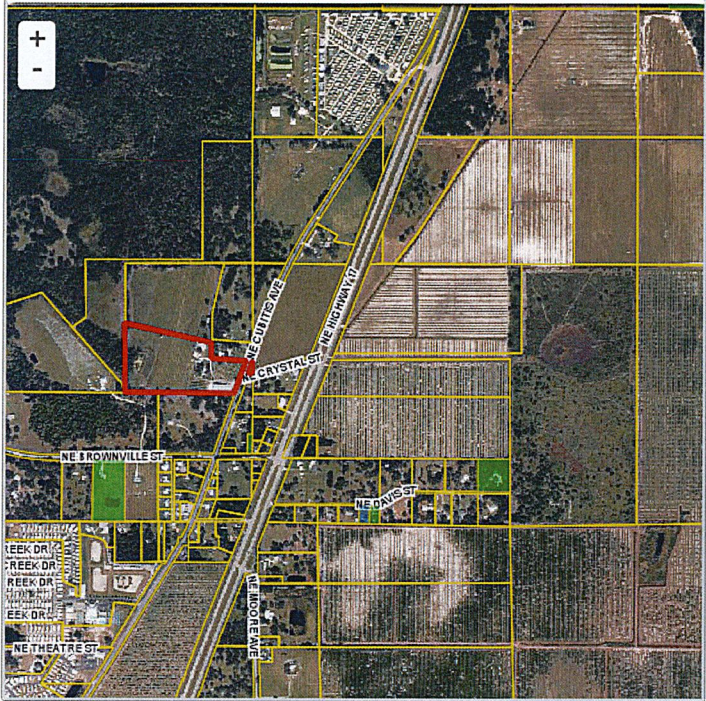
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$20,000	Mkt Land	\$25,000
Ag Land	\$11,029	Ag Land	\$6,127
Building	\$178,967	Building	\$478,776
XFOB	\$16,402	XFOB	\$82,566
Just	\$386,489	Just	\$757,462
Class	\$226,398	Class	\$592,469
Appraised	\$226,398	Appraised	\$592,469
SOH/10% Cap	\$114,525	SOH/10% Cap	\$0
Assessed	\$111,873	Assessed	\$592,469
Exempt	HX HB WX \$55,000	Exempt	\$0
Total Taxable	county:\$56,873 other:\$56,873 school:\$81,873	Total Taxable	county:\$592,469 other:\$592,469 school:\$592,469

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
5/30/2023	\$100	202314005722	QC	I	U	11
11/20/2007	\$100	200714013045	QC	I	U	
5/1/1978	\$35,000	142 / 409	WD	V	U	
5/1/1978	\$36,000	141 / 240	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1962	1893	3029	\$183,943
Sketch	WAREH STOR (8400)	2023	14372	14552	\$290,495

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1991	SHED-F	1970	\$47.00	36.00	6 x 6
1999	SHED-UC	1980	\$163.00	816.00	17 x 48
0250	BARN-PO	2003	\$4,304.00	1540.00	55 x 28
0525	BARN-UC	2006	\$12,292.00	1552.00	x
1999	SHED-UC	1970	\$252.00	336.00	12 x 28
1050	CARPRT-U	2006	\$827.00	378.00	18 x 21
0525	BARN-UC	2017	\$60,586.00	4164.00	x
0850	CONCR SLAB	2017	\$3,405.00	1404.00	78 x 18

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0120	RURAL HOMESITE (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$25,000 /AC	\$25,000	A-10
6100	IMP/PAST (AG)	10.050 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$2,512	
6090	GRAZ/SERV (AG)	2.160 AC	1.0000/1.0000 1.0000/ /	\$250 /AC	\$540	
6634	HONEY/TAN (AG)	1.300 AC	1.0000/1.0000 1.0000/ /	\$1,500 /AC	\$1,950	
9910	MKT.VAL.AG (MKT)	14.260 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$171,120	
6634	HONEY/TAN (AG)	0.750 AC	1.0000/1.0000 1.0000/ /	\$1,500 /AC	\$1,125	

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

Search Result: 1 of 3

BEG SE COR OF NE1/4 OF SE1/4
TH N 210 ET TO POB TH CONT
SAME LI 320 FT TH N 85D40M W

ADAMS BENJAMIN JOEL &/ADAMS KAREN NICOLE &
ADAMS KAREN NICOLE &, PADGETT DONALD ET AL
ARCADIA, FL 34266

2024

32-36-25-0000-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EYB	ECON	FUNCT	NORM	% COND	VALUATION BY					VALUATION SUMMARY									
Exterior Wall	06	BD/BATTEN	100	0100	01	2,273	102.9600	123.55	280,829	1962	1975	0	0	34.00	66.00	Tax Group: 7					STANDARD								
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 0% - 2024											Heated Area: 1893					HX Base Yr									
Roof Cover	12	METAL	100												BUILDING MARKET VALUE					478,776									
Interior Wall	04	PLYWOOD	50												TOTAL MARKET OB/XF VALUE					82,566									
Interior Wall	05	DRYWALL	50												TOTAL LAND VALUE - MARKET					196,120									
Interior Floo	14	CARPET	100												TOTAL MARKET VALUE					592,469									
Air Condition	03	CENTRAL	100												SCHWAGL Deduction					0									
Heating Type	04	AIR DUCTED	100												ASSESSED VALUE					592,469									
Bedrooms	3	100	TOTAL EXEMPTION VALUE												0														
Bathrooms	2	100	BASE TAXABLE VALUE												592,469														
Frame	02	WOOD FRAME	100												TOTAL JUST VALUE					757,462									
Stories	1	100	NCON VALUE												361,438														
Architectual	01	100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE					386,489																					
Quality															03 AVERAGE					GLENN PADGETT DEC 08/27/2012									
DOR CODE															6100/PASTURELAND 2														
MAP NUM															MKT AREA					03									
NEIGHBORHOOD/LOC															300001.00					1.00/									
AREA TYPE															TOTAL GROSS AREA					PCT OF BASE									
BAS															1,893					100									
FOP															12					25									
FSP															480					50									
UCP															231					20									
UCP															165					20									
UCP															208					20									
UST															40					40									
TOTALS															3,029					2,273									
EXTRA FEATURES															7269 NE CUBITIS AVE, ARCADIA														
L N															BLD DATE														
1 1991															XF DATE														
2 1999															INC DATE														
4 0250															LGL DATE														
5 0525															LAND DATE														
6 1999															AG DATE														
7 1050															06/22/2022														
8 0525															MLU														
9 0850																													
TOTAL OB/XF															82,566														
LAND DESCRIPTION																													
L N															UNIT PRICE														
1 0120															25,000.00														
2 6100															250.00														
3 6090															250.00														
4 6634															1,500.00														
5 9910															12,000.00														
6 6634															1,500.00														
REVIEW DATE															05/03/2024														
BY															VG														
Total Acres:															15.26														
Total Land Value:															31,127														
Market:															171,120														
Agricultural:															6,127														
Common:															25,000														
PRINTED															11/06/2024 BY SYS														

ADAMS BENJAMIN JOEL &/ADAMS KAREN NICOLE &
ADAMS KAREN NICOLE &, PADGETT DONALD ET AL
ARCADIA, FL 34266

32-36-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	10	STEEL FRME 100
Roof Cover	12	METAL 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	00	N/A 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories		0 100
Units		0 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8400	06	14,555	118.5600	20.16	293,429	2023	2023	0	0	0	0.00100.00

DESOTO COUNTY PROPERTY

PAGE 2 of 2

7

VALUATION BY

Tax Group: 7

Tax Dist:

STANDARD

BUILDING MARKET VALUE

478,776

TOTAL MARKET OB/XF VALUE

82,566

TOTAL LAND VALUE - MARKET

196,120

TOTAL MARKET VALUE

592,469

SOI/AGL Deduction

0

ASSESSED VALUE

592,469

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

592,469

TOTAL JUST VALUE

757,462

NCON VALUE

361,438

INCOME VALUE

PREVIOUS YEAR MKT VALUE

386,489

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

202314005722

5/30/2023

QC

U

I

11

100

GRANTOR: PADGETT PATRICIA A

GRANTEE: ADAMS BENJAMIN JOEL

200714013045

11/20/2007

QC

U

I

100

GRANTOR: PADGETT GLENN F & PAT

GRANTEE: PADGETT GLENN, PATRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,50] S30 E80 N175 W80 S145 \$

FOP=[YR=2024;ORIG=80,80] W6 N30 E6 S30 \$

FOP=[YR=2024;ORIG=29,80] E31 N12 W31 S12 \$

LAND DESCRIPTION

TOTAL OB/XF

0

REVIEW DATE

05/03/2024

BY

VG

Total Acres: 15.26

Total Land Value: 31,127

Market: 171,120

Agricultural: 6,127

Common: 25,000

PRINTED 11/06/2024 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1269200 2024

R 32-36-25-0000-0010-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	NOV1-DEC 2	DEC3-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$9319.95	\$9417.03	\$9514.11	\$9611.20	\$9708.28

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$4,511.83
COUNTY LAW ENF	.0024399	\$1,445.57
SCHOOL LRE	.0030960	\$1,834.28
SCHOOL DISC	.0022480	\$1,331.87
SOUTHWEST WATER MGMT	.0001909	\$113.10
TOTAL AD-VALOREM:		\$9,236.65

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: \$9,708.28

DISCOUNT: -\$97.08

UNPAID BALANCE: \$9,611.20

**ADAMS BENJAMIN JOEL &
ADAMS KAREN NICOLE &
PADGETT DONALD ET AL
1385 NW PEACE POINTE DR**

15.260 ACRES
BEG SE COR OF NE1/4 OF SE1/4
TH N 210 FT TO POB TH CONT
SAME LI 320 FT TH N 85D40M W
423 FT TH N 265 FT TH N 14D53M

FAIR MKT VALUE	\$757,462.00	DIST	7
ASSESS	\$592,469.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$592,469.00		



Exemptions:

**Property Address:
7269 NE CUBITIS AVE ARCADIA 34266**

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
323625000000100000 R		2024	\$9,236.65	\$471.63	N/A	\$0.00	\$9,611.20
323625000000100000 R		2023	\$1,036.58	\$464.82	12/18/2023	\$1,456.36	\$0.00
323625000000100000 R		2022	\$1,074.83	\$454.67	11/29/2022	\$1,468.32	\$0.00
323625000000100000 R		2021	\$1,089.55	\$448.16	11/29/2021	\$1,476.20	\$0.00
323625000000100000 R		2020	\$1,079.15	\$442.81	11/30/2020	\$1,461.08	\$0.00
323625000000100000 R		2019	\$1,052.32	\$438.38	11/26/2019	\$1,431.07	\$0.00
323625000000100000 R		2018	\$1,031.99	\$432.50	11/15/2018	\$1,405.91	\$0.00
323625000000100000 R		2017	\$983.07	\$390.50	11/27/2017	\$1,318.63	\$0.00
323625000000100000 R		2016	\$973.51	\$390.50	11/22/2016	\$1,309.45	\$0.00
323625000000100000 R		2015	\$1,027.97	\$311.50	11/24/2015	\$1,285.89	\$0.00
323625000000100000 R		2014	\$942.60	\$287.50	11/24/2014	\$1,180.90	0.00



Return to:
Name: Benjamin Joel Adams
Address: 1385 Peace Pointe Dr.
Arcadia, FL 34266

Inst: 202314005722 Date: 05/31/2023 Time: 1:40PM
Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 0.70

This Instrument Prepared by:
Patricia A. Padgett

Property Appraisers Parcel I.D. (Folio) Number(s): 32-36-25-0000-0010-0000

QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 30th day of May, 2023, by and between **Patricia Padgett, un-remarried widow and surviving spouse of Glenn F. Padgett, by her Attorney-In-Fact, Roberta M. Padgett; and Donald Padgett and Michelle Padgett AKA Roberta M. Padgett, husband and wife, as joint tenants with rights of survivorship**, whose post office address is: **7296 NE Cubitis Ave., Arcadia, FL 34266** hereinafter called the grantor.

to **Benjamin Joel Adams and Karen Nicole Adams, husband and wife and Donald Padgett and Michelle Padgett AKA Roberta M. Padgett, husband and wife, as joint tenants with rights of survivorship**, whose post office address is: **1385 NW Peace Pointe Drive, Arcadia, FL 34266** hereinafter called the grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$1.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **DeSoto** County, Florida, to wit:

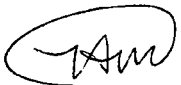
Commence at the SE corner of the NE ¼ of SE ¼ of Section 32, Township 36 South, Range 25 East; thence North Along the East line of said NE ¼ of SE ¼ of Section 32, for a distance of 210.00 feet for POINT OF BEGINNING; thence continue North along said line for a distance of 120.00 feet; thence N 85°40'00" W for a distance of 423.00 feet; thence North for a distance of 144.58 feet; thence N 77°18'46" W for a distance of 930.29 feet to a point on the West line of said NE ¼ of SE ¼; thence S 00°00'22" W for a distance of 701.00 feet to the SW corner of NE ¼ of SE ¼; thence S 89°34'30" E along South line of said NE ¼ of SE ¼ for a distance of 1143.38 to a point on the Westerly Right-of-Way line of NE Cubitis Avenue (formerly U.S. Highway No. 17); thence North 19°53'46" E along said Westerly Right-of-Way line a distance of 222.73 feet; thence S 89°34'30" E for a distance of 110.30 feet to a point of beginning. LESS NE CUBITIS AVENUE (formerly U.S. Highway No. 17), DESOTO COUNTY, FLORIDA, BEING IN SECTION 32, TOWNSHIP 36 SOUTH, RANGE 25 EAST.

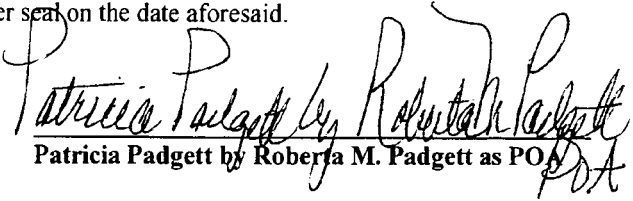
THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF THE TITLE WAS REQUESTED OR MADE, AND THE SCRIVENER ASSUMES NO RESPONSIBILITY FOR TITLE OR DESCRIPTION ERRORS.

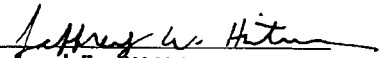
To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

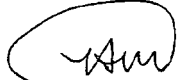
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

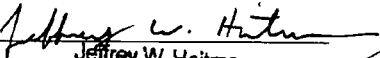
Witness Signature: 
Witness Printed Name: **Tosha Morales**

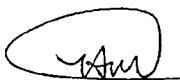

Patricia Padgett by Roberta M. Padgett as POA

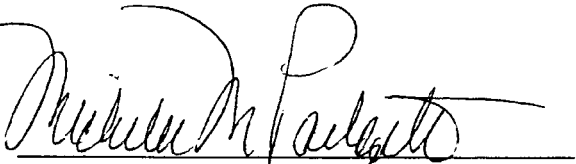
Witness Signature: 
Witness Printed Name: **Jeffrey W. Heitman**

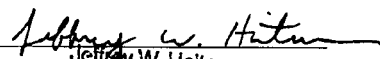
Witness Signature: 
Witness Printed Name: **Tosha Morales**


Donald Padgett

Witness Signature: 
Witness Printed Name: **Jeffrey W. Heitman**

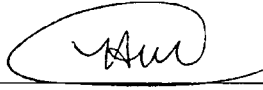
Witness Signature: 
Witness Printed Name: **Tosha Morales**


Michelle Padgett AKA Roberta M. Padgett

Witness Signature: 
Witness Printed Name: **Jeffrey W. Heitman**

STATE OF Florida
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this, 30th day of **May, 2023** by **Roberta M. Padgett as Attorney in Fact for Patricia Padgett, and Donald Padgett and Michelle Padgett AKA Roberta M. Padgett**. They are personally known to me or have produced driver license(s) as identification.

My Commission Expires: 

Printed Name: **Tosha Morales**
Notary Public



Customer Information

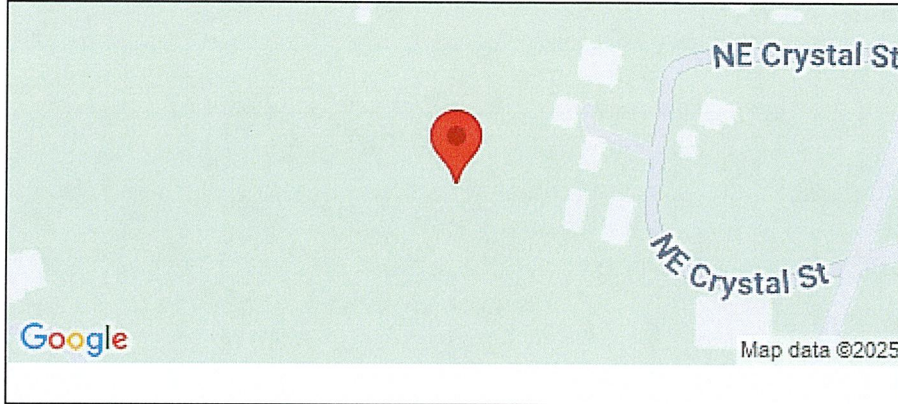
Name: BUILDING DEPARTMENT
Address: 201 E OAK ST

Phone: (863) 993-4811
Alt. Phone:
Email:

Request Classification

Topic: Prohibited Use
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 7269 NE Cubitis Ave

Request type: Problem
Priority: Normal
Entered Via: Phone



Property APN:

Description

From the past case number CE 22-0122, The property has new owner. They are running a cabinet shop in an AG barn.

Reason Closed

Turn into a code case, number CE 24-0403

Date Expect Closed: 05/24/2024

Date Closed: 05/14/2024 12:14 PM **By:** Thomas Turnbull

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.*

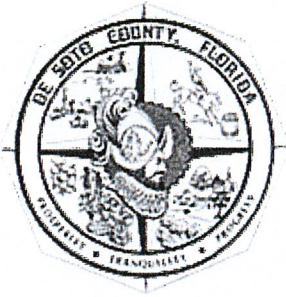
- 1. Agriculturally related processing, canning or packing plant; wineries that sell wine that is fermented on site; slaughterhouses; sawmills; headquarters for off-site agricultural operations; agricultural support housing (see Section 20-664).
- 2. Aviation facilities.
- 3. Communication transmitting 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



NOTICE to CORRECT VIOLATION

ADAMS BENJAMIN JOEL & ADAMS KAREN
NICOLE &
PADGETT DONALD ET AL
1385 NE PEACE POINTE DR
ARCADIA, FL 34266

RE: 7269 NE CUBITIS AVE
PIN #: 32-36-25-0000-0010-0000
Case No: CE-24-0403

Date: February 10, 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 d Prohibited A-10: Prohibited uses or structures for A-10 zoning

DCCO Article V Sec. 5-202 Certificate of Use: No building, structure, or location (hereinafter referred to as "premises") used for the purpose of exercising the privilege of doing business within the County shall be expanded in size, or used or occupied for any business, without first obtaining from the Development Department a certificate of use.

Facts constituting violation (including date, time, and place of violation): On **January 27, 2025** at **8:52 am**, the property located at **7269 NE CUBITIS AVE** was visited and revealed the following:

Need a certificate of use for the business. Need to rezone the property to running the cabinet shop. Need to turn in the application for the rezone.

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

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: February 24, 2025

Obtain or renew your Certificate of Use for your business

Due by: February 24, 2025

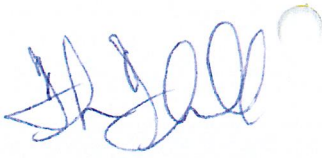
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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



Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268618





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

LUTZ, GERTRUDE L
7275 NE CUBITIS AVE
ARCADIA, FL 34266

RE: 7269 NE CUBITIS AVE
PIN #: 32-36-25-0000-0010-0000
Case No: CE-24-0403

Date: February 10, 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 d Prohibited A-10: Prohibited uses or structures for A-10 zoning

DCCO Article V Sec. 5-202 Certificate of Use: No building, structure, or location (hereinafter referred to as "premises") used for the purpose of exercising the privilege of doing business within the County shall be expanded in size, or used or occupied for any business, without first obtaining from the Development Department a certificate of use.

Facts constituting violation (including date, time, and place of violation): On **January 27, 2025** at **8:52 am**, the property located at **7269 NE CUBITIS AVE** was visited and revealed the following:

Need a certificate of use for the business. Need to rezone the property to running the cabinet shop. Need to turn in the application for the rezone.

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

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: February 24, 2025

Obtain or renew your Certificate of Use for your business

Due by: February 24, 2025

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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 blue ink, appearing to read 'T. Turnbull', written over the word 'Sincerely'.

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268632





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

**FINE LINE CUSTOM MILLWORK SERVICES,
INC
7275 NE CUBITIS AVE
ARCADIA, FL 34266**

**RE: 7269 NE CUBITIS AVE
PIN #: 32-36-25-0000-0010-0000
Case No: CE-24-0403**

Date: February 10, 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 d Prohibited A-10: Prohibited uses or structures for A-10 zoning

DCCO Article V Sec. 5-202 Certificate of Use: No building, structure, or location (hereinafter referred to as "premises") used for the purpose of exercising the privilege of doing business within the County shall be expanded in size, or used or occupied for any business, without first obtaining from the Development Department a certificate of use.

Facts constituting violation (including date, time, and place of violation): On **January 27, 2025** at **8:52 am**, the property located at **7269 NE CUBITIS AVE** was visited and revealed the following:

Need a certificate of use for the business. Need to rezone the property to running the cabinet shop. Need to turn in the application for the rezone.

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

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: February 24, 2025

Obtain or renew your Certificate of Use for your business

Due by: February 24, 2025

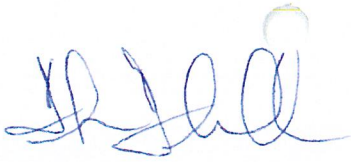
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If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

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 blue ink, appearing to read 'T. Turnbull', with a stylized flourish at the end.

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268625





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

ADAMS BENJAMIN JOEL & ADAMS KAREN
NICOLE &
PADGETT DONALD ET AL
1385 NE PEACE POINTE DR
ARCADIA, FL 34266

RE: 7269 NE CUBITIS AVE
PIN #: 32-36-25-0000-0010-0000
Case No: CE-24-0403

Date: May 16, 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):

LDR Sec. 20-126 d Prohibited A-10: Prohibited uses or structures for A-10 zoning

Facts constituting violation (including date, time, and place of violation): On May 14, 2024 at 8:59 am, the property located at 7269 NE CUBITIS AVE was visited and revealed the following:

Need to have a Special Exception to run a sawmill in A-5 and A-10 Zoning District. A cabinet shop needs to in IL Zoning District. Need to call Zoning Department at 863-993-4806 for the Special Exception.

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

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: May 30, 2024

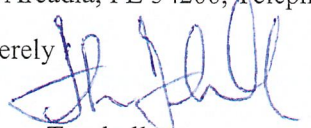
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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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,


Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052701588386040



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature <u>[Signature]</u> ☐ Agent ☐ Addressee	
1. Article Addressed to:		B. Received by (Printed Name) <u>Nicole Adams</u>	C. Date of Delivery <u>2/13/25</u>
ADAMS BENJAMIN JOEL & KAREN NICOLE & PADGETT DONALD ET AL 1385 NE PEACE POINTE DR ARCADIA, FL 34266		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) <u>9589 0710 5270 0462 2686 18</u>		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
9590 9402 8961 4064 9644 72		PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

9589 0710 5270 0462 2686 18

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For delivery information, visit our website at www.usps.com .	
OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u> Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here <u>24-0403</u> <u>TOT</u>
Postage \$ <u>.69</u> Total Postage and Fees \$ <u>9.64</u>	ARCADIA POST OFFICE FEB 10 2025 34266-USPS
ADAMS BENJAMIN JOEL & KAREN NICOLE & PADGETT DONALD ET AL 1385 NE PEACE POINTE DR ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0462 2686 25

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
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OFFICIAL USE	
Certified Mail Fee \$ <u>4.85</u> Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here <u>24-0403</u> <u>TOT</u>
Postage \$ <u>.69</u> Total Postage and Fees \$ <u>9.64</u>	ARCADIA POST OFFICE FEB 10 2025 34266-USPS
FINE LINE CUSTOM MILLWORK SERVICES INC 7275 NE CUBITIS AVE ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0462 2686 32

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 \$ <u>4.85</u> Extra Services & Fees (check box, add fee as appropriate) ☒ Return Receipt (hardcopy) \$ <u>4.10</u> ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here <u>24-0403</u> <u>TOT</u>
Postage \$ <u>.69</u> Total Postage and Fees \$ <u>9.64</u>	ARCADIA POST OFFICE FEB 10 2025 34266-USPS
LUTZ, GERTRUDE L 7275 NE CUBITIS AVE ARCADIA, FL 34266	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Tracking Number:

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Your item was delivered to an individual at the address at 3:12 pm on February 13, 2025 in ARCADIA, FL 34266.

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February 13, 2025, 3:12 pm

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Tracking Number:

Remove X

9589071052700462268632

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Latest Update

Your item was delivered to an individual at the address at 3:12 pm on February 13, 2025 in ARCADIA, FL 34266.

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Delivered, Left with Individual

ARCADIA, FL 34266

February 13, 2025, 3:12 pm

[See All Tracking History](#)

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

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

[Track Another Package](#)

Feedback

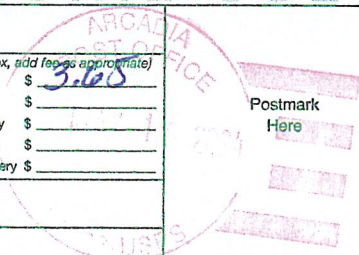
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE & PADGETT DONALD ET AL 1385 NE PEACE POINTE DR ARCADIA, FL 34266  9590 9402 8654 3244 5194 50 2. Article Number (Transfer from service label) 9589 0710 5270 1588 3860 40	A. Signature ☐ Agent ☐ Addressee X B. Received by (Printed Name) C. Date of Delivery Nicole Adams D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☒ Signature Confirmation™</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td></td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ 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		☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ 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																	
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

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

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 \$ <u>4.40</u> Extra Services & Fees (check box, add fees as appropriate) ☒ Return Receipt (hardcopy) \$ <u>3.65</u> ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____ Postage \$ <u>0.64</u> Total Postage and Fees \$ <u>8.69</u>	Postmark Here 
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ADAMS BENJAMIN JOEL &
 ADAMS KAREN NICOLE &
 PADGETT DONALD ET AL
 1385 NE PEACE POINTE DR
 ARCADIA, FL 34266

24-0403

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



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

NOTICE to CORRECT VIOLATION

ADAMS BENJAMIN JOEL & ADAMS KAREN
NICOLE &
PADGETT DONALD ET AL
1384 N PEACE POINT DR
ARCADIA, FL 34266

RE: 7269 NE CUBITIS AVE
PIN #: 32-56-25-0100-0010-0000
Case No: CE-24-4403

Date: February 10, 2025

Have be advised that the letter serves as notice that your property was visited due to a complaint or as a result of a routine inspection and was found to be in violation of the below listed Ordinance(s).

LDL Sec. 20-16-01 Exempted Act: Prohibited uses or structures for A-10 zoning
DCU Sec. 20-16-01 Exempted Act: Prohibited uses or structures for A-10 zoning
DCU Sec. 20-16-01 Exempted Act: Prohibited uses or structures for A-10 zoning
as "process" used for the purpose of exercising the privileges of doing business within the County shall be expanded in size or used or accepted for any business, without first obtaining from the Development Department a certificate of use.

Each violating violation including date, time, and place of violation. On January 17, 2025, at 8:51 am, the property located at 7269 NE CUBITIS AVE, was visited and revealed the following:

Need a certificate of use for the business. Need to rezone the property to running the cabinet shop. Need to turn in the application for the rezoning.

Violator must cure the violation(s) by taking the appropriate steps.

Cure and do not the prohibited use the zone zoning district and contact the Development Department for assistance in finding a remedy through the permitting and zoning process.

Due by: February 24, 2025

Obtain or renew your Certificate of Use for your business.

Due by: February 26, 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 or alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then occurs or if the violation is not corrected by the time specified for correcting by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the hearing.

If failed to be a 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 find that you are not in violation, you may request a request or waiver to this department for it hearing before the Special Magistrate. If as a result of the hearing, it is determined that your property is not in violation, one case would not be heard.

If you have any questions concerning this notice, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 903-4200.

02/10/2025 10:46

TOMMY TURNBULL
7269 NE CUBITIS AVE

PRIVATE
PROPERTY
NO SOLICITING
LOITERING
TRESPASSING

02/10/2025 10:46

TOMMY TURNBULL
7269 NE CUBITIS AVE



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

ADAMS BENJAMIN KOEL & ADAMS KAREN
NICOLE &
PADGETT DONALD ET AL
1315 NE PEACE POINTE DR
ARCADIA, FL 34266

RE: 7269 NE CUBITIS AVE
PIN #: 12-16-25-0000-0010-0000
Case No: CE-24-0403

Date: May 16, 2024

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

Ordinance No. 20-176-A Prohibited A-10: Prohibited uses or structures for A-10 zoning

Facts remaining violation (including date, time, and place of violation): On **May 14, 2024** at **8:59 am**, the property located at **7269 NE CUBITIS AVE**, was visited and revealed the following:

Need to have a Special Exception to run a sawmill in A-5 and A-10 Zoning District. A cabinet shop needs to be in B Zoning District. Need to call Zoning Department at 863-993-4806 for the Special Exception.

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

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: May 30, 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 circuit 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 \$100.00 per day per violation for a repeat violator.

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 may be waived.

If you have any questions concerning this notice, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, telephone number (863) 491-6165 or (863) 993-1306.

Respectfully,

Tommy Turnbull
Code Enforcement Officer

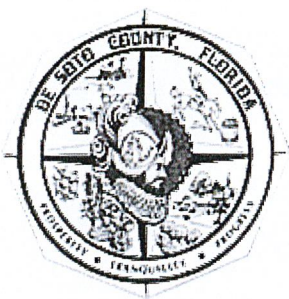
05/16/2024 09:31

TOMMY TURNBULL
7269 NE CUBITIS AVE



05/16/2024 09:31

TOMMY TURNBULL
7269 NE CUBITIS 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, Thomas Turnbull, duly sworn, deposes and says: That on 2-10-25 @ 10:46 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE &
PADGETT DONALD ET AL
1385 NE PEACE POINTE DR
ARCADIA, FL 34266

Agent of Process

LUTZ, GERTRUDE L
7275 NE CUBITIS AVE
ARCADIA, FL 34266

Tenant

FINE LINE CUSTOM MILLWORK SERVICES, IN
7275 NE CUBITIS AVE
ARCADIA, FL 34266

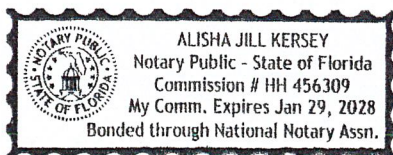
at the following location(s): 7269 NE CUBITIS AVE

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

DATE: February 10, 2025

affiant

Sworn to and subscribed before me this 10th day of February, 2025 by
Thomas Turnbull who is personally known OR Produced Identification



Notary Public



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, Thomas Turnbull, duly sworn, deposes and says: That on 5-16-24 @ 9:31 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

ADAMS BENJAMIN JOEL & ADAMS KAREN NICOLE &
PADGETT DONALD ET AL
1385 NE PEACE POINTE DR
ARCADIA, FL 34266

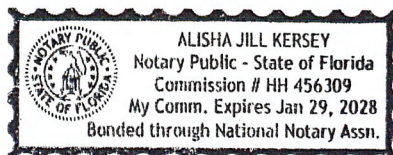
at the following location(s): 7269 NE CUBITIS AVE

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

DATE: May 16, 2024

affiant

Sworn to and subscribed before me this 16th day of May, 2024 by
Thomas Turnbull who is personally known OR Produced Identification



Notary Public



02/28/2025 09:52

TOMMY TURNBULL
7269 NE CUBITIS AVE



01/27/2025 08:52

TOMMY TURNBULL
7269 NE CUBITIS AVE



01/27/2025 08:52

TOMMY TURNBULL
7269 NE CUBITIS AVE



01/27/2025 08:52

TOMMY TURNBULL
7269 NE CUBITIS AVE



11/19/2024 08:54

TOMMY TURNBULL
7269 NE CUBITIS AVE





05/14/2024 08:59

TOMMY TURNBULL
7269 NE CUBITIS AVE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

FINE LINE CUSTOM MILLWORK SERVICES, INC.

Filing Information

Document Number	P15000069270
FEI/EIN Number	47-5012759
Date Filed	08/17/2015
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/26/2018
Event Effective Date	NONE

Principal Address

7275 NE CUBITIS AVE.
ARCADIA, FL 34266

Changed: 05/17/2022

Mailing Address

7275 NE CUBITIS AVE.
ARCADIA, FL 34266

Changed: 05/17/2022

Registered Agent Name & Address

Lutz, Gertrude L
7275 NE Cubitis Ave.
Arcadia, FL 34266

Name Changed: 01/14/2020

Address Changed: 01/26/2023

Officer/Director Detail

Name & Address

Title P

ADAMS, BENJAMIN J
1385 NW Peace Pointe Dr.
Arcadia, FL 34266

Title VP

ADAMS, NICOLE
1385 Peace Pointe Dr.
Arcadia, FL 34266

Title V

SCHILLING, WARREN
7275 NE Cubitis Ave.
Arcadia, FL 34266

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	01/15/2024
2025	01/06/2025

Document Images

01/06/2025 -- ANNUAL REPORT	View image in PDF format
01/15/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/13/2022 -- ANNUAL REPORT	View image in PDF format
01/08/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
01/25/2019 -- ANNUAL REPORT	View image in PDF format
09/26/2018 -- Amendment	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
08/17/2015 -- Domestic Profit	View image in PDF format

Thomas Turnbull

From: Kathy Heitman
Sent: Friday, May 31, 2024 8:28 AM
To: Thomas Turnbull; Jorge Hernandez
Subject: FW: 7275 NE Cubitis Ave - Ben Adams

This email originated inside of Desoto County BOCC.

FYI

Regards,

Kathy Heitman

Senior Planner & CFM

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Phone: 863-993-4806

Fax: 863-491-6163

k.heitman@desotobocc.com

www.desotobocc.com



From: Steven Southwell [mailto:ssouthwell@realfloridalaw.com]
Sent: Thursday, May 30, 2024 6:27 PM
To: Kathy Heitman <k.heitman@desotobocc.com>
Cc: ben@finelinemillwork.us
Subject: 7275 NE Cubitis Ave - Ben Adams

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

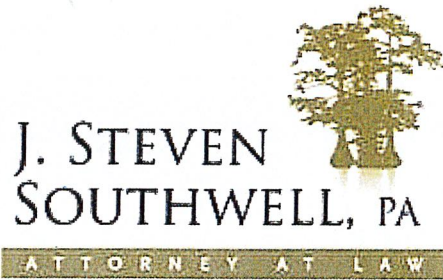
Ms. Heitman – I hope this finds you well. I have recently been engaged by Mr. Adams to assist with a rezone for the above referenced property. I am meeting with Mr. Adams next week to finalize the details for a forthcoming application for rezoning. We plan to submit this application literally as soon as possible, and I will keep you advised on that process. Also, I'm sure we might have some questions regarding the application and supporting material, so can I reach out to you as we work through that to get information?

Thank you and we look forward to working with you on this project.

Steven

Steven Southwell

Post Office Box 1748
501 W. Main Street
Wauchula, Florida 33873
863.773.4449
ph 863.773.0223 fax



Thomas Turnbull

From: Kathy Heitman
Sent: Tuesday, May 28, 2024 2:31 PM
To: Code Enforcement Dept
Subject: FW: meeting notes

Jorge and Tommy,

Here is a response from Mr. Adams on his process.

Regards,

Kathy Heitman

Senior Planner & CFM

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

Phone: 863-993-4806

Fax: 863-491-6163

k.heitman@desotobocc.com

www.desotobocc.com



From: Ben Adams [mailto:ben@finelinemillwork.us]
Sent: Tuesday, May 28, 2024 1:32 PM
To: Laura McClelland
Cc: Planning Dept
Subject: RE: meeting notes

Thank you for the documents Laura.

I have reached out to two different lawyers to help me with this and I have been turned down twice because they aren't taking new clients.

I have reached out to a 3rd and 4th hoping for some help.

I know we have a 5/30/24 date that we are trying to show we are starting the process so I wanted to let you all know. Hopefully we can get someone on board soon and have it going by that date.

Best Regards,

Benjamin J. Adams | President
Mobile | 941.628.9611
Email | ben@finelinemillwork.us



From: Laura McClelland <l.mcclelland@desotobocc.com>
Sent: Tuesday, May 28, 2024 8:58 AM
To: Ben Adams <ben@finelinemillwork.us>
Cc: Planning Dept <Planning@desotobocc.com>
Subject: meeting notes

This email originated inside of Desoto County BOCC.

Ben,

Attached you will find the meeting notes from May 22, 2024. The required applications are attached as well.

Thanks

Laura McClelland

Planner I

DeSoto County Board of County Commissioners

201 E. Oak Street, Suite 204, Arcadia, FL 34266

Phone: 863-993-4806

l.mcclelland@desotobocc.com

www.desotobocc.com



Please send all Planning and Zoning emails to planning@desotobocc.com to ensure our office receives them.

How was my service today? Please feel free to report your experience at: feedback@desotobocc.com E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

Thomas Turnbull

From: Cali Keene
Sent: Thursday, May 16, 2024 4:18 PM
To: ben@finelinemillworks.us
Cc: Planning Dept
Subject: 7269 NE CUBITIS AVE / Pre-application meeting

This email originated inside of DeSoto County BOCC.

Good afternoon,

I understand you want an in-person meeting to discuss the steps to rezone to Industrial, and satisfy the notice of violation you received from Code Enforcement. We have the following availabilities:

Wednesday, 5/22

-1pm

-2pm

-3pm

Thursday, 5/23

-11am

-1pm

-2pm

Friday, 5/24

Anytime between 9am-11am, or 1pm-3pm

Please let us know which works best for you.

Sincerely,

Cali Keene

Planning Technician

DeSoto County Development Department

201 E. Oak St, Suite #204

Arcadia, FL 34266

Phone 863.993.4806 ext 266

Fax 863.491.6163

www.desotobocc.com

Please send all planning & zoning requests to planning@desotobocc.com to ensure our office receives them.

Cali Keene

From: Cali Keene
Sent: Friday, May 17, 2024 10:59 AM
To: 'Ben Adams'
Cc: Planning Dept
Subject: RE: 7269 NE CUBITIS AVE / Pre-application meeting

Great. I just sent out a calendar invite for Wednesday, May 22nd, at 3pm. If you have a site plan or sketch, we recommend you bring that or any other materials!

Sincerely,

Cali Keene

Planning Technician

DeSoto County Development Department

201 E. Oak St, Suite #204

Arcadia, FL 34266

Phone 863.993.4806 ext 266

Fax 863.491.6163

www.desotobocc.com

Please send all planning & zoning requests to planning@desotobocc.com to ensure our office receives them.

From: Ben Adams [mailto:ben@finelinemillwork.us]
Sent: Friday, May 17, 2024 10:40 AM
To: Cali Keene
Cc: Planning Dept
Subject: RE: 7269 NE CUBITIS AVE / Pre-application meeting

Thank you Cali, email received.

I can do Wednesday at 3pm please.

Best Regards,

Benjamin J. Adams | President
Mobile | 941.628.9611
Email | ben@finelinemillwork.us


fine line
CUSTOM MILLWORK

From: Cali Keene <o.keene@desotobocc.com>
Sent: Friday, May 17, 2024 8:09 AM
To: Ben Adams <ben@finelinemillwork.us>

Thomas Turnbull

From: Jorge Hernandez
Sent: Thursday, May 9, 2024 3:18 PM
To: Thomas Turnbull
Subject: FW: Sawmill review

Importance: High

This email originated inside of Desoto County BOCC.

For your file/info

From: Kathy Heitman <k.heitman@desotobocc.com>
Sent: Thursday, May 9, 2024 9:51 AM
To: Jorge Hernandez <j.hernandez@desotobocc.com>
Subject: Sawmill review
Importance: High

This email originated inside of Desoto County BOCC.

Jorge,

After looking in our LDR. There is no definition for sawmill. I have looked in the A Planners Dictionary, produced by American Planning Association. I have listed all the definitions that I found that are related to sawmill. Within A-10 or A-5, a sawmill is by Special Exception only. From all the definitions below a sawmill is a process that turns raw timber into other wood materials for use in other manufacturing. If a location is manufacturing products from the raw timber, then that is manufacturing and will need to be located within II or IH zoned district.

Anyone who operates a sawmill will need to apply for a Special Exception and go to public hearing for approval by the Board. Please let me know if you need anything else from me.

1. sawmill (See also forest industry; lumber manufacturing; lumberyard): A facility where logs or partially processed
cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products, not
including the
processing of timber for use on the same lot by the owner or resident of that lot. (Kent County, Md.)
A stationary or portable machine used in converting logs to lumber or ties or in refining lumber. (Marinette
County, Wisc.)
A facility for the processing of timber from the property on which it is located, from adjoining property, or from
other
properties removed from the sawmill or its environs without regard to point of origination. (Campbell County,
Va.)
An operation or facility which has, as its predominant purpose, the sawing or planing of logs or trees into rough
slabs.
A sawmill is sometimes referred to as a planing mill. (Concord, N.C.)
2. sawmill, accessory: A sawmill which is operated as an incident to a construction site or another industrial or
retail
operation which is or will be established as a primary use on the same site. (Concord, N.C.)

3. forest industry (See also timber harvesting): The cutting and storing of forest products, the operation of portable sawmills and planers, the production of maple syrup and sugar. (Marinette County, Wisc.)
Any commercial activity relating to the growing and harvesting of forest tree species. (Deschutes County, Ore.)
The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the temporary operation
of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated
with land development approved by the [jurisdiction], which shall be considered accessory to the development of the property. (Blacksburg, Va.)
4. lumber manufacturing (See also forest industry; sawmill): Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. (Rancho Mirage, Calif.)
5. lumberyard (See also home improvement center): A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other
cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and
other customizing processes. Lumber yards may provide for the sale of associated products including tools and fasteners. (Waukesha, Wisc.)
An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, but not including the manufacture or fabrication of lumber,
lumber products, or firewood. (Siskiyou County, Calif.)
An establishment where lumber and other building materials such as brick, tile, cement, insulation, roofing materials, and the like are sold at retail. The sale of
items, such as heating and plumbing supplies, electrical supplies, paint, glass, hardware, and wallpaper is permitted at retail and deemed to be customarily incidental to the sale of lumber and other building materials at retail. (Hartford, Conn.; Loveland, Colo.)
6. timber harvesting (See also clear-cutting; forest industry; logging yard): The cutting and removal of trees from their growing site, and the attendant operation
of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for construction approved under this ordinance. (Limington, Maine) The commercial cutting of timber. (Campbell County, Va.)
7. home improvement center (See also big-box retail establishment; hardware store): A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, housewares and house hold appliances, garden supplies, and cutlery. (Prince William County, Va.)
An establishment selling various house hold goods, tools, and building materials, durable household goods (e.g., refrigerators, lawn care machines, washing machines), electronic equipment, house hold animal supplies, nursery products, etc. Retail stock (e.g., nursery items, lumber goods) may be kept outdoors. All such stock (except plant materials) shall be screened in accordance with the [city ordinance]. At least 75 percent of all indoor floor-good space shall be for retail sales. (Gastonia, N.C.)
The retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of buildings or other structures, including lawn and garden supplies. (Nashville and Davidson County, Tenn.)
An establishment providing the sale or rental of building supplies, construction equipment, or home decorating fixtures and accessories. This term includes a lumber yard or a contractors' building supply business and may include outdoor storage or tool and equipment sales or rental. This term does not include an establishment devoted exclusively to the retail sale of paint, wallpaper, or hardware or activities classified under vehicle/equipment sales and services, including vehicle towing services. (Milwaukee, Wisc.)

Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures, nursery stock, and lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. (Truckee, Calif.)

Regards,

Kathy Heitman

Senior Planner and CFM

DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266

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Special Master Case Checklist

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

J or N/A	Respondents Name	Adams Benjamin Joel + Adams Karen Nicole +
	Address	7269 NE Cubitis Ave Padgett Donald ETAL
/	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 Hearing	
/	Notice to correct (file copy)	
/	Green Card if Received and or Track and confirm information from 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 case	
N/A	Any correspondence to or from Respondent or Respondents representative	
/	Any other supporting documentation (IE: InCode Information, Division of corporation info, Local Business Tax info, copies of permits, R.O.W forms, ECT.)	

Information Legal needs to know: Any special instructions to the Legal department (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 then one person)

_____ Only reference the following violations on 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 to Legal Department

Running a Cabinet Shop in A-10 Zoning district.

Officers Name Tommy Turnbull

Special Master Hearing on: 4-22-25

Reviewed by: [Signature]

Date: 3/7/25

Date

SMCE 24-0403