

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0981

CLAYDON JAMES DONALD III

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: CLAYDON JAMES DONALD III, 11879 SW LAKE GEORGE TERR, ARCADIA FL 34266.

1. An inspection on August 25, 2025, Code Enforcement Officer visited your property located at 11879 SW LAKE GEORGE TERR, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #29-39-23-0362-00B0-0730 more particularly described by deed or instrument number #202414006543 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, 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 December 2, 2024 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits. 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
Sharon Gray
Code Enforcement Officer
201 E. Oak Street
Arcadia, Florida 34266

Sworn to and subscribed before me this 11th day of September 2025 Affiant is personally known to me.

Sarah
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0981

CLAYDON JAMES DONALD III

Respondents,

TO: CLAYDON JAMES DONALD III
11879 SW LAKE GEORGE TERR
ARCADIA FL 34266

RE: 11879 SW LAKE GEORGE TERR, 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 **October 28, 2025 at 11:00 A.M.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

Certified Mailing Number: 9589071052701588389133

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

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 24-0981, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #29-39-23-0362-00B0-0730 / **11879 SW LAKE GEORGE TERR, ARCADIA FL 34266**
 @_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
 E. Oak Street, Second Floor, Arcadia, Florida
 _____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant _____

Sworn to and subscribed before me this _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389133

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**

J or N/A	Respondents Name <u>James Donald Claydon III</u>	Case # <u>24-0981</u>
	Site Address <u>11879 SW Lake George Terr</u>	
	Respondent's Mailing Address <u>11347 SW Crenshaw Ave</u>	
☒	Case Notes in date order	
☒	Case Cost to date	
☒	Property card	
☒	Tax Record	
☒	Deed Information	
☒	Complaint/Request	
☒	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
☒	Notice of Mandatory Hearing (file copy)	
☒	Green Card if received, and or Track and Confirm information from the USP website	
☐	Original Notice to Correct in the envelope with green card attached if unclaimed	
☐	Copy of Notice to Correct that was posted and sent by regular Mail	
☒	Photograph of posting, if applicable	
☒	Affidavit of posting or hand delivery	
☒	Photographs of site visits in support of the case	
☐	Any correspondence to or from the Respondent or the Respondent's representative	
☒	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

Only the following violations will be referenced in the Notice of Mandatory Hearing:
LDR Sec 20-1342 Development Permit Required

 Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
 Will need an Affidavit of posting

Special Instructions

Officers' Name Sharon Gray

Special Master Hearing on: October 28, 2025

Reviewed by: [Signature]

Date: 9/8/25

SMCE 24-0981

Code Enforcement Case: CE-24-0981

Entered on: 09/30/2024 00:00

Printed on: 09/05/2025

Topic: Development without Permit

Status: Open - N2C issued/Posted

Due Date: 09/05/25

Assigned To: Sharon Gray

Initiated by: Code Enforcement Officer

Area #: RMF-M

Hearing Date:

Hearing Time:

SM Case No:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 11879 SW LAKE GEORGE TERR , 34266

Phone:

Cell #:

APN : 29-39-23-0362-00B0-0730

Owner Information

Owner Name: CLAYDON JAMES DONALD III

Address: 11347 SW CRENSHAW AVE

ARCADIA, FL 34269

Phone: 941-504-3398

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection / Site Visit	Sharon Gray	09/30/2024	2:10 pm	While doing an inspection on the property for the dilapidated structure I saw that the few walls left had been demolished after doing research I determined that the new owners had not pulled a demolition permit.
Mail Notice to Correct Violation	Sharon Gray	12/02/2024		Mailed notice to correct
Notice of Violation	Sharon Gray	12/02/2024	8:58 am	> Inspection Time:2:10 pm, Send to (Owner - Cert no=9589071052701588383421), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	12/03/2024	9:52 am	Posted notice to correct photos taken
Return Receipt Received	Sharon Gray	12/09/2024		Received signed green card
Inspection / Site Visit	Sharon Gray	12/20/2024	10:24 am	Site visit photos taken in violation.
Case Notes	Sharon Gray	01/07/2025		Per the public information page no permits have been applied for or issued.
E-mail Correspondence	Sharon Gray	01/07/2025	8:13 am	From: Sharon Gray Sent: Tuesday, January 7, 2025 8:13 AM To: Alison Shuman <a.shuman@desotobocc.com> Subject: 11879 SW Lake George Terr This email originated inside of Desoto County BOCC. Alison, Have any demo permits been applied for or issued for 11879 SW Lake George Terr? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	01/07/2025	11:56 am	There are no permits of record for the subject address. Regards, Alison M. Shuman Permit Technician Supervisor
Case Notes	Sharon Gray	01/10/2025		Per the public information no permits have been applied for or issued. Set up for Special Masters.
Phone Call	Sharon Gray	01/23/2025	1:30 pm	James Claydon III's father called to say that his son the owner of the property has passed away since he bought the property. He is the only one listed on the card so I let his father know that he will need to get a contractor to pull the permit so we can close out this matter. His attorney advised them not to do a probate and let things settle their selves and in two years after creditors have had time to come forward to

deal with property's and assets. I let him know that he will need to either find a general, demo, residential contractor to pull the permits. I told him that I will give him some more time due to the situation. I told him to stay in contact with myself. 941-504-3398

Phone Call	Sharon 07/09/2025 10:36 pm	Gray	Left a message for the father in regards to 11879 SW Lake George Terr and 11784 SW Co Rd 769.
Inspection / Site Visit	Sharon 08/25/2025 10:47 am	Gray	Site visit photos taken in violation set up for Special Masters
E-mail Correspondence	Sharon 08/26/2025 4:15 pm	Gray	Bridgette, Do you have any probates for James Donald Claydon III? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon 08/26/2025 4:16 pm	Gray	No ma'am.
E-mail Correspondence	Sharon 09/03/2025 2:56 pm	Gray	Jackie, I am checking to see if any demolition permits have been issued or applied for 11879 SW Lake George Terr? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon 09/04/2025 9:54 am	Gray	Jacqueline Douglas Permit Technician She sent a screen shot showing no results found.
Turn in for Special Master Hearing	Sharon 09/05/2025 8:28 am	Gray	Turn in for Special Masters

<i>Violations</i>				
#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open	
1	Corrections Required: Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits			

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	21	\$	3.15
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	10.44
TOTAL			\$	23.23

☒	PROPERTY CARD
☒	TAX RECORD
☒	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 8/21/2025

Parcel: << 29-39-23-0362-00B0-0730 (2895) >>

Owner & Property Info

Result: 2 of 2

Owner	CLAYDON JAMES DONALD III 11347 SW CRENSHAW AVE ARCADIA, FL 34269		
Site	11879 SW LAKE GEORGE TERR, ARCADIA		
Description*	SPRING LAKE ADD TO DESOTO PEACE RIVER HEIGHTS LOT 73 BLK B ~R 345/803 INST:202414006543		
Area	0.172 AC	S/T/R	29-39-23
Use Code**	VACANT (0000)	Tax District	7

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

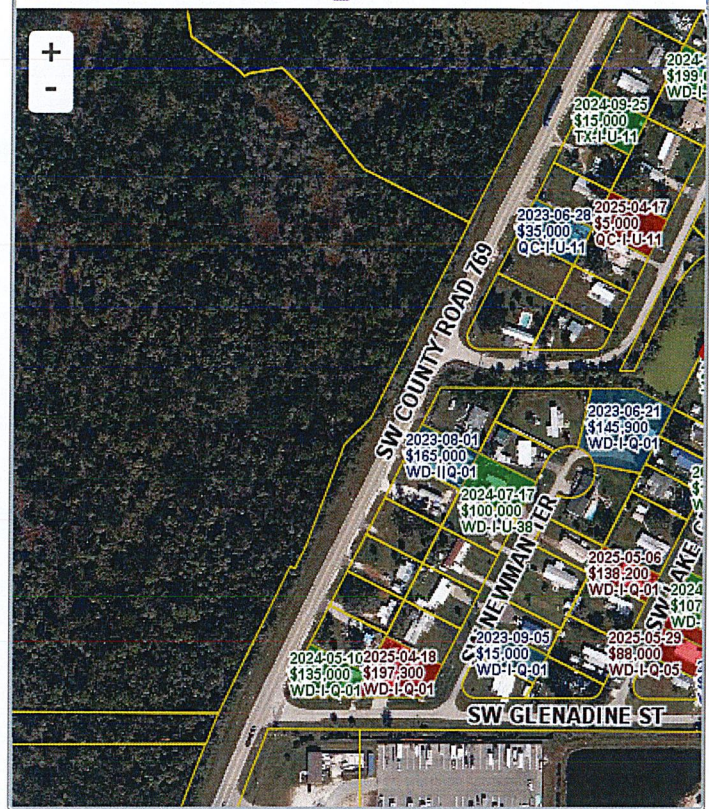
Property & Assessment Values

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$9,000	Mkt Land	\$9,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$3,459	XFOB	\$3,421
Just	\$12,459	Just	\$12,421
Class	\$0	Class	\$0
Appraised	\$12,459	Appraised	\$12,421
SOH/10% Cap	\$2,722	SOH/10% Cap	\$0
Assessed	\$12,459	Assessed	\$12,421
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$9,737 other:\$9,737 school:\$12,459	Total Taxable	county:\$12,421 other:\$12,421 school:\$12,421

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
8/28/2024	\$14,800	202414006543	TX	I	U	11
4/18/1995	\$100	345 / 803	QC	I	U	
12/1/1985	\$21,500	219 / 096	WD	I	Q	
3/1/1981	\$15,000	171 / 1078	WD	I	Q	
7/1/1979	\$16,500	154 / 354	WD	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	1975	\$2,850.00	1.00	0 x 0
1992	SHED-FS	1985	\$160.00	80.00	10 x 8
0855	RSD CONC SLAB	1975	\$211.00	108.00	12 x 9
0850	CONCR SLAB	1975	\$200.00	308.00	22 x 14

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.172 AC)	1.0000/1.0000 1.0000/ /	\$9,000 /LT	\$9,000	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: 2 of 2

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

by: GrizzlyLogic.com

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

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 263500 2024 PROPERTY # R 29-39-23-0362-00B0-0730

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

*** CERTIFICATE SOLD ***

Sale Date 06/01/2025
Certificate# 158
Certificate Holder 9993124
Interest Rate 15.75
Original Amount \$277.00

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE

ARCADIA , FL 34269

Interest Amount \$13.85
Fees \$6.25

SPRING LAKE ADD TO DESOTO
PEACE RIVER HEIGHTS
LOT 73 BLK B
~R 345/803

UnPaid Balance **\$297.10**

TAXABLE VALUE **\$9,737.00**

Exemptions:

Property Address:
11879 SW LAKE GEORGE ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	263500-I	\$277.00	\$20.10	\$297.10	158 I
			Total Due		\$297.10	



Tax deed file number: **24-12-TD**
Parcel ID number: **29-39-23-0362-00B0-0730**

DR-506 R. 04/16
RULE 12D-16.002
Florida Administrative Code
Eff. 04/16

TAX DEED

Inst: 202414006543 Date: 08/30/2024 Time: 11:20AM
, Nadia K. Daughtrey,
Clerk of Court Desoto, County, By: RB
Deputy Clerk Doc Stamp-Deed: 103.60

DeSoto County, Florida

Tax Certificate numbered **155/22** issued on **JUNE 1, 2022** was filed in the office of the tax collector of **DESOTO** County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the **28TH** day of **AUGUST 2024**, the land was offered for sale. It was sold to **JAMES DONALD CLAYDON III** address **11347 SW CRENSHAW AVE, ARCADIA, FL 34269** the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, are situated in this County and State.

Description of Land: **LOT 73, BLOCK B, SPRING LAKES ADDITION TO DESOTO PEACE RIVER HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.**

On **AUGUST 28, 2024**, in **DESOTO** County, Florida, for the sum of **(\$14,800.00)**

FORTEEN THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 Dollars, the amount paid required by law.

Witnesses:

Whitmore *Nadia K. Daughtrey*
Clerk of Court
Rhona Brantley **DESOTO** County, Florida

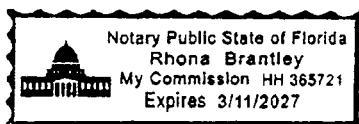


DESOTO, County, Florida

On this **28TH** day of **AUGUST 2024** before me personally appeared **NADIA K DAUGHTREY**, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Rhona Brantley





**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

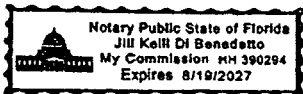
07/10/24, 07/17/24, 07/24/24, 07/31/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com. Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 31st day of
July, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

**NOTICE OF APPLICATION
FOR TAX DEED**

Notice is hereby given that **FIG 20 LLC FBO SEC PTY** holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number, the description of the property, and the names in which it was assessed are as follows:

Certificate Number: #155/22
Issuance Date: JUNE 1, 2022
Tax Deed File Number 24-12-TD

Description of Property:
LOT 73, BLOCK B, SPRINGLAKES ADDITION TO DESOTO PEACE RIVER HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.
Property Address: 11879 SW LAKE GEORGE TERR

Names in which assessed:
DARLENE M MURPHY, DANIEL W MURPHY & PATRICK M MURPHY
3079 PINETREE STREET PORT CHARLOTTE, FL 33952

All of said property being in the county of DeSoto, State of Florida. Unless such certificate shall be redeemed according to law the property described in such certificates will be sold to the highest bidder at the South Courthouse on the 1st floor on **AUGUST 28, 2024**

Dated this 27TH DAY OF JUNE
2024

NADIA K. DAUGHTREY
CLERK OF COURT
DESOTO COUNTY, FLORIDA
By: RHONA BRANTLEY,
Deputy Clerk
Publish: 07/10/24, 07/17/24,
07/24/24, 07/31/24
407181 3932839

FILED
JUL 31 2024
NADIA K. DAUGHTREY
CLERK OF COURTS

CERTIFICATE OF MAILING

24-12-TD

STATE OF FLORIDA
COUNTY DESOTO

I, Nadia K. Daughtrey, Clerk of the Circuit Court in and for said County and State, do hereby certify the following for Tax Deed File Number 24-12-TD:

On JUNE 27, 2024, copies of the Notice of Application for Tax Deed and the Clerk's Warning Notice were mailed by certified mail, return receipt requested, registered and USPS to the parties listed by the Tax Collector as all persons the Clerk is required by law to notify prior to the sale of the property, pursuant to Chapter 197.5002(4) Florida Statutes. The names and addresses are as follows:

ALBERT M RICHARD RT 3 BOX 839X ARCADIA, FL 33821
FORTUNA RICHARD RT 3 BOX 839X ARCADIA, FL 33821
JACQUELINE F MURPHY RT 839X LK GEORGE CT ARCADIA, FL 33820
DARLENE M MURPHY 3079 PINETREE ST PT CHARLOTTE, FL 33952
DANIEL W MURPHY 213 WARICK STREET PT CHARLOTTE, FL 33952
PATRICK M MURPHY 3079 PINETREE STREET PT CHARLOTTE, FL 33952
DESOTO COUNTY SPECIAL MASTER 201 E OAK ST STE 201 ARCADIA, FL 34266
DARLENE M MURPHY & DANIEL W MURPHY & PATRICK M MURPHY 3079 PINETREE ST
ARCADIA, FL 34266
ALBERT M RICHARD 348 BELINDA NE PT CHARLOTTE, FL 33952
FORTUNA RICHARD 348 BELINDA NE PT CHARLOTTE, FL 33952
JACQUELINE F MURPHY 10874 LAKE GEORGE COURT ARCADIA, FL 34266

WITNESS MY HAND AND OFFICIAL SEAL at Arcadia, DeSoto County, Florida this 27TH day of June, 2024

NADIA K. DAUGHTREY, CLERK OF COURTS
DESOTO COUNTY, FLORIDA

By: *Rhona Brantley*
Deputy Clerk, RHONA BRANTLEY



CC: APPLICANT



[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:

2 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
CLAYDON JAMES DONALD III	T	10/01/2024	D	202414007300	0/0	3	\$15,000.00	LT 15, BLK 'A', SPRING LAKE ADDITION TO DESOTO PEACE RIVER HEIGHTS... View Image
CLAYDON JAMES DONALD III	T	08/30/2024	D	202414006543	0/0	3	\$14,800.00	LT 73 BLK B SPRING LAKES ADD TO DESOTO PEACE RIVER HEIGHTS... View Image

2 items found, displaying all items.

1



DESOTO
COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



OCRS ONLINE COURT
RECORDS SEARCH
POWERED BY CNITEK

Person Search

Case Search

Info No matches found.

Last Name: *

claydon

First Name/MI:

james

OR

Business Name: *

Filters (Optional. These filters will narrow down the results list.)

Date Case Filed

From:

To:

SSN:

Date Of Birth:

Court Type:

☐ Appeal from County Court (AP)

☐ Circuit Civil (CA)

☐ County Civil (CC)

☐ County Ordinance (CO)

☐ Criminal Traffic (CT)

☐ Domestic Relations/Family (DR)

☐ Felony (CF)

☐ Guardianship (GA)

☐ Misdemeanor (MI)

* Required Fields.



Success!



Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)



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

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34269

RE: 11879 SW LAKE GEORGE TERR
PIN #: 29-39-23-0362-00B0-0730
Case No: CE-24-0981

Date: December 2, 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. 20-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

Facts constituting violation (including date, time, and place of violation): On **September 30, 2024** at **2:10 pm**, the property located at **11879 SW LAKE GEORGE TERR** was visited and revealed the following:

The remaining walls and frame from the mobile home was demolished without a permit. Please obtain the correct permits for the demolition from the Building Department.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: December 17, 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: 9589071052701588383421

9589 0710 5270 1588 3834 21

U.S. Postal Service™ **Owner**
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>	Postmark Here <u>12/2/24</u>
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy) \$ <u>4.70</u>	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.69</u>	
Total Postage and Fees \$ <u>9.69</u>	

James Donald Claydon III
11347 SW Crenshaw Ave
Arcadia, FL 34266

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

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>X ON FILE</u> ☐ Agent ☐ Address
1. Article Addressed to: James Donald Claydon III 11347 SW Crenshaw Ave Arcadia, FL 34266	B. Received by (Printed Name) <u>VSQS</u> C. Date of Delivery
2. Article Number (Transfer from service label) <u>39 0710 5270 1588 3834 21</u>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation® ☐ Signature Confirmation Restricted Delivery

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

NOTICE to CORRECT VIOLATION

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34269

RE: 11879 SW LAKE GEORGE TERR
PIN #: 29-19-23-0362-00B0-0730
Case No: CE-24-0981

Date: December 2, 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).

UDR Sec. 26-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

Facts constituting violation (including date, time, and place of violation): On September 30, 2024 at 2:10 pm, the property located at 11879 SW LAKE GEORGE TERR was visited and revealed the following:

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Due by: December 17, 2024

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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) 993-4144.

Sincerely,

Sharon Gray
Building Code
Code Enforcement Officer

Certified Mailing Number: 950707105270158330421

Office Report

12/03/2024 09:52

SHARON GRAY
11879 SW LAKE GEORGE TERR



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

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34269

RE: 11879 SW LAKE GEORGE TERR
PIN #: 29-19-23-0362-00B0-0730
Case No: CE-24-0981

Date: December 2, 2024

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Sincerely,
Sharon Gray
Building Code
Code Enforcement Officer

Certified Mailing Number: 950707105270158330421

12/03/2024 09:52

SHARON GRAY
11879 SW LAKE GEORGE TERR



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 12/31/2024 @ 9:52 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

CLAYDON JAMES DONALD III
11347 SW CRENSHAW AVE
ARCADIA, FL 34269

at the following location(s): 11879 SW LAKE GEORGE TERR

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

DATE: December 2, 2024

affiant Sharon Gray

Sworn to and subscribed before me this 3rd day of December, 2024 by
Sharon Gray who is personally known OR Produced Identification

Sarah Milstead
Notary Public





08/25/2025 10:47

SHARON GRAY
11879 SW LAKE GEORGE TERR





12/03/2024 09:52

SHARON GRAY
11879 SW LAKE GEORGE TERR



Sharon Gray

From: Jackie Douglas
Sent: Thursday, September 4, 2025 9:54 AM
To: Sharon Gray
Cc: Alison Shuman; Juana Sanchez
Subject: RE: 11879 SW Lake George Terr

Search

No results returned.

Jacqueline Douglas

Permit Technician

DeSoto County Board of County Commissioners

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

Office: 863-993-4811

Fax: 863-491-6163

j.douglas@desotobocc.com

www.desotobocc.com



From: Sharon Gray

Sent: Wednesday, September 3, 2025 2:56 PM

To: Jackie Douglas <j.douglas@desotobocc.com>

Subject: FW: 11879 SW Lake George Terr

Jackie,

I am checking to see if any demolition permits have been issued or applied for 11879 SW Lake George Terr?

Best Regards,

Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Alison Shuman

Sent: Tuesday, January 7, 2025 11:56 AM

To: Sharon Gray <s.gray@desotobocc.com>

Cc: Building Dept <Building@desotobocc.com>

Subject: RE: 11879 SW Lake George Terr

There are no permits of record for the subject address.

Card View

Permit History

Refine Data Card Preview

Action Filter Data

on

5

Select Field Address

Constraints Filter Value lake george

Select Field Address Line 1

Constraints Filter Value 11879

Permit History

No results returned.

Regards,

A handwritten signature in blue ink, appearing to read "AS", is written over a light blue rectangular background.

Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Tuesday, January 7, 2025 8:13 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: 11879 SW Lake George Terr

This email originated inside of Desoto County BOCC.

Alison,

Have any demo permits been applied for or issued for 11879 SW Lake George Terr?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



Sharon Gray

From: Bridgette Rios <brios@desotoclerk.com>
Sent: Tuesday, August 26, 2025 4:16 PM
To: Sharon Gray
Subject: RE: James Donald Claydon III

No ma'am.



Bridgette Rios, Chief Deputy Clerk
DeSoto County Clerk of Courts
115 East Oak Street
Arcadia, FL 34266
Phone (863) 993-4876
Fax (863) 993-4669

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Tuesday, August 26, 2025 4:15 PM
To: Bridgette Rios <brios@desotoclerk.com>
Subject: James Donald Claydon III

This email originated inside of DeSoto County BOCC.

Bridgette,

Do you have any probates for James Donald Claydon III?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

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

Desk: 863-491-6165

s.gray@desotobocc.com

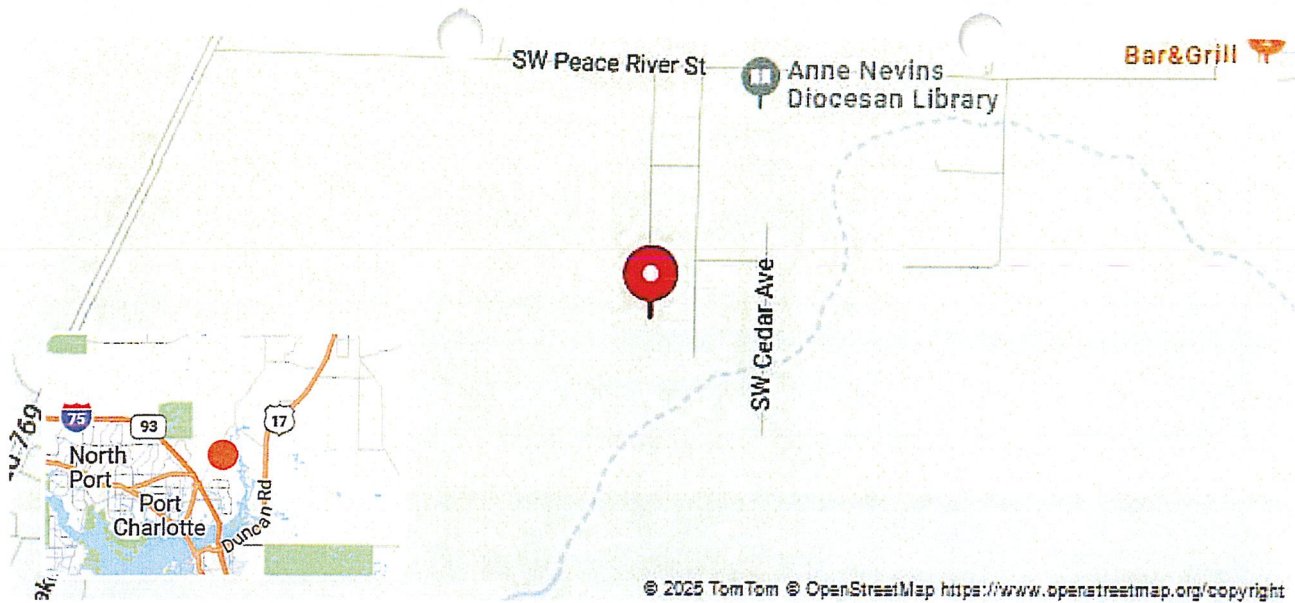
<https://url43.mailanyone.net/scanner?m=1ur04c-000000005w6-2R1n&d=4%7Cmail%2F90%2F1756239000%2F1ur04c-000000005w6->

[2R1n%7Cin43h%7C57e1b682%7C28062332%7C13412192%7C68AE15D6E980950F07B5B6F213E1DA28&o=o.wwoestwdmoc.ccob&s=olTbZ3bNpbwCGcEd1oj2ncjvHXQ](https://url43.mailanyone.net/scanner?m=1ur04c-000000005w6-2R1n&d=4%7Cmail%2F90%2F1756239000%2F1ur04c-000000005w6-2R1n%7Cin43h%7C57e1b682%7C28062332%7C13412192%7C68AE15D6E980950F07B5B6F213E1DA28&o=o.wwoestwdmoc.ccob&s=olTbZ3bNpbwCGcEd1oj2ncjvHXQ)



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.

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.



11347 SW Crenshaw Ave, Arcadia, FL 34269

[Directions](#)

[Feedback](#)



LoopNet

<https://www.loopnet.com> › property

11347 Sw Crenshaw Ave, Arcadia, FL 34269 - LoopNet

Information for the property located at 11347 Sw Crenshaw Ave Arcadia, FL includes data gathered from DeSoto County tax records, public records data providers and LoopNet historical ...



flcompanyregistry.com

<https://www.flcompanyregistry.com> › companies › premium-crane-sw-llc

PREMIUM CRANE SW LLC | Florida Company Directory

PREMIUM CRANE SW LLC was filed on 20 Jan 2022 as Limited Liability Company type, registered at 11347 SW CRENSHAW AVE ARCADIA, FL 34269 . It's Document Number is L22000039362, ...



bizprofile.net

<https://www.bizprofile.net> › fl › arcadia › premium-crane-services-llc

Premium Crane Services LLC Arcadia, FL - filing information

The principal address of the company is located at 11347 Sw Crenshaw Ave, Arcadia, FL 34269-656 UN and mailing address is at 11347 Sw Crenshaw Ave, Arcadia, FL 34269. This address ...



Chamber of Commerce

<https://www.chamberofcommerce.com> › ... › crane-rental-agency

Premium Crane SW in Arcadia, FL 34269 - 941-249...

Premium Crane SW located at 11347 SW Crenshaw Ave, Arcadia, FL 34269 - reviews, ratings, hours, phone number, directions, and more.

Sharon Gray

From: Alison Shuman
Sent: Wednesday, November 27, 2024 9:30 AM
To: Sharon Gray
Cc: Lester Hornbake; Jackie Douglas; Juana Sanchez; Matias Riojas
Subject: RE: 11879 SW Lake George Terr

No permits for the subject address. Please always cc the building@desotobocc.com address on these requests to ensure the fastest response.

Permit History

Refine Data

Card Preview

Filter Data

Select Field
Address

Filter Value
11879

Select Field
Address Line 1

Filter Value
11879

+ Add filter

Permit History

No results returned.

The DeSoto County Building Department will be closed Thursday, November 28th and Friday, November 29th in observance of Thanksgiving.

Regards,

Alison M. Shuman

Permit Technician Supervisor

DeSoto County Board of County Commissioners

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

Desk: 863-993-4811

Fax: 863-491-6163

a.shuman@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Wednesday, November 27, 2024 9:26 AM
To: Alison Shuman <a.shuman@desotobocc.com>
Cc: Lester Hornbake <l.hornbake@desotobocc.com>
Subject: FW: 11879 SW Lake George Terr

This email originated inside of Desoto County BOCC.

Alison,

Just following up on this email.

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com



From: Sharon Gray
Sent: Monday, November 25, 2024 2:38 PM
To: Alison Shuman <a.shuman@desotobocc.com>
Subject: 11879 SW Lake George Terr

Alison,

Have any demolition permits been applied for or issued for 11879 SW Lake George Terr?

Best Regards,
Shaaron

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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

Desk: 863-491-6165

s.gray@desotobocc.com

www.desotobocc.com

