

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. CE-SM 2017-021 & CE 16-0715

MORALES ANGEL M ESTATE  
Respondents,

NOTICE OF HEARING ON LIEN RELEASE PETITION  
UNDER RESOLUTION 2007-15

TO: JOSE ZAMORA  
3163 SE CREEKWOOD TERR  
ARCADIA, FL 34266-0000

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 06/18/2026  
TIME: 11:00 am  
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Phone (863) 993-4800

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. CE-SM 2017-021 & CE 16-0715

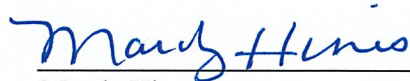
MORALES ANGEL M ESTATE (JOSE ZAMORA New Owner)  
Respondents,

ORDER CONTINUING SPECIAL MASTER HEARING

THIS CAUSE was scheduled to be heard by the undersigned Special Master for DeSoto County, Florida, on May 26, 2026 upon the Petitioner's Notice of Mandatory Hearing. It is:

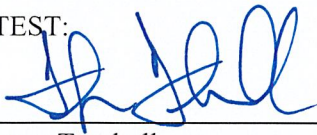
ORDERED that the final hearing upon the Notice of Mandatory Hearing is continued until June 18, 2026. The Petitioner shall cause notice of the precise date and time of the reset hearing to be mailed to Respondents.

**DONE AND ORDERED** in Arcadia, DeSoto County, Florida, this 29 day of May, 2026.



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

ATTEST:



\_\_\_\_\_  
Thomas Turnbull  
Code Officer

Copy furnished to:  
3163 SE Crekwood Terr, Arcadia Florida 34266.

# Special Master Case Checklist

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

/ or N/A	Respondents Name <u>Morales Angel m Estate</u> Address <u>1330 NE Sunset 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 sited on Notice of Hearing
/	Notice to correct (file copy)
N/A	Green Card if Received and or Track and confirm information from 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 case
N/A	Any correspondence to or from Respondent or Respondents representative
N/A	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**

*Have a Lien on this property, but in other Name (2017-021)*

*New owner, It is in a Estate -*

*Debris + Trash - RV is gone.*

Officers Name Tommy Turnbull

Special Master Hearing on: 6-6-24  
Date

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

**BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA**

ORIGIN

**DESOTO COUNTY, a political subdivision  
of the State of Florida, principal address at  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266,**

Inst: 201814000751 Date: 2/5/2018 Time: 9:25 AM  
DC, Nadia K. Daughtrey, Desoto County Page 1 of 2

**Petitioner/Lien holder,**

Inst: 201814000750 Date: 2/5/2018 Time: 9:25 AM  
DC, Nadia K. Daughtrey, Desoto County Page 1 of 2

vs.

**Case Number: CE 2017-021**

**ANGEL M. MORALES and MIGUELINA CHANZA  
1330 NE Sunset Avenue  
Arcadia, FL 34266**

**Respondents.**



CERTIFIED  
TO BE A TRUE COPY  
NADIA K. DAUGHTREY, CLERK

*Nadia K. Daughtrey D.C.*  
DATE 02/05/18

**LIEN ORDER**

THIS CAUSE came on for hearing on November 30, 2017, before Connie L. Collins, Esquire, Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, and alleging that Respondents have failed to comply with the Special Master's Order entered April 26, 2017. Respondents were not present at the hearing. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondents failed to timely and properly correct the violation at the following real property in DeSoto County, Florida, to wit: **1330 NE Sunset Avenue/Parcel #32-37-25-0092-00C0-0090/ Instrument # 20114011288** as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's Order.

IT IS, THEREFORE, ORDERED that the fine for non-compliance with the prior Special Master Order is fixed at \$100.00 per day per violation at 131 days of violation which equals a fine of \$13,100.00. Respondents shall also pay prior case costs in the amount of \$-0-, and are assessed current case costs of \$220.44. Respondents shall pay to Petitioner, DESOTO COUNTY, the total amount of \$13,320.44, representing assessed fines and case costs, within ten (10) days of the date of this Order.

IT IS FURTHER ORDERED that unless the Respondents pay the fine/penalty and case costs imposed herein within ten (10) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and all real and personal property owned by the Respondents in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 11706 and

CE 2017-021

DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

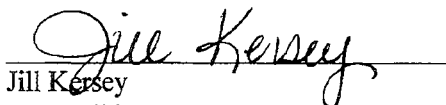
IT IS FINALLY ORDERED that Respondents shall cease and desist from all violations found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day for each day of continued violation.

**DONE AND ORDERED** this 14 day of December, 2017.



Connie L. Collins, Esquire  
Special Master, DeSoto County, Florida  
Florida Bar No.: 813427

ATTEST:

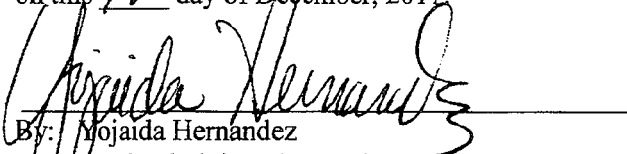
  
Jill Kersey  
Transcribing Secretary

Copies to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia, FL 34266 and

Respondents: Angel M. Morales and Miguelina Chanza, 1330 NE Sunset Avenue, Arcadia, FL 34266

on this 18 day of December, 2017

  
By: Mojaida Hernandez  
Legal Administrative Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

MORALES ANGEL M ESTATE  
Respondents,

CASE NO. CE-SM 2017-021 & CE 16-0715

**NOTICE OF HEARING ON LIEN RELEASE PETITION**  
**UNDER RESOLUTION 2007-15**

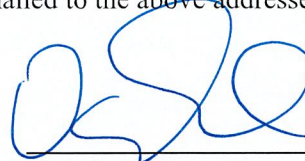
TO: JOSE ZAMORA  
3163 SE CREEKWOOD TERR  
ARCADIA, FL 34266

Your petition for release or reduction of lien has been set for hearing before the DeSoto County Special Magistrate to commence as follows:

DATE: 05/26/2026  
TIME: 10:00 am  
PLACE: Room 103, First Floor, DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266. (BOARD HEARING ROOM)

Please bring all materials and any documents that you may need to support your request to the hearing. All the rules you received when you filed your petition apply. If you have not retained a copy, please obtain a copy the business day before the hearing.

I HEREBY CERTIFY that a copy of the foregoing notice was mailed to the above addressee this 14 day of April, 2026.



Valerie Vicente, County Attorney  
Florida Bar Number 71010  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266  
Phone (863) 993-4800

## Code Enforcement Case: CE-16-0715

Entered on: 11/17/2016 00:00

Printed on: 05/29/2026

Topic: Garbage and Debris  
 Due Date: 05/29/26  
 Initiated by: Citizen  
 Hearing Date: 06/18/2026  
 SM Case No: 2017-021

Status: Open - Pending Lien Release / Reduction Hearing  
 Assigned To: Thomas Turnbull  
 Area #: RMF-M  
 Hearing Time: 11:00 am

**Permit**

Permit #: Business name: License #:

**Property Location**

Occupant Name:

Address: 1330 NE SUNSET AVE , 34266

Phone:

APN : 32-37-25-0092-00C0-0090

Cell #:

**Owner Information**

Owner Name: MORALES ANGEL M ESTATE

Address: 1330 NE SUNSET AVE

ARCADIA, FL 34266-0000

Phone:

Cell #:

**Actions**

Action	By	Date	Time	Note/Observation
Complaint Received	Thomas Turnbull	11/17/2016	10:00 am	Junk and debris. licences vehicle.
Inspection / Site Visit	Thomas Turnbull	11/17/2016	1:37 pm	A vehicle is unlicensed and debris in the yard. Took photos.
Notice of Violation	Thomas Turnbull	11/22/2016	8:08 am	> Inspection Time:1:37 pm, Send to (Owner - Cert no=70140510000034666351), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	11/22/2016	8:46 am	Posted the N2C and mail out the letter, Took photos.
Return Receipt Received	Thomas Turnbull	12/01/2016	1:58 pm	The green card was signed and returned.
Inspection / Site Visit	Thomas Turnbull	12/05/2016	10:10 am	They was working on clean up, They are all most done. Took photos. I gave them more time to finish.
Inspection / Site Visit	Thomas Turnbull	12/20/2016	2:23 pm	They are still in violation, Took photos. I will turn it in to Special Master Hearing.
Inspection / Site Visit	Thomas Turnbull	01/12/2017	2:33 pm	They are still in violation, Took photos.
Turn in for Special Master Hearing	Thomas Turnbull	01/12/2017	3:00 pm	Turn in to Special Master Hearing
Inspection / Site Visit	Thomas Turnbull	02/16/2017	9:13 am	They are still in violation, Took photos.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	03/15/2017	9:17 am	Posted the Notice of Hearing, Took photos.
Inspection / Site Visit	Thomas Turnbull	03/22/2017	8:38 am	Still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	04/05/2017	9:33 am	Still in violation, Took photos.
Special Master Hearing	Thomas Turnbull	04/06/2017	10:00 am	Respondent present. In violation. 10 days to comply. Non-compliance fine of \$100.00 per day, per violation. case cost \$227.29 to be paid in 30 days. A 2 years C&D signing of the order.
Speical Master Facts and Findings received and filed	Thomas Turnbull	04/26/2017	4:00 pm	The Order was signed on 4/26/2017, 10 days to comply, 30 days to pay the case cost of \$227.29. A \$100.00 day fine per

				violation if not comply. A 2 years C&D start 4/26/2017 and end 4/26/2019.
Inspection / Site Visit	Thomas Turnbull	05/08/2017	9:19 am	They complied, but they still have not paid the case cost. Took photos. They have until 5/26/2017 to pay the case cost.
Case Notes	Thomas Turnbull	05/26/2017	8:14 am	Mail out case cost reminder for 2017-021. Certified mail # 7014 0510 0000 3467 3953. also sent regular mail.
Case Cost Paid in Full	Thomas Turnbull	06/02/2017	11:37 am	They came in and paid the case cost in full \$227.29 Rec#00153853
Phone Call	Thomas Turnbull	07/20/2017	10:00 am	Someone call and said they are during furniture. Please check the property again.
Inspection / Site Visit	Thomas Turnbull	07/21/2017	10:00 am	They are back in violation, Took photos. I talk with his daughter, she will have it clean up this weekend. Her father is in the hospital.
Inspection / Site Visit	Thomas Turnbull	07/28/2017	10:03 am	They are in violation of the debris in the yard. Took photos. I will turn in for a Lien Hearing.
Turned in for Lien Hearing	Thomas Turnbull	07/28/2017	11:34 am	Turn in for a Lien Hearing.
Inspection / Site Visit	Thomas Turnbull	08/16/2017	8:44 am	They are in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	09/06/2017	9:19 am	They are still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	10/02/2017	10:05 am	They still in violation, because of the Hurricane Irma the Special Master Hearing has been move to a later date.
Inspection / Site Visit	Thomas Turnbull	10/25/2017	8:51 am	They are still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	11/08/2017	8:46 am	They are still in violation, Took photos.
Mail and Post Notice of Lien Hearing	Thomas Turnbull	11/15/2017	9:29 am	Posted the Notice Of Lien Hearing, Took photos.
Inspection / Site Visit	Thomas Turnbull	11/27/2017	8:47 am	They are still in violation, Took photos
Inspection / Site Visit	Thomas Turnbull	11/29/2017	8:31 am	They are still in violation, Took photos.
Lien Hearing	Thomas Turnbull	11/30/2017	9:00 am	Owner was present. Days in violation is 131 days, fine per day \$100.00. Fine \$13100.00, Previous case cost \$220.44 for Total Lien of \$13320.44 to be recorded in 30 days, if not paid. A new 2 years C&D of the Order.
Lien Hearing Facts and Findings	Thomas Turnbull	12/18/2017	9:39 am	The Lien Order was signed and mail out. Copy in the file.
Inspection / Site Visit	Thomas Turnbull	12/28/2017	9:08 am	They are still in violation, Took photos. They have until 1/18/2018 to pay the Lien. Then it can be recorded.
Lien turned in for Recording	Thomas Turnbull	01/18/2018	7:34 am	Turn in to be recorded.
Case Notes	Thomas Turnbull	01/25/2018	9:45 am	Legal will have this recorded next week.
Lien Recorded	Thomas Turnbull	02/05/2018	9:25 am	The Lien was recorded on this date and time. Copy in the file.
Inspection / Site Visit	Thomas Turnbull	04/04/2019	1:18 pm	They are still in violation, Took photos.
Inspection / Site Visit	Thomas Turnbull	12/02/2019	9:07 am	The 2 years C&D has ended, But they are still in violation. Took photos.
Inspection / Site Visit	Thomas Turnbull	07/09/2020	12:39 pm	They are still in violation, but they have put trash out by the road. Took photos.
Inspection / Site Visit	Thomas Turnbull	09/21/2023	10:08 am	They are still in violation, it gets better, and it gets worse. Took photos.
Inspection / Site Visit	Thomas Turnbull	12/13/2023	10:39 am	The property is still in violation. This time is bad with junk, tires and unlicensed vehicles. Took photos.
Inspection / Site Visit	Thomas Turnbull	01/30/2024	10:08 am	The property is known in an Estate of Morales Angel M. Took photo.

Meeting / Conference	Thomas Turnbull	02/01/2024 11:33 am	The daughter of the past owner came in and they will clean up the property. Gave them 30 days.
E-mail Correspondence	Thomas Turnbull	02/12/2024 1:56 pm	From the SO, D/S Chaz Hernandez email about someone living in the RV trailer.
Inspection / Site Visit	Thomas Turnbull	02/29/2024 9:44 am	They are still violation of the debris and unlicensed vehicle and trailer. Took photos.
Notice of Violation	Thomas Turnbull	03/01/2024 7:45 am	> Inspection Time:9:44 am, Send to (Owner - Cert no=95890710527015883877), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	03/01/2024 8:50 am	Posted the N2C to the new owner. sent letter, took photos.
Inspection / Site Visit	Thomas Turnbull	03/13/2024 9:01 am	They have cleanup a lot but there is a big pile of debris. The green card has not come back I will give it two more weeks. Took photos.
Inspection / Site Visit	Thomas Turnbull	04/01/2024 9:47 am	They have a big pile of debris in the back yard and vehicles. Took photos. Will turn back into Special Master Hearing.
Notice Returned unclaimed	Thomas Turnbull	04/10/2024 12:04 pm	The letter was returned and unclaimed.
Inspection / Site Visit	Thomas Turnbull	04/19/2024 12:11 am	They are still in violation and will turn back in for Special Master Hearing.
Turn in for Special Master Hearing	Thomas Turnbull	04/25/2024 3:21 pm	Turn into Special Master Hearing. For new owners.
Inspection / Site Visit	Thomas Turnbull	05/15/2024 8:56 am	They have cleaned up some, but they are still in violation. Took photos.
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	05/22/2024 12:09 pm	Posted the notice for the hearing, took photos.
Phone Call	Thomas Turnbull	05/30/2024 8:16 am	Sandra Comacho (863-244-2379) called and said they will have the medal removed by this weekend. The RV was removed.
Inspection / Site Visit	Thomas Turnbull	05/30/2024 9:21 am	The RV trailer has been gone and the pile of debris is still there. Took photos. Have not paid the case cost.
Inspection / Site Visit	Thomas Turnbull	06/05/2024 8:29 am	They are only in violation of the debris pile in the back yard. They have done a lot of cleaning up the yard. took photos.
Special Master Hearing	Thomas Turnbull	06/06/2024 10:00 am	Owner not present. In violation. Correction violation within 15 days of order. A 2-years C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$22.31 to be paid in 15 days of order.
Speical Master Facts and Findings received and filed	Thomas Turnbull	06/17/2024 8:00 am	The order was signed. copy in the file. A 2 years C&D start on 6/17/2024 and end on 6/17/2026. 15 days to pay and comply.
Inspection / Site Visit	Thomas Turnbull	07/03/2024 8:29 am	They complied; the piles of debris are gone. Took photos. They still on the case cost and the Lien.
Case Cost Not Paid	Thomas Turnbull	07/03/2024 11:00 am	Set out case cost reminder and the copy of the Lien.
Inspection / Site Visit	Thomas Turnbull	08/05/2024 9:28 am	They still have not paid the case cost, took photos.
Inspection / Site Visit	Thomas Turnbull	09/05/2024 9:26 am	They have not paid the case cost. They still in compliances. Took photos. Turn in for a Lien next hearing date.
Inspection / Site Visit	Thomas Turnbull	10/01/2024 8:50 am	They still have not paid the case cost, took photos.
Inspection / Site Visit	Thomas Turnbull	10/23/2024 8:34 am	They still have not paid the case cost for the 2nd order. took photo.
Inspection / Site Visit	Thomas Turnbull	12/18/2024 9:40 am	They are back in violation of the debris and has not paid the case cost, took photos.
Inspection / Site Visit	Thomas Turnbull	02/06/2025 9:11 am	They clean up some of the yard, but they have tires and other trash in the yard. They have not paid the case cost. Will turn into

				special master hearing for a Lien. took photos.
Case Notes	Thomas Turnbull	02/21/2025	12:09 pm	Will turn in for the next Lien hearing
Case Notes	Thomas Turnbull	03/03/2025	2:40 pm	Will need to work on turn into a Lien hearing.
Case Notes	Thomas Turnbull	03/31/2025	3:01 pm	Jorge is going to talk with administration on take them for the case cost.
Inspection / Site Visit	Thomas Turnbull	05/05/2025	9:39 am	The property was clean up and we have one lien on the property. They still have not paid the case cost for the last hearing. Took photos.
Inspection / Site Visit	Thomas Turnbull	05/14/2025	8:55 am	They have not paid the case cost of the last special master hearing, Took photos.
Case Cost Paid in Full	Thomas Turnbull	05/28/2025	1:45 pm	They came in and paid the case cost for the last hearing. \$22.31. Paid cash. The Lien is still there, and they will do a reduction.
Other	Thomas Turnbull	02/11/2026	3:18 pm	Turn in a claim to receive surplus proceeds of a tax deed sale on this date, 2/11/2026
Inspection / Site Visit	Thomas Turnbull	03/19/2026	12:13 pm	The property was cleaned up, and the mobile home was removed. took photos.
Case Notes	Sarah Milstead	03/30/2026	3:16 pm	Jose came in and filed for a Lien Reduction Packet and paid the fee of \$250.00 by check #1006.
Lien Reduction Request Received	Thomas Turnbull	03/31/2026	8:00 am	Lien reduction request received.
Submitted for Special Master Review and approval	Thomas Turnbull	03/31/2026	8:43 am	Turn in for review for a Special Master Lien Release/Reduction.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	03/31/2026	9:30 am	Please prepare a Notice of Hearing on Lien Release Petition under Resolution 2007-15 and Proof of Posting on the Lien Release Petition for May 26, 2026, and submit for entry into Granicus/Legistar for the County Attorney to review
Notice of Hearing on Lien Release	Thomas Turnbull	03/31/2026	12:35 pm	Send to (Owner - Cert no=9589071052702678570882)
Proof of Posting	Thomas Turnbull	03/31/2026	12:44 pm	Send to (Owner - Cert no=9589071052702678570882)
Submitted for entry into Legistar	Thomas Turnbull	03/31/2026	1:22 pm	Turn into Legistar for a Lien reduction/release
Entered into Legistar for Hearing Agenda	Jill Kersey	03/31/2026	4:15 pm	
Case Notes	Sarah Milstead	04/14/2026	11:00 am	Mandatory Hearing signed by Valerie, sending out mail on April 14,2026.
Mail and Post Notice of Lien Hearing	Thomas Turnbull	04/22/2026	8:34 am	Posted for the hearing, took photos.
Notice Returned unclaimed	Sarah Milstead	05/11/2026	2:23 pm	Notice Returned Unclaimed Letter received back into the office.
Inspection / Site Visit	Thomas Turnbull	05/22/2026	8:47 am	They have no violation on the property, took photo.
Lien Reduction Hearing	Thomas Turnbull	05/26/2026	10:00 am	It was Continued. New owner was not Present.
Order Continuing Special Master Hearing	Thomas Turnbull	05/28/2026	11:41 am	Send to (Owner - Cert no=9589071052702678570134)
Notice of Hearing on Lien Release	Thomas Turnbull	05/28/2026	12:15 pm	Send to (Owner - Cert no=9589071052702678570134)
Proof of Posting	Thomas Turnbull	05/28/2026	12:20 pm	Send to (Owner - Cert no=9589071052702678570134)

### *Violations*

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers		Open	
1	Corrections Required:Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property			
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited		Open	
	Corrections Required:Remove all garbage, refuse, rubbish, junk, derelict vehicle and trailer, and debris from the property.			

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Total Lien Amount Recorded	04/04/2019	13320.44		Bear insters
Special Masters Hearing Case Cost	06/14/2024	22.31		case cost
Case Cost - Paid in Full	05/28/2025		22.31	Paid cash
Lien Reduction or Releas	03/30/2026		250.00	PAID WITH CHECK #1006 ON 3/30/2026 BY SMM
		<b>13,342.75</b>	<b>272.31</b>	

*Inspection Notes*

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of photos @ \$.15 per photo	35	\$	5.25
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	8.53
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	8.53
		TOTAL	\$	22.31

X PROPERTY CARD  
X TAX RECORD  
X DEED

4/10/2024 N2C GREEN CARD RETURN DATE  
                     HEARING GREEN CARD RETURN DATE

Accepted    Rejected  
                                        X

## Thomas Turnbull

---

**From:** Chaz Hernandez <chernandez@desotosheriff.org>  
**Sent:** Monday, February 12, 2024 1:56 PM  
**To:** Thomas Turnbull  
**Cc:** Jorge Hernandez  
**Subject:** 1330 NE Sunset Avenue

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

While investigating a burglary complaint, I discovered there were subjects living in a camper on the property at 1330 NE Sunset Avenue. The resident at 1330 NE Sunset Avenue (Sandra Camacho) confirmed that there was at least one white male living in the camper on the property.




Corporal Chaz Hernandez  
DeSoto County Sheriff's Office  
Road Patrol  
208 East Cypress Street  
Arcadia, Florida 34266

Phone: (863) 993-4700

Fax: (863) 993-4712

Email: [chernandez@desotosheriff.org](mailto:chernandez@desotosheriff.org)

 Notice of Confidentiality: This message is intended for the use of the person or entity to whom it is addressed and it may contain information that is privileged and confidential according to applicable federal and state privacy laws. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is strictly prohibited. If you have received this e-mail by error, please notify the sender immediately and destroy the related message as well as any copies.

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Desoto County Code Compliance  
201 E Oak St. Suite 204  
Arcadia, Florida 34266  
Phone: (863)491-6165  
Fax: (863)491-6163  
[https://desotobocc.com/departments/code\\_enforcement](https://desotobocc.com/departments/code_enforcement)

## CODE ENFORCEMENT COMPLAINT FORM

**Florida Statutes Chapter 119: It is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency.**

**Anonymous Complaint Notice:**

Florida Statute Chapter 125.69 and 162.21 prohibits code compliance officers from initiating a code compliance action based on an anonymous complaint. Individuals wishing to submit a complaint are required to provide their name and address. An exception was provided permitting anonymous complaints only if a code officer has reason to believe the violation presents an imminent threat to public health, safety, or welfare or there is a threat of imminent destruction of habitat or sensitive resources.

Required Information	
Complainant: ** <u>Deborah Vilar do</u> (Person Filing Complaint)	Phone: ( <u>863</u> ) <u>558-1510</u>
Address: ** <u>1294 NE Sunset Ave</u>	City: ** <u>Arcadia</u>
Email Address: _____	Zip: ** <u>34266</u>

Address of Violation: <u>4th house on right off road P NE Sunset Ave</u>	Parcel# _____
(If no formal address is available, please provide a sketch of violation location.)	
Owner's / Occupant's Name: <u>SANDIA COMACHO Angel Morales</u> (Contact Name)	Phone: ( _____ ) _____
Owner's Address: <u>NE Sunset Ave</u>	City: <u>Arcadia</u> Zip <u>Fl. 34266</u>
Type of Building: (Residential / Commercial / Agricultural / Accessory Structure) <u>Mobile Home</u>	
Nature of Complaint: ( Life Safety / Property / Nuisance ) <u>Piles of old Furniture And trash piled everywhere on the property And Car port. 3 vehicles broke down on the property</u>	
Complainant's Signature <u>Deborah Vilar do</u>	Date: <u>4-14-23</u>

~~ FOR OFFICE USE ONLY ~~

Date received: \_\_\_\_\_ by: phone, Fax, Mail or in Office : \_\_\_\_\_

Received by: \_\_\_\_\_

Date added to Code Compliance software: \_\_\_\_\_

# CODE ENFORCEMENT CASE

CASE NUMBER: 2017-021

Name MORALES ANGEL & CHANZA MIGUELINA  
Property Address 1330 NE SUNSET AVE  
Zoning RMF-M  
Violation (1) LDR 20-1313(a)(3)/OLD 12901(A)(3) REFUSE & DEBRIS  
Violation (2) 0

## CASE NOTES

4/6/2017 SPECIAL MASTER HEARING  
4/26/2017 ORDER WAS SIGNED  
5/8/2017 THEY COMPLIED TOOK PHOTO  
6/2/2017 CASE COST WAS PAID IN FULL  
7/21/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
7/28/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
7/28/2017 TURN IN FOR LIEN HEARING  
8/16/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
9/6/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
10/2/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
10/25/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
11/8/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
11/15/2017 POSTED THE NOTICE LIEN HEARING TOOK PHOTOS  
11/27/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
11/29/2017 SITE VISIT IN VIOLATION TOOK PHOTOS

## Special Master Order

_____	Violation founded	Owner Present	_____
_____	Days in violation	per day fine	_____
_____	Lien	Previous case cost	_____
_____	Total lien cost	Current case cost	\$ 220.44
Cost of \$ _____ to be paid in _____ days.			

CODE ENFORCEMENT COST BREAKDOWN

SPECIAL MASTER	Hour (s) @ \$175.00 per hour	1	\$	175.00
INSPECTOR TIME	Hour (s) @ \$14.77 per hour	1.5	\$	22.16
S/M CLERK	Minutes @ \$.20 per minute	0.5	\$	6.00
PHOTOS	Number of photos @ \$.15 per photo	24	\$	3.60
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	6.73
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	6.95

DAYS

PENALTY \$ 220.44

Non compliant days		7	\$ 100.00	\$	700.00
Previous SM Case costs				0	
Affadavit/hearing days		124	\$ 100.00	\$	12,400.00

X	PROPERTY CARD
X	TAX RECORD
X	DEED

**TOTAL \$ 13,320.44**

<u>12/1/2016</u>	N2C GREEN CARD RETURN DATE
<u>                    </u>	HEARING GREEN CARD RETURN DATE

Accepted	Rejected
X	
<u>X</u>	<u>                    </u>

*131 days  
1,3100.00*

# Special Master Lien Checklist

\*\* This checklist must be completed and accompany each case being turned in for Lien Hearing\*\*

J or N/A	Respondents Name <u>Angel M. Morales + Miguelina Chanza</u>	Case #: <u>2017-021</u>
/	Case Notes in date order	
/	Case Cost for Lien Hearing to date	
/	Copies of receipts if any for any payments of or towards initial case cost	
/	Property card after being verified	
/	Tax Record after being verified	
/	Deed Information after being verified	
/	Complaint/Request	
/	Affidavit of Non-Compliance	
/	Copy of Facts and Finding from original Special Master Hearing	
/	Photographs of site visits in support of case	
N/A	Any correspondence to or from Respondent or Respondents representative	
N/A	Additional documentation that will be referenced or presented during the Lien Hearing (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:**

Officers Name Tommy Turnbull For Special Master Hearing on: Sept-2017  
Date

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

# CODE ENFORCEMENT CASE

CASE NUMBER: 2017-021

Name MORALES ANGEL M &  
Property Address 1330 NE SUNSET AVE  
Zoning RMF-M  
Violation (1) LDR 12901 (A)(3) REFUSE & DEBRIS  
Violation (2) LDR 2203 ALL VEHICLES

## CASE NOTES

11/17/2016 COMPLAINT RECEIVED  
11/17/2016 SITE VISIT IN VIOLATION TOOK PHOTOS  
11/22/2016 POSTED THE N2C TOOK PHOTOS  
12/5/2016 SITE VISIT IN VIOLATION TOOK PHOTOS  
12/20/2016 SITE VISIT IN VIOLATION TOOK PHOTOS  
1/12/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
1/12/2017 TURN IN TO SPECIAL MASTER HEARING  
2/16/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
3/15/2017 POSTED NOTICE OF HEARING TOOK PHOTOS  
3/22/2017 SITE VISIT IN VIOLATION TOOK PHOTOS  
4/5/2017 SITE VISIT IN VIOLATION TOOK PHOTOS

## 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.



# 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 <u>Morales Angel M +</u>
	Address <u>1330 NE Sunset 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 sited 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
N/A	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

Officers Name Tommy Krabell

Special Master Hearing on: March - 2017

Date

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Request: 1425 Entered on: 11/17/2016 10:00 AM By: Sharon Gray

**Customer Information**

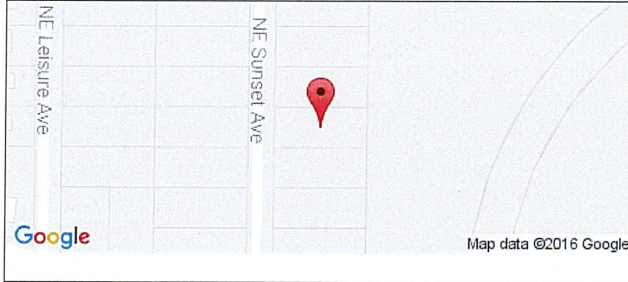
**Name:** Debbie Vilaro  
**Address:** 1294 NE Sunset Ave  
Arcadia, FL 34266

**Phone:** (863) 558-1510  
**Alt. Phone:**  
**Email:**

**Request Classification**

**Topic:** Accumulation of Garbage / Refuse  
**Status:** Open  
**Assigned to:** Thomas Turnbull  
**Property Address:** 1330 NE Sunset Ave

**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Phone



**Time of Day:**

**Description**

Junk and debris, inoperable/unlicensed vehicles

**Reason Closed**

**Date Expect Closed:** 12/01/2016

Enter Field Notes Below

**Notes:**

\_\_\_\_\_

\_\_\_\_\_

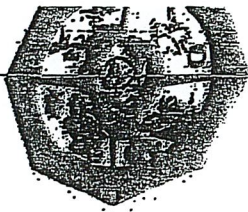
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Notes Taken By:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# DeSoto County

Code Enforcement  
201 E. Oak Street, Suite 204  
Arcadia, Florida 34266

## Code Enforcement Complaint Form

It is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency.

Date: 11-16-18

### INFORMATION OF PERSON FILLING COMPLAINT:

Name: Debbie Vilardo

Address: 1294 NE Sunset Ave

Telephone Number: 863-558-1510

Do you wish to be kept informed on the progress of your complaint. Yes  No

### LOCATION OF COMPLAINT:

1330 NE Sunset Ave

### NATURE OF COMPLAINT:

- |  |  |
|--|--|
| <input type="checkbox"/> Development without permits               | <input type="checkbox"/> Overgrown vegetation                      |
| <input checked="" type="checkbox"/> Accumulation of garbage/refuse | <input type="checkbox"/> Dilapidated structures                    |
| <input type="checkbox"/> Unauthorized Dumping                      | <input type="checkbox"/> Fowl/farm animals in residential district |
| <input type="checkbox"/> Prohibited Use                            | <input checked="" type="checkbox"/> Inoperable vehicles/equipment  |

OTHER INFORMATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>Office Use Only:</b>						
Date complaint received	_____	by	_____	Phone	_____	Fax
						Mail
						In Office
Date put into InCode	_____	Incident Number	_____			
Officer Working Incident Case	_____					

# DeSoto County Property Appraiser

David A. Williams, CFA, CCE

**2025 Certified Values**

updated: 3/26/2026

Parcel: << 32-37-25-0092-00C0-0090 (17785) >>

## Owner & Property Info

Result: 6 of 9

Owner	GOLDEN MEADOW PROPERTIES LLC PO BOX 1526 ARCADIA, FL 34265		
Site	1330 NE SUNSET AVE, ARCADIA		
Description*	DESOTO MOBILE ESTATES LOT 9 BLK C INST:201114011288 INST:202514009371 INST:202514000743		
Area	0.534 AC	S/T/R	32-37-25
Use Code**	MOBILE HOME (0200)	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.

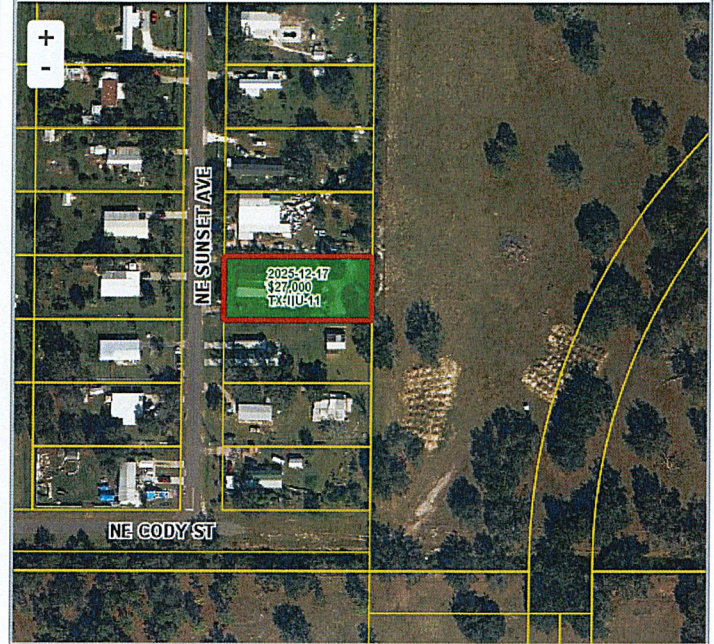
## Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$12,000	Mkt Land	\$12,000
Ag Land	\$0	Ag Land	\$0
Building	\$45,065	Building	\$50,072
XFOB	\$3,071	XFOB	\$3,065
Just	\$60,136	Just	\$65,137
Class	\$0	Class	\$0
Appraised	\$60,136	Appraised	\$65,137
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$60,136	Assessed	\$65,137
Exempt	\$0	Exempt	\$0
Total	county:\$60,136	Total	county:\$65,137
Taxable	other:\$60,136 school:\$60,136	Taxable	other:\$65,137 school:\$65,137

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
1/30/2026	\$100	202614000743	QC	I	U	11
12/17/2025	\$27,000	202514009371	TX	I	U	11
2/14/2011	\$29,500	201114011288	AG	V	U	16
1/31/2011	\$100	201114011180	QC	V	U	11
12/16/2010	\$100	201114011181	QC	V	U	11
12/8/2010	\$100	201114011182	QC	V	U	11
1/5/2010	\$11,800	201014000153	PR	V	U	16
12/8/2009	\$0	200914009995	SA	V	U	11
5/1/1981	\$7,500	173 / 808	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1988	1008	1728	\$50,072

\*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
1775	MH-CONN	1985	\$2,850.00	1.00	0 x 0
2003	SIDEWALK	1985	\$92.00	78.00	0 x 0
1961	PUMP HS	2005	\$113.00	35.00	7 x 5

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.534 AC)	1.0000/1.0000 1.0000/ /	\$12,000 /LT	\$12,000	RMF-M

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

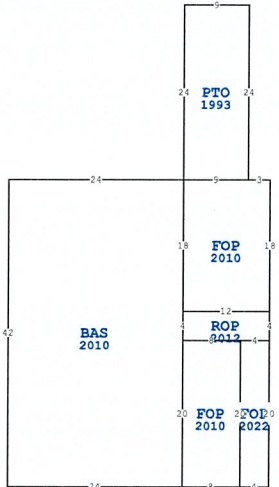
Search Result: 6 of 9

DESOTO MOBILE ESTATES  
 LOT 9 BLK C  
 INST:201114011288

MORALES ANGEL M ESTATE  
 1330 NE SUNSET AVE  
 ARCADIA, FL 34266

**2025**

32-37-25-0092-00C0-0090  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	28	VIN SIDING	100	0800	02	1,138	110.0000	110.00	125,180	1988	1988	0	0	40	28.00	40.00	VALUATION BY: STANDARD Tax Group: 7 Building Market Value: 50,072 Total Market OB/XF Value: 3,065 Total Land Value - Market: 12,000 Total Market Value: 65,137 SOHACL Deduction: 0 Assessed Value: 65,137 Total Exemption Value: 0 Base Taxable Value: 65,137 Total Just Value: 65,137 NCON Value: 0 Income Value: 0 Previous Year MKT Value: 60,136												
Roof Structure	03	GABLE/HIP	100	2 MOBILE HM 0% - 2023 Heated Area: 1008 HX Base Yr													MIGUELINA CHANZA DEC 02/23/2020 ANGEL DEC 04/06/20 MH IS IN POOR CONDITION NOT STORM RELATED SHED NCV												
Roof Cover	03	COMP SHNGL	100														PERMIT NUM DESCRIPTION AMT ISSUED												
Interior Wall	05	DRYWALL	100														SALES DATA												
Interior Floor	14	CARPET	100														OFF RECORD Number DATE TYPE Q V RSN SALE PRICE 201114011288 2/14/2011 AG U V 16 29,500												
Air Condition	03	CENTRAL	100														GRANTOR: NEWSOME DELMOS L GRANTEE: MORALES ANGEL M & C 201114011180 1/31/2011 QC U V 11 100 GRANTOR: USSERY ANNE -1/3 INT- GRANTEE: NEWSOME DELMOS L												
Heating Type	04	AIR DUCTED	100														BUILDING NOTES												
Bedrooms	3	100	ID# T248C24985A/B RP																										
Bathrooms	2	100	BUILDING DIMENSIONS BAS=[YR=2010;ORIG=-12,0] W24 S42 E24 N20 W4 N18 S FOP=[YR=2010;ORIG=0,0] W3 W9 S18 E12 N18 S PTO=[YR=1993;ORIG=-3,0] N24 W9 S24 E9 S FOP=[YR=2010;ORIG=-12,42] E8 N20 W8 S20 S FOP=[YR=2022;ORIG=-4,42] E4 N20 W4 S20 S ROP=[YR=2012;ORIG=0,22] N4 W12 S4 E8 E4 S																										
Units	0	100	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D OPTH % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																										
Quality	03	AVERAGE	TOTALS 1,728 1,138 50,072 1330 NE SUNSET AVE, ARCADIA BLD DATE 04/20/2016 KG XF DATE INC DATE																										
DOR CODE	0200	MOBILE HOME	EXTRA FEATURES L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																										
MAP NUM		MKT AREA	03	1 1775 MH-CONN 0 0 0 0 1.00 UT 9,500.00 9,500.00 100 1985 1985 3 30 2,850 2 2003 SIDEWALK 0 0 0 0 78.00 SF 2.50 2.50 100 1985 1985 3 52 101 3 1961 PUMP HS 0 0 7 5 35.00 SF 3.75 3.75 100 2005 2005 3 87 114																									
NEIGHBORHOOD/LOC	300215.00	1.00/	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D OPTH % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	1 1775 MH-CONN 0 0 0 0 1.00 UT 9,500.00 9,500.00 100 1985 1985 3 30 2,850 2 2003 SIDEWALK 0 0 0 0 78.00 SF 2.50 2.50 100 1985 1985 3 52 101 3 1961 PUMP HS 0 0 7 5 35.00 SF 3.75 3.75 100 2005 2005 3 87 114																							
BAS	1,008	100	2010	1,008	44,352	1 0102 C SFR/MH 0 0 0 0 RMF-M100.00 233.00 1.00 LT 1.00 1.00 1.00 12,000.00 12,000.00 12,000																							
FOP	160	20	2010	32	1,408	REVIEW DATE 03/20/2025 BY KG Total Acres: 0.53 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 10/22/2025 BY SYS																							
FOP	216	20	2010	43	1,892																								
FOP	80	20	2022	16	704																								
PTO	216	10	1993	22	968																								
ROP	48	35	2012	17	748																								

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1521600 2025**

**R 32-37-25-0092-00C0-0090**

**REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$447.33
COUNTY LAW ENF	.0029406	\$191.54
SCHOOL LRE	.0030330	\$197.56
SCHOOL DISC	.0022480	\$146.43
SOUTHWEST WATER MGMT	.0001831	\$11.93
<b>TOTAL AD-VALOREM:</b>		<b>\$994.79</b>

**MORALES ANGEL M ESTATE  
1330 NE SUNSET AVE  
ARCADIA , FL 34266**

0.534 ACRES  
DESOTO MOBILE ESTATES  
LOT 9 BLK C  
INST:201114011288

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$115.00
Asmt - FIRE	\$145.00
Asmt - SOLID WASTE	\$45.50
Asmt - SOLID WASTE COLLECT	\$239.30
<b>TOTAL NON-AD VALOREM:</b>	<b>\$544.80</b>

FAIR MKT VALUE	<b>\$65,137.00</b>	DIST	<b>7</b>
ASSESS	<b>\$65,137.00</b>	EXEMPT VALUE	<b>\$0.00</b>
TAXABLE VALUE	<b>\$65,137.00</b>		

**COMBINED TAXES & ASMTS:** \$1,539.59

**DISCOUNT:** \$0.00

**UNPAID BALANCE:** \$0.00

**Exemptions:**

**\*\* PAID \*\***

**Last Payment:** 12/23/2025 **Receipt Number:** 401736

**Amount Collected:** \$1,493.40 **Discount Amount:** \$0.00

**Property Address:  
1330 NE SUNSET AVE ARCADIA 34266**

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
323725009200C00090	R	2025	\$994.79	\$544.80	12/23/2025	\$1,493.40	\$0.00
323725009200C00090	R	2024	\$937.53	\$471.63	6/30/2025	\$1,636.10	\$0.00
323725009200C00090	R	2023	\$935.29	\$464.82	6/30/2025	\$1,694.92	\$0.00
323725009200C00090	R	2022	\$124.84	\$454.67	N/A	\$0.00	\$0.00
323725009200C00090	R	2021	\$116.08	\$448.16	9/9/2022	\$673.87	\$0.00
323725009200C00090	R	2020	\$109.61	\$442.81	9/9/2022	\$660.44	\$0.00
323725009200C00090	R	2019	\$98.21	\$438.38	10/9/2020	\$643.35	\$0.00
323725009200C00090	R	2018	\$88.74	\$432.50	10/9/2020	\$696.63	\$0.00
323725009200C00090	R	2017	\$75.77	\$390.50	10/9/2020	\$637.36	\$0.00
323725009200C00090	R	2016	\$64.49	\$390.50	5/1/2020	\$793.76	\$0.00
323725009200C00090	R	2015	\$65.45	\$311.50	4/11/2016	\$388.26	0.00
323725009200C00090	R	2014	\$55.86	\$287.50	5/7/2015	\$356.96	0.00

Inst: 202614000743 Date: 01/30/2026 Time: 2:38PM  
, Nadia K. Daughtrey,  
Clerk of Court Desoto, County, By: AY  
Deputy Clerk Doc Stamp-Deed: 0.70



Return to:  
Name: Golden Meadow Properties, LLC  
Address: PO BOX 1526, Arcadia, FL 34265

This Instrument Prepared by: Jose Zamora

Property Appraisers Parcel I.D. Number(s): 32-37-25-0092-00C0-0090

**QUITCLAIM DEED**

**THIS INDENTURE**, Made this 30 day of January, 2026, by and between **KIMBLE RENTALS LLC**, a Florida limited liability company, whose post office address is: **PO BOX 1526, ARCADIA, FL 34265** hereinafter called the grantor.

to **GOLDEN MEADOW PROPERTIES, LLC** whose post office address is: **PO BOX 1526, ARCADIA, FL 34265** hereinafter called the grantee,

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$10.00 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:

**LOT 9, BLOCL "C", DESOTO MOBILE ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 9, Page 37.**

**TOGETHER WITH A 1988 MERITT DOUBLE-WIDE MOBILE HOME. IDENTIFICATION # T248C24985A AND IDENTIFICATION # T248C24985B. TITLE # 46125435 AND TITLE # 46125442.**

**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: [Signature]  
Witness Printed Name: Tosha Morales  
Address: 20 W Oak Street, Arcadia, FL 34266

**KIMBLE RENTALS, LLC**

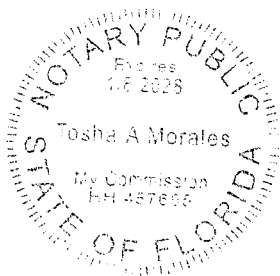
[Signature]  
**DANIEL KIMBLE, AS MANAGER**

Witness Signature: [Signature]  
Witness Printed Name: Barbie Hinojosa  
Address: 20 W Oak Street, Arcadia, FL 34266

STATE OF FLORIDA  
COUNTY OF DESOTO

The foregoing instrument was acknowledged before me this, 30 day of January, 2026 by **DANIEL KIMBLE AS MANAGER OF KIMBLE RENTALS, LLC**. He is personally known to me or has/have produced driver license(s) as identification.

My Commission Expires:



Printed Name: Tosha Morales  
Notary Public

**APPLICATION FOR REDUCTION OF CODE ENFORCEMENT LIEN (S)**

Has the applicant applied for lien release/reduction for this property before? Yes  
 If yes, when? \_\_\_\_\_ (Month and year)

**No**

Applicants are required to complete the Lien List below and to provide copies of any lien they want considered in this Lien Release/Reduction Request Application.

**Note:** The Codes Enforcement Department does not conduct Title or Lien searches, but will try to identify any additional liens that may pertain to this request based on the case number(s) provided by the applicant on Page 1 of this application. The Department is not responsible for any outstanding liens that may be omitted from this request.

Applicant is requesting the below lien(s) be:

Released completely

Reduced

Released from the property located at 1330NE Sunset Ave only. Lien(s) to remain in the name of the owner at time of lien.

other \_\_\_\_\_

Applicant's Requests			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$ 13,320.44	2/5/2018	202614000	743
\$			
\$			
\$			
\$			
\$			
\$			

For DeSoto County Use Only			
Additional lien(s) found by the Codes Enforcement Department not included on original application			
Lien Amount	Date/Month Recorded	OR Book	OR Page
\$			
\$			
\$			
\$			
\$			

Under penalty of perjury, the undersigned:

- swears or affirms that the information provided on this three (3) page Application for Reduction of Code Enforcement Lien(s) is true and correct;
- acknowledges that he/she has read the Lien Release Procedures; and

- further acknowledges that he/she was given an opportunity to ask questions regarding the procedures.

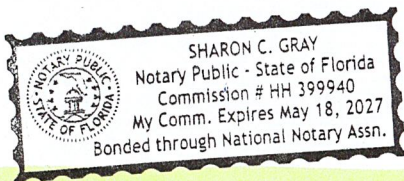
**Applicant must provide an initialed copy of the Lien Release Procedures as acknowledgement of the above for application to be accepted.**

Applicant's Signature [Signature] Date 3-30-2026

State of Florida  
County of DeSoto

The foregoing was sworn to and subscribed before me this 30<sup>th</sup> day of March, 2026 by Jose Antonio Zamora. He or she is personally known to me, or provided FL DL# 2215-64730-800-0 as identification and did appear before me at the time of notarization.

Stamp:



Notary Public:

[Signature: Sharon C. Gray]

*For DeSoto County Use Only*

Application Accepted on: \_\_\_\_\_

Scheduled for Lien Release Agenda on \_\_\_\_\_

Accepted by:

Signature \_\_\_\_\_

Date \_\_\_\_\_

**AUTHORIZATION TO REPRESENT  
PROPERTY OWNER**

If a property owner desires to have an authorized representative discuss his/her case, present evidence, or to agree to compliance terms on the property owner's behalf, this form must be completed and returned to the recording secretary prior to the start of the Code Enforcement Board or Special Magistrate meeting.

**RETURN COMPLETED FORM TO:** Administrative Clerk  
Code Enforcement Department  
201 E Oak St, Suite 204  
Arcadia FL 33731

I, Jose Zamora (Print Name)  
Owner of the property located at 1330 NE Sunset  
in DeSoto County, FL, hereby appoint Daniel Kimble (Print Name)  
who can be contacted at 863-444-0689 (Address and Phone Number)

to represent me, and is authorized to testify and to agree to compliance terms on my behalf for case number(s) CE2017-021, at the Special Magistrate meeting to be held on \_\_\_\_\_ and any subsequent meetings where the foregoing case(s) is/are on the agenda.  
(Date)

WITNESS: \_\_\_\_\_

OWNER: [Signature]

DATE: \_\_\_\_\_

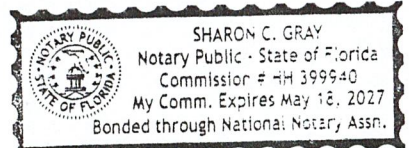
DATE: 3-30-2026

STATE OF Florida  
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March, 2026  
by Jose Antonio Zamora who is personally known to me/or who has produced  
FLDL#2 215-647-30-800-0 as identification and appeared before me at the time of notarization.

HH 399940  
Commission No:  
5/18/2027  
My commission expires:

Sharon C. Gray  
Notary Public - Signature  
Sharon C. Gray  
Notary Public - Print Name



**DESOTO COUNTY CODE ENFORCEMENT  
LIEN RELEASE PROCEDURES**

The Special Magistrate has the discretionary authority to reduce fines and liens, pursuant to Florida Statutes Chapter 162 as amended. An entity requesting a release of lien has no right to the reduction or release of a fine or lien. In evaluating requests for liens to be released or reduced, the Board or Special Magistrate will consider the following:

1. **Whether the property for which the lien was placed has active code cases;**
2. **Whether the entity requesting the release owns other properties in the County, and how many have active code cases or Code Enforcement liens;**
3. **Whether the entity requesting the release owned the property for which the lien was placed at the time the lien was placed;**
4. **Whether the entity requesting the release took proactive action to correct the violations for which the lien was placed;**
5. **Whether the violations have been corrected or will be corrected, with such assurances as the Board or the Special Magistrate deems appropriate;**
6. **Any other specific information, which is available about the property or the entity requesting the release;**
7. **Any other factor which may show a hardship on the entity requesting the release or which may provide a reasonable basis for the requested relief.**

Entities who have requested a lien release hearing, but are unable to attend the scheduled meeting, must request re-scheduling. **Any entity that does not cancel by the established deadlines and does not appear for the scheduled meeting must wait 180 days to be re-scheduled for a hearing and must pay a fee of \$250.00 for any successive lien release hearing request.** The Special Magistrate may waive the cancellation deadline if the failure to appear was the direct result of physical incapacity of the principal representative that is beyond his or her control and that could not have been anticipated prior to the cancellation deadline.

**Only the first twelve requests received by the Code Enforcement Department may be processed for each meeting.** To be placed on the hearing agenda, an applicant makes a request to the Code Enforcement Department (DeSoto County Development, 201 E Oak St Suite 204, Arcadia FL. 34266 Attn: Code Enforcement Administrative Clerk). The Legal Department Clerk will provide a confirmation letter by mail to the applicant confirming the meeting date and time. Staff prepares a report, which is provided, to the Special Magistrate prior to the meeting.

Applicants check in with staff prior to the meeting. The order in which applicants check in determines the order the cases are heard. Applicants must be present for the case to be heard. When the case is called, the applicant will be asked to speak about their request and the status of the property. The Special Magistrate may ask questions. The Special Magistrate may enter an order to reduce the lien, remove the entire lien or take no action, leaving the lien in place. The Legal Department will complete the paperwork to release the lien after the conditions imposed by the order are met.

*If you are a person with a disability who needs an accommodation in order to participate in this proceeding, please contact the Legal Department, at (863) 993-4800 at least 24 hours prior to the meeting and we will provide that accommodation for you.*

For any additional information, please contact the Code Enforcement Administrative Clerk at (863) 993-4811.

*Initial and Include this Copy with Application*

JZ Initials

DESOTO COUNTY, FLORIDA  
RESOLUTION 2007 - 15

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
DESOTO COUNTY, FLORIDA, ADOPTING FEE, FORM OF APPLICATION,  
AND PROCEDURES FOR CONSIDERATION OF CODE ENFORCEMENT  
LIEN REDUCTION OR RELEASE BEFORE THE SPECIAL MASTER**

**WHEREAS**, the Board of County Commissioners of DeSoto County has adopted ordinances and procedures for assessment of liens by a Special Master for violations of the Codes and Land Development Regulations, which decisions are subject to appeal in Court in accordance with law; and

**WHEREAS**, it frequently occurs that after all appeals are exhausted or time barred, circumstances change that render necessary a reconsideration of the amount and existence of such liens in the interest of the public and the parties affected, and there are currently no written processes in place to accommodate such requests; and

**WHEREAS**, the Board of County Commissioners finds that there is a need for rules of procedure to govern the standards by which county personnel investigate requests for such consideration, the cost of which should be borne by the applicant.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of DeSoto County, Florida, as follows:

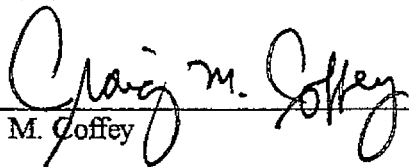
**Section 1.** The attached Exhibit A is hereby adopted as Rules and Regulations governing Code Enforcement Lien Reduction/Release, and any person desiring such consideration for an existing lien shall use exclusively those procedures and forms.

**Section 2.** A fee of \$250.00 per application shall be paid by any applicant for lien reduction/release under these rules of procedure.

**Section 3.** This resolution shall be effectively immediately upon adoption. Any written requests pending as of this adoption shall be returned to the applicant for compliance with this resolution. This resolution does not apply to liens previously paid or otherwise satisfied.

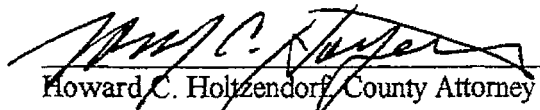
PASSED and Duly Adopted in DeSoto County, Florida, this 13<sup>th</sup> day of March, 2007.

ATTEST:

  
\_\_\_\_\_  
Craig M. Coffey

County Administrator

Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Howard C. Holtzendorf, County Attorney

DESOTO COUNTY BOARD OF COUNTY  
COMMISSIONERS

  
\_\_\_\_\_  
DELMA ALLEN, Chairman



127.00 Service  
117.00 Intangible  
1206.50 Tax

## ARTICLES OF AGREEMENT

MADE THIS 20th day of January, 2011, BETWEEN Delmos L. Newsome, a married man of the first party (seller) whose address is: 2672 NW Garvin Avenue, Arcadia, Florida 34266 and

Angel M. Morales and Miguelina Chanza, husband and wife of the second part (purchaser), whose mailing address is: P.O. Box 465, Indiantown, Florida 34956

**Witnesseth**, That if the said party(ies) of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the party(ies) of the first part hereby covenants and agrees to convey and assure to the said party(ies) of the second part, their heirs, executors, administrators of assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient deed, the lot, piece of parcel of land, situated in the County of DESOTO, State of FLORIDA known and described as follow, to-wit:

**LOT 9, BLOCK "C", DESOTO MOBILE ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 9, Page 37.**

**TOGETHER WITH A 1988 MERITT DOUBLE-WIDE MOBILE HOME. IDENTIFICATION #T248C24985A AND #T248C24985B. TITLE #46125435 AND #46125442.**

And the said parties of the second part hereby covenants and agrees to pay to the said parties of the first part in the manner following:

**Principal amount of \$59,000.00. Payable at the rate of \$466.57 per month including principal and interest at the rate of 5% per annum. First payment due and payable on February 28, 2011 and on the 28<sup>th</sup> day of each month thereafter until both principal and interest have been paid in full.**

**Proof of home owner's / hazard insurance for contents, property and liability showing the seller herein as loss payee and along with a paid receipt shall be provided to said seller after each payment period, whether it be monthly, quarterly, bi-annually or annually. Should it become necessary for the seller herein to protect its interest by paying any delinquent home owner's / hazard insurance premium then the amount paid will be added to the amount owed by the purchaser herein.**

**This agreement shall be considered to be in default after non-payment of the monthly payment becomes 14 days past due. The purchaser herein agrees to vacate the property no later than 30 days after the property becomes in default. The purchaser further agrees to Quit Claim the property to the seller in the case of default.**

**Proof of paid real estate property taxes shall be provided to seller herein on a yearly basis. Should it become necessary for the seller herein to protect its interest by paying any delinquent property taxes then the amount paid will be added to the amount owed by the purchaser herein.**

**Maintenance of property to be the responsibility of the purchaser.**

**Replacement and/or repair of appliances, i.e. air conditioner, stove, refrigerator, washer, dryer, etc. to be the responsibility of the purchaser.**

**Property cannot be sub-leased and/or sub-rented by the purchaser.**

**Electric utility account will be in the purchaser's name and be the purchaser's responsibility.**

**Any improvements to the property must first be approved by the seller prior to construction.**

Inst:201114011288 Date:2/14/2011 Time:2:07 PM

Doc Stamp-Mort:206.50 Int Tax:118.00

DC, Mitzie McGavic, Desoto County Page 1 of 3

**The balance of amount owed according to the terms of this agreement shall be paid should the purchaser herein wish to sell the property.**

**This agreement is not transferable to any third party not previously approved by the seller.**

**Any roof repairs of the property to be the responsibility of the purchaser.**

**Any repairs of the water system to be the responsibility of the purchaser.**

**Any improvements made to the property by the purchaser will remain with the property in the event of default.**

**The titles to the mobile home located on the property and listed and described herein will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to enact said transfer will be at the expense of the purchaser.**

**The deed to the property will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to enact said transfer will be at the expense of the purchaser.**

**Any monies paid by the purchaser to the seller, including the "deposit" of \$6,000.00 and the monthly payment, will be forfeited by the purchaser to the seller should the purchaser default on this agreement.**

**Purchaser understands and agrees that he is buying property in "as is" condition. No warranties are being made by the seller.**

**There shall be no pre-payment penalty.**

***If any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said agreement, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said agreement, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the seller, become and be due and payable, anything in said agreement or herein to the contrary notwithstanding. Failure by the seller to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said agreement accrued or thereafter accruing.***

With terms payable AS SHOWN ABOVE on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 2011, and keep the buildings upon said premises insured in some company satisfactory to the party(ies) of the first part, and payable for the party(ies), respectively as their interest may appear, in a sum not less than the insurable value during the term of this agreement. And in the case of failure of the said party(ies) of the second part to make any of the payments or any part thereof, or to perform any of the covenants on part hereby made and entered into, this contract shall, at the option of the party(ies) of the first part, be fortified and terminated, and the party(ies) of the second part shall forfeit all payments made by them on this contract; and such payments shall be retained by the said party(ies) of the first part in full satisfaction and liquidations of all damages by them sustained, and the said party(ies) of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

**It Is Mutually Agreed**, by and between the parties hereto, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained spective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

*Karen M. Smith*  
Witness: KAREN M. SMITH

*Delmos L. Newsome*  
Delmos L. Newsome

*Diana L. Heitman*  
Witness:

*Angel M. Morales*  
Angel M. Morales

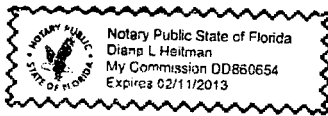
Witness: \_\_\_\_\_

*Miguelina Chanza*  
Miguelina Chanza

State of FLORIDA  
County of DESOTO

I Hereby Certify that on this day 28<sup>th</sup> day of January, 2011 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, **Delmos L. Newsome and Angel M. Morales and Miguelina Chanza** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon a driver license as identification of the above-named persons, and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of January, 2011.



*Diana L. Heitman*  
Notary Public  
My Commission Expires:

# DeSoto County Property Appraiser

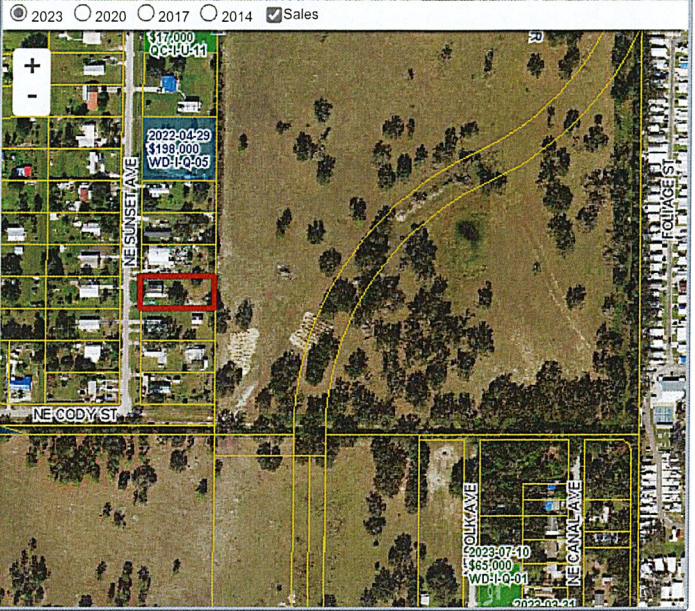
David A. Williams, CFA

**2023 Certified Values**

updated: 1/25/2024

Parcel: << 32-37-25-0092-00C0-0090 (17785) >>

Aerial Viewer Building Photo Google Maps



## Owner & Property Info

Result: 6 of 9

Owner	MORALES ANGEL M ESTATE 1330 NE SUNSET AVE ARCADIA, FL 34266		
Site	1330 NE SUNSET AVE, ARCADIA		
Description*	DESOTO MOBILE ESTATES LOT 9 BLK C INST:201114011288		
Area	0.534 AC	S/T/R	32-37-25
Use Code**	MOBILE HOME (0200)	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

2022 Certified Values		2023 Certified Values	
Mkt Land	\$12,000	Mkt Land	\$12,000
Ag Land	\$0	Ag Land	\$0
Building	\$43,813	Building	\$43,813
XFOB	\$3,077	XFOB	\$3,077
Just	\$58,890	Just	\$58,890
Class	\$0	Class	\$0
Appraised	\$58,890	Appraised	\$58,890
SOH/10% Cap[?]	\$0	SOH/10% Cap[?]	\$0
Assessed	\$58,890	Assessed	\$58,890
Exempt	\$0	Exempt	\$0
Total	county:\$58,890	Total	county:\$58,890
Taxable	other:\$58,890 school:\$58,890	Taxable	other:\$58,890 school:\$58,890

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/14/2011	\$29,500	201114011288	AG	V	U	16
1/31/2011	\$100	201114011180	QC	V	U	11
12/16/2010	\$100	201114011181	QC	V	U	11
12/8/2010	\$100	201114011182	QC	V	U	11
1/5/2010	\$11,800	201014000153	PR	V	U	16
12/8/2009	\$0	200914009995	SA	V	U	11
5/1/1981	\$7,500	0173/0808	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1988	1008	1728	\$43,813

\*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
1775	MH-CONN	1985	\$2,850.00	1.00	0 x 0
2003	SIDEWALK	1985	\$106.00	78.00	0 x 0
1961	PUMP HS	2005	\$115.00	35.00	7 x 5

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.534 AC)	1.0000/1.0000 1.0000/ /	\$12,000 /LT	\$12,000	RMF-M

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

127.00 stamp  
112.00 intangible  
1206.50 doc

**ARTICLES OF AGREEMENT**

MADE THIS 20th day of January, 2011, BETWEEN Delmos L. Newsome, a married man of the first party (seller) whose address is: 2672 NW Garvin Avenue, Arcadia, Florida 34266 and

Angel M. Morales and Miguelina Chanza, husband and wife of the second part (purchaser), whose mailing address is: P.O. Box 465, Indiantown, Florida 34956

Witnesseth, That if the said party(ies) of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the party(ies) of the first part hereby covenants and agrees to convey and assure to the said party(ies) of the second part, their heirs, executors, administrators of assigns, in fee simple, clear of all encumbrances whatever, by a good and sufficient deed, the lot, piece of parcel of land, situated in the County of DESOTO, State of FLORIDA known and described as follow, to-wit:

LOT 9, BLOCK "C", DESOTO MOBILE ESTATES, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for DeSoto County, Florida, in Plat Book 9, Page 37.

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Maintenance of property to be the responsibility of the purchaser.

Replacement and/or repair of appliances, i.e. air conditioner, stove, refrigerator, washer, dryer, etc. to be the responsibility of the purchaser.

Property cannot be sub-leased and/or sub-rented by the purchaser.

Electric utility account will be in the purchaser's name and be the purchaser's responsibility.

Any improvements to the property must first be approved by the seller prior to construction.

The balance of amount owed according to the terms of this agreement shall be paid should the purchaser herein wish to sell the property.

This agreement is not transferable to any third party not previously approved by the seller.

Any roof repairs of the property to be the responsibility of the purchaser.

Any repairs of the water system to be the responsibility of the purchaser.

Any improvements made to the property by the purchaser will remain with the property in the event of default.

The titles to the mobile home located on the property and listed and described herein will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to enact said transfer will be at the expense of the purchaser.

The deed to the property will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to enact said transfer will be at the expense of the purchaser.

Any monies paid by the purchaser to the seller, including the "deposit" of \$6,000.00 and the monthly payment, will be forfeited by the purchaser to the seller should the purchaser default on this agreement.

Purchaser understands and agrees that he is buying property in "as is" condition. No warranties are being made by the seller.

There shall be no pre-payment penalty.

*If any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said agreement, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said agreement, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the seller, become and be due and payable, anything in said agreement or herein to the contrary notwithstanding. Failure by the seller to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said agreement accrued or thereafter accruing.*

With terms payable AS SHOWN ABOVE on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 2011, and keep the buildings upon said premises insured in some company satisfactory to the party(ies) of the first part, and payable for the party(ies), respectively as their interest may appear, in a sum not less than the insurable value during the term of this agreement. And in the case of failure of the said party(ies) of the second part to make any of the payments or any part thereof, or to perform any of the covenants on part hereby made and entered into, this contract shall, at the option of the party(ies) of the first part, be forfeited and terminated, and the party(ies) of the second part shall forfeit all payments made by them on this contract; and such payments shall be retained by the said party(ies) of the first part in full satisfaction and liquidations of all damages by them sustained, and the said party(ies) of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

**It Is Mutually Agreed**, by and between the parties hereto, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained spective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

*Kathleen M. Smith*  
Witness: *Kathleen M. Smith*

*Delmos L. Newsome*  
Delmos L. Newsome

*Diana L. Heitman*  
Witness: *Diana L. Heitman*

*Angel M. Morales*  
Angel M. Morales

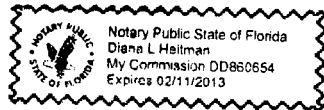
Witness: \_\_\_\_\_

*Miguelina Chanza*  
Miguelina Chanza

State of **FLORIDA**  
County of **DESOTO**

I Hereby Certify that on this day 28<sup>th</sup> day of **January, 2011** before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, **Delmos L. Newsome and Angel M. Morales and Miguelina Chanza** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon a driver license as identification of the above-named persons, and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of **January, 2011**.



*Diana L. Heitman*  
Notary Public  
My Commission Expires:



DeSoto County Property Appraiser - Interactive Record Search & GIS Mapping System -

[New Search](#) [Search Results](#) [Parcel Details](#) [GIS Map](#)

HOME

DeSoto County Property Appraiser

**2016 Certified Values**

updated: 11/10/2016

Record Search

Parcel: 32-37-25-0092-00C0-0090

<< Next Lower Parcel Next Higher Parcel >>

[Tax Collector](#) [Property Card](#) [Interactive GIS Map](#)

[2016 TRIM \(pdf\)](#) [Parcel List Generator](#) [Print](#)

GIS Map

Owner & Property Info

<< Prev Search Result: 10 of 10

Sales Report

<b>Owner's Name</b>	MORALES ANGEL M &
<b>Site Address</b>	1330 NE SUNSET AVE
<b>Mailing Address</b>	CHANZA MIGUELINA -CONT- 1330 NE SUNSET AVE ARCADIA, FL 34266-0000
<b>Use Desc. (code)</b>	MOBILE HOM (000200)
<b>Tax District</b>	7 (County)
<b>Neighborhood</b>	300215
<b>Land Area</b>	0.534 ACRES
<b>Market Area</b>	03
<b>Description</b>	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.
<b>AG Classification</b>	DESOTO MOBILE ESTATES LOT 9 BLK C INST.201114011288

Bldg Photo



click to print... << 1 of 2 >>

GIS Aerial



T P P

Property & Assessment Values

2016 Certified Values

FAQ

<b>Mkt Land Value</b>	cnt: (1)	\$12,000.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (1)	\$16,612.00
<b>XFOB Value</b>	cnt: (3)	\$1,824.00
<b>Total Appraised Value</b>		\$30,436.00

<b>Just Value</b>	\$30,436.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$28,756.00
<b>Exempt Value</b>	(code: HX H3) \$25,000.00
<b>Total Taxable Value</b>	County: \$3,756.00 Other: \$3,756.00   School: \$3,756.00

Budget Report

Sales Questionnaire

Important Dates

Sales History

Show Similar Sales within 1/2 mile

Contact Us

Download Data

Download Forms

Links

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
2/14/2011	<a href="#">201114011288</a>	AG	V	U	16	\$29,500.00
1/31/2011	<a href="#">201114011180</a>	QC	V	U	11	\$100.00
12/16/2010	<a href="#">201114011181</a>	QC	V	U	11	\$100.00
12/8/2010	<a href="#">201114011182</a>	QC	V	U	11	\$100.00
1/5/2010	<a href="#">201014000153</a>	PR	V	U	16	\$11,800.00
12/8/2009	<a href="#">200914009995</a>	SA	V	U	11	\$0.00
5/1/1981	<a href="#">173/808</a>	WD	V	Q		\$7,500.00

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.
<a href="#">Show Sketch</a>	2	MOBILE HM (000800)	1988	VINYL SIDING (28)	1008	1728
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Units	Dims	Condition (% Good)
1775	MH-CONN	1985	0000001.000	0 x 0 x 0	(000.00)
2003	SIDEWALK	1985	0000078.000	0 x 0 x 0	(000.00)
1961	PUMP HS	2005	0000035.000	5 x 7 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Zoning *
000102	SFR/MH (MKT)	1 LT - (0000000.534AC)	RMF-M

\* NOTE: The Property Appraiser's Office is NOT responsible for the accuracy of the zoning. To verify the zoning, please call the Planning & Zoning Department at 863-993-4806.

DeSoto County Property Appraiser

updated: 11/10/2016

<< Prev

10 of 10

DISCLAIMER

This information was derived from data which was compiled by the DeSoto County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



Desoto County

<a href="#">Home</a>	<a href="#">Property Taxes</a>	<a href="#">About</a>	<a href="#">Services</a>	<a href="#">Location</a>	<a href="#">Contact Us</a>
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[New Search](#) | [Return To Search Results](#) | [Print Bill](#)

**NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**

**BILL # R 1563800 2016**

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

**PROPERTY # R 32-37-25-0092-00C0-0090**

IF PAID IN TOTAL DUE	NOV1-NOV30	DEC1-DEC31	JAN1-JAN31	FEB1-FEB28	MAR1-MAR31
	\$436.79	\$441.34	\$445.89	\$450.44	\$454.99

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL LRE	.0045840	\$17.22
DESOTO COUNTY	.0085060	\$31.95
SOUTHWEST WATER MGMT	.0003317	\$1.25
SCHOOL DISC	.0022480	\$8.44
COUNTY LAW ENF	.0015000	\$5.63
* TOTAL DUE		\$454.99
<b>TOTAL AD-VALOREM:</b>		<b>\$64.49</b>

**MORALES ANGEL M &  
CHANZA MIGUELINA -CONT-  
1330 NE SUNSET AVE  
ARCADIA, FL 34266**

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
Asmt - E EMS	\$69.00
Asmt - F FIRE	\$87.00
Asmt - S SW	\$45.50
Asmt - S SWC	\$189.00
<b>TOTAL NON-AD VALOREM:</b>	<b>\$390.50</b>

.534 ACRES  
DESOTO MOBILE ESTATES  
LOT 9 BLK C  
INST:201114011288

**COMBINED TAXES & ASMTS: \$454.99**

**DISCOUNT: -\$18.20**

**UNPAID BALANCE: \$436.79**

FAIR MKT VALUE \$30,436.00 DIST 7

ASSESS \$28,756.00 EXEMPT VALUE \$25,000.00

TAXABLE VALUE \$3,756.00

**+ pay this bill**

**Exemptions:**  
HX-25000

**Property Address:**  
1330 SUNSET AVE NE  
ARCADIA 342660000



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### ARTICLES OF AGREEMENT

MADE THIS 22<sup>nd</sup> day of January, 2011, by **TRACON Homes L, Newcome**, a married man of the first part (hereinafter referred to as "TRACON Homes L, Newcome") and **Angel M. Morales and Magdalena Chanza**, husband and wife of the second part (hereinafter referred to as "MORALESA AND CHANZA") whose address is: 2672 NW Garcia Avenue, Arcadia, Florida 34266 and

**Angel M. Morales and Magdalena Chanza**, husband and wife of the second part (hereinafter referred to as "MORALESA AND CHANZA") whose address is: P.O. Box 463, Indiantown, Florida 34956

Witnesseth, That if the said parties of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the parties of the first part hereby covenant and agree to convey and assign to the said parties of the second part, their heirs, executors, administrators or assigns, or for any other cause of all encumbrances whatever, by a good and sufficient deed, the lot piece of parcel of land situated in the County of **DUNEDIN**, State of **FLORIDA**, known and described as follows, to-wit:

**LOT 9, BLOCK 707, DUNEDIN MOBILE ESTATES**, as per map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for **DuSoto County, Florida**, in Plan Book 8, Page 27.

**TOGETHER WITH A PUEBLO VILLAGE DOUBLE-WIDE MOBILE HOME, IDENTIFICATION NUMBER 44422444 AND 44422442.**

And the said parties of the second part hereby covenant and agree to pay to the said parties of the first part in the manner following:

Principal amount of **\$29,000.00**. Payable at the rate of **\$466.27** per month including principal and interest at the rate of **5% per annum**. First payment due and payable on **February 28, 2011** and on the **28<sup>th</sup>** day of each month thereafter until both principal and interest have been paid in full.

Proof of home owner's hazard insurance for contents, property and liability showing the seller herein as loss payee and along with a paid receipt shall be provided to said seller after each payment period, whether it be monthly, quarterly, bi-monthly or annually. Should it become necessary for the seller herein to protect its interest by paying any delinquent home owner's hazard insurance premiums then the amount paid will be added to the amount owed by the purchaser herein.

This agreement shall be considered to be in default after non-payment of the monthly payment becomes 14 days past due. The purchaser herein agrees to vacate the property no later than 30 days after the property becomes in default. The purchaser further agrees to Quiet Claim the property to the seller in the case of default.

Proof of paid real estate property taxes shall be provided to seller herein on a yearly basis. Should it become necessary for the seller herein to protect its interest by paying any delinquent property taxes then the amount paid will be added to the amount owed by the purchaser herein.

Maintenance of property is to be the responsibility of the purchaser.

Replacement and/or repair of appliances, i.e. air conditioner, stove, refrigerator, washer, dryer, etc. is to be the responsibility of the purchaser.

Property cannot be sub-leased and/or re-leased by the purchaser.

Electric utility account will be in the purchaser's name and be the purchaser's responsibility.

Any improvements to the property must first be approved by the seller prior to construction.

The balance of amount owed according to the terms of this agreement shall be paid should the purchaser herein wish to sell the property.

This agreement is not transferable to any third party not previously approved by the seller.

Any roof repairs of the property to be the responsibility of the purchaser.

Any repairs of the water system to be the responsibility of the purchaser.

Any improvements made to the property by the purchaser will remain with the property in the event of default.

The titles to the mobile home located on the property and listed and described herein will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to exact said transfer will be at the expense of the purchaser.

The deed to the property will not be transferred to the purchaser until the time that this agreement has been paid in full. The fees to exact said transfer will be at the expense of the purchaser.

Any monies paid by the purchaser to the seller, including the "deposit" of \$4,000.00 and the monthly payment, will be forfeited by the purchaser to the seller should the purchaser default on this agreement.

Purchaser understands and agrees that he is buying property in "as is" condition. No warranties are being made by the seller.

There shall be no pre-payment penalty.

*If any sum of money herein referred to be not promptly paid within 30 days after the time becomes due, or if each and every the agreements, stipulations, conditions and covenants of said agreement, or either, are not fully performed, complied with and satisfied by, then the entire sum mentioned in said agreement, or the entire balance unpaid thereon, shall forthwith and thereafter, at the option of the seller, become and be due and payable, anything in said agreement or herein to the contrary notwithstanding. Failure by the seller to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said agreement retained or thereafter accruing.*

With terms payable AS SHOWN ABOVE on the whole term commencing from date to time agreed, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land and subsequent to the year 2011, and keep the buildings upon said premises insured in several companies satisfactory to the party(ies) of the first part, and pay the same, together with all other amounts that may appear, to a surety not less than the insurable value during the term of this agreement. And in the case of failure of the said party(ies) of the second part to make any of the payments or any part thereof, or to perform any of the covenants or part hereby made and entered into, this contract shall, at the option of the party(ies) of the first part, be forfeited and terminated, and the party(ies) of the second part shall forfeit all payments made by them on this contract, and such payments shall be retained by the said party(ies) of the first part in full satisfaction and liquidation of all damages by them sustained, and the said party(ies) of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable in any manner therefor.

It is Mutually Agreed, by and between the parties herein, that the time of each payment shall be an essential part of this contract, and that all covenants and agreements herein contained upon these parties.

In Witness Whereof, the parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

[Signature]  
Witness

[Signature]  
Delmas L. Newsome

[Signature]  
Witness

[Signature]  
Angel M. Morales

Witness: \_\_\_\_\_

[Signature]  
Magdalena L. Torres

State of FLORIDA  
County of DESSOTO

I Herely Certify that on this day 29th day of January, 2011 before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Delmas L. Newsome and Angel M. Morales and Magdalena Torres known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon a deed as a manifestation of the above-named persons, and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 29th day of January, 2011.



[Signature]  
Notary Public  
Mia J. [Name]

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 Notice Of Hearing on Lien Release Petition Under Resolution 2007-15 in Case # SM CE 2017-021 & CE 16-0715, 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 #32-37-25-0092-00C0-0090 / 1330 NE SUNSET AVE, ARCADIA FL 34266  
@ 8:34 a.m / p.m 22 day of April 2026

and

(b) DeSoto County Administration Building, 201  
E. Oak Street, Second Floor, Arcadia, Florida  
\_\_\_\_\_ day of \_\_\_\_\_, 2026.

Further, Affiant say eth naught.

Affiant [Signature]

Sworn to and subscribed before me this 22<sup>nd</sup> day of April 2026 by Thomas Turnbull is personally known to me.

[Signature]  
Notary Public

Certified Mailing Number: 9589071052702678570882



DeSoto County Development  
201 East Oak St. Suite 204  
Arcadia, FL 34266

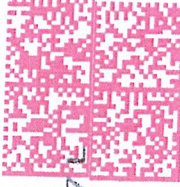
**CERTIFIED MAIL®**



TAMPA FL 335  
15 APR 2026 PM 7:11

9589 0710 5270 2678 5708 82

JOSE ZAMORA  
3163 SE CREEKWOOD TERR  
ARCADIA, FL 34266



quadrant

FIRST-CLASS MAIL  
IMI

\$010.44<sup>9</sup>

04/14/2026 ZIP 34266  
043M31248516

US POSTAGE

*Handwritten:* NY 4-17  
NIXIE 4/23

NIXIE

339 FE 1

0005/09/26

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
34266734853

BC: 34266445154

\*2901-01903-15-30



05-11-2026 P02:23

CLAIM TO RECEIVE SURPLUS PROCEEDS OF A TAX DEED SALE

25-47-TD

Complete and return to  
By Mail:

DeSoto County Clerk of Court  
115 E Oak Street  
Arcadia, FL 34266

By Email: rbrantley@desotoclerk.com  
(863)993-4876

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's name DeSoto County B.O.C.C (Code Enforcement)  
Contact name if claimant is not an individual \_\_\_\_\_  
Address\* 2018 Oak St Suite #204 City Arcadia, FL Zip 34260  
Phone no. (863) 491-6165  
Email address Code@desotobocc.com  
Tax deed no. 25-47-TD Date of sale (if known) \_\_\_\_\_

FILED

FEB 11 2026

NADIA K. DAUGHTREY  
CLERK OF COURTS

I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.  
 I claim surplus proceeds resulting from the above tax deed sale. I am a \_\_\_\_\_ Lienholder \_\_\_\_\_ Titleholder.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)  
A. Type of Lien:  Mortgage; \_\_\_\_\_ Court Judgment;  Other-Describe in detail:

Code Enforcement Lien

If your lien is recorded in the county's official records, list the following, if known:

Recording date 2/5/2018 Instrument # 20181400750 Book# \_\_\_\_\_ Page# \_\_\_\_\_  
B. Original Amount of Lien \$ 13,320.44  
C. Amount Remaining Due (include interest, if applicable) \$ 23,870.20  
D. Principal remaining due: \$ 13,320.44  
E. Interest Due: \$ 10,549.76  
F. Fees and costs due, including late fees: \$ \_\_\_\_\_ (described costs in detail, include additional sheet if needed).  
G. Attorney fees: \$ \_\_\_\_\_ (provide amount claimed): \$ \_\_\_\_\_

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)  
A. Nature of title: \_\_\_\_\_ Deed; \_\_\_\_\_ Court Judgment; \_\_\_\_\_ Other-describe in detail:

If your former title is recorded in the county's official records, list the following, if known:

Recording date \_\_\_\_\_; Instrument # \_\_\_\_\_; Book# \_\_\_\_\_ Page# \_\_\_\_\_  
B. Amount of surplus tax sale proceeds claimed \$ \_\_\_\_\_  
C. Does the titleholder claim the subject property was homestead property? \_\_\_\_\_ Yes \_\_\_\_\_ No

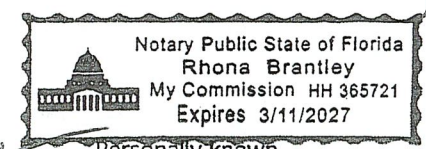
3. I hereby swear that all of the above information is true and correct.

Date: January 6, 2026 Signature: Sarah  
Claimant

STATE OF Florida  
COUNTY DeSoto

\*\*NOTARIZATION NOT REQUIRED IF CLAIM IS BEING WAIVED\*\*

Sworn to or affirmed and signed before me by means of physical presence or \_\_\_\_\_ online notarization, this on this 6 day of January, 2026 (year), by Sarah Milstead



Rhona Brantley  
NOTARY PUBLIC or DEPUTY CLERK  
Rhona Brantley  
[Print, type, or stamp commissioned name of notary]

\_\_\_\_\_ Personally known  
\_\_\_\_\_ Produced identification; Type of identification produced \_\_\_\_\_  
\*This where payment will be mailed.

15



# Nadia K. Daughtrey, CFC

DeSOTO COUNTY CLERK OF THE CIRCUIT COURT

115 EAST OAK STREET - ARCADIA, FLORIDA 34266

PHONE (863) 993-4876 / FAX (863) 993-4669

## NOTICE OF TAX DEED SALE OVERBID F.A.C.R. 12-D-13.065(4)

Tax Deed # 25-47-TD  
Certificate No. 1233/23  
Parcel ID #: 32-37-25-0092-00C0-0090

Description: LOT 9, BLOCK 'C', DESOTO MOBILE ESTATES, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR DESOTO COUNTY, FLORIDA, IN PLAT BOOK 9, PAGE 37. TOGETHER WITH A 1988 MERITT DOUBLE-WIDE MOBILE HOME. IDENTIFICATION #T248C24985A AND #T248C24985B. TITLE #46125435 AND #46125442.

Pursuant to Chapter 197, Florida Statutes, the above property was sold at public sale on December 17, 2025, and a surplus of \$20,149.60 (amount subject to change) will be held by this office for a 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in Section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes.

To the extent possible, these funds will be used to satisfy in full claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. **To be considered for funds when they are distributed, you must file a notarized statement of claim with this office within 120 days of this notice. If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due. Any lienholder claim that is not filed within the 120-day deadline is barred.**

A copy of this notice must be attached to your statement of claim. After the office examines the filed claim statements, it will notify you if you are entitled to any payment.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the claim form and return it to our office so that any other liens can be considered.

Dated on this 30<sup>TH</sup> day of December 2025

Nadia K. Daughtrey  
DeSoto County Clerk of Courts

By: Rhona Brantley  
Rhona Brantley  
Deputy Clerk



	County Lien	Case #	Location	Recording Date	No. of Years as of 1/6/2026	Cost	Interest	Total Interest Accumulated	Total Cost & Interest
1	MORALES ANGEL	CE-16-0715	1330 NE SUNSET AVE ARCADIA FL, 34266	2/5/2018	7.92	\$13,320.44	\$1,332.04	\$10,549.76	\$23,870.20
2									
3									
4									
5									
6									
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25									

Total \$13,320.44 \$1,332.04 \$10,549.76 \$23,870.20

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,  
Petitioner,

vs.

Case Number CE 2024-033

ANGELA M. MORALES ESTATE  
Respondent,

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on June 6, 2024, upon Notice of Violation filed against Respondent. The Respondent was not present and not represented by counsel at the hearing. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

**FINDINGS OF FACT**

1. The Respondent owns and/or occupies the following real property located in DeSoto County, Florida, to- wit:

Parcel # 32-37-25-0092-00C0-0090

as described by Instrument # 202114011288 in the Official Records of DeSoto County, Florida, and more commonly known as 1330 NE Sunset Avenue, Arcadia, Florida, 34266.

2. At all times material hereto, the subject property was zoned RMF-M.

3. On February 29, 2024, an inspection was conducted of the subject property resulting in the finding that the property had two (2) violations; junk and debris and derelict vehicles. Subsequent inspections through June 5, 2024 showed the violations remained.

4. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations Sections 20-97 and DeSoto County Code of Ordinance Section 11-302 which prohibits these conditions.

5. Service of the Notice of Violation and of the hearing in this case was duly made upon the Respondent.

### CONCLUSIONS OF LAW

6. Respondent by these acts, conduct, or omissions have created or allowed a condition which is in violation of DeSoto County Land Development Regulations Sections 20-97 and DeSoto County Code of Ordinance Section 11-302.

### ORDER

#### **Respondent is hereby ordered to:**

A. Cease and Desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Sections 20-97 and DeSoto County Code of Ordinance Section 11-302.

B. Within 15 days of the date of this Order, do all acts necessary to correct the violation.

C. Pay costs in the amount of \$22.31 which are assessed against the Respondent in this cause and are payable within 15 days of the date of this Order.

D. Failure to comply with any provision of this Order shall subject the Respondent to a fine of up to \$250.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon the Respondent's property pursuant to Section 162.09, Florida Statutes.

E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for

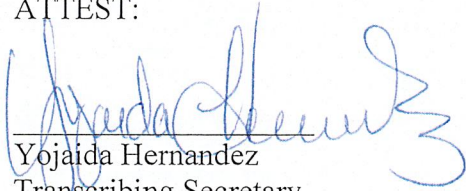
non-compliance with this Order.

DONE AND ORDERED this 13<sup>th</sup> day of June, 2024.



ROBERT H. BERNTSSON, Esquire  
Special Master of DeSoto County, Florida  
Florida Bar No. 0804400

ATTEST:



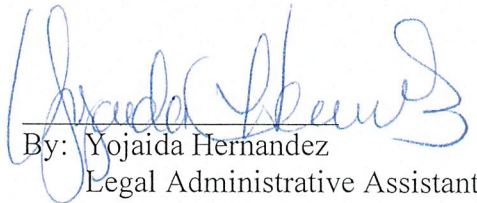
Yojaida Hernandez  
Transcribing Secretary

Copies furnished to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201, Arcadia  
Florida 34266, and

Respondent- Angel M. Morales Estate, 1330 NE Sunset Avenue, Arcadia, Florida 34266

on this 17 day of June, 2024.



By: Yojaida Hernandez  
Legal Administrative Assistant

---

CASE NO. CE 2024-033

ANGELA M. MORALES ESTATE

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 # CE 2024-033 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 #32-37-25-0092-00C0-0090/1330 N.E. Sunset Ave  
Arcadia Florida 34266.  
@ 12:09 a.m. (p.m.) 22 day of May 2024,

and

- (b) DeSoto County Administration Building, 201  
E. Oak Street, Second Floor, Arcadia, Florida  
22 day of May 2024.

Further Affiant say eth naught.

Affiant [Signature]

Sworn to and subscribed before me this 22 day of May 2024  
by Thomas Turnbull is personally known to me.

[Signature]  
Notary Public

YOJAIDA HERNANDEZ
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH145225
MY COMMISSION EXPIRES AUG. 26, 2025

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.  
ANGEL M. MORALES ESTATE,  
Respondents,

CASE NO. CE 2024-033

\_\_\_\_\_/\_\_\_\_\_  
AFFIDAVIT OF VIOLATION  
(LDR §.11703 b.)

STATE OF FLORIDA        )  
COUNTY OF DESOTO     )

Before me, the undersigned authority authorized to administer oaths, personally appeared 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: Angel M. Morales Estate, 1330 N.E. Sunset Ave. Arcadia Florida 34266.

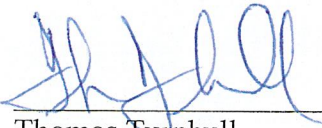
An Inspection on February 29, 2024 Code Enforcement Officer visited your property located at **1330 N.E. Sunset Ave. Arcadia Florida** and described and zoned as RMF-M.

Desoto County Tax Parcel Number 32-37-25-0092-00C0-0090 more particularly described by Instrument #202114011288 of the Official Records of DeSoto County, Florida.

**The inspection resulted in the findings that there is junk and debris on the property and there also is a derelict RV trailer. Please contact the Code Enforcement Department to resolve this matter (863) 491-6165.**

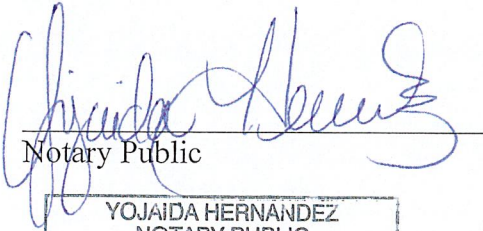
1. These are direct violations of **DeSoto County Land Development Regulations Section 20-97 parking and storage of certain vehicles and trailers, and Desoto County Code of Ordinances, Section 11-302 unauthorized dumping and accumulation.**
2. You were previously notified of these violations of the Land Development Regulations by a two notices dated March 1, 2024 served by certified mail with return receipt requested/posting.
3. **You are hereby notified that you must clear the violations. The RV has been removed but the junk and debris still remains on the property. You must take corrective actions to come into compliance. Please remove all junk and debris from the property.**

4. **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.
5. If you fail to correct the violation or if the violation is corrected and then recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



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

Sworn to and subscribed before me this 13<sup>th</sup> day of May, 2024 Affiant is personally known to me.



Notary Public

YOJAIDA HERNANDEZ  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH145225  
MY COMMISSION EXPIRES AUG. 26, 2025

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY  
DESOTO COUNTY  
Petitioner,

vs.  
ANGEL M. MORALES ESTATE,  
Respondent,

CASE NO. CE 2024-033

\_\_\_\_\_  
TO: Angel M. Morales Estate  
1330 N.E. Sunset Ave.  
Arcadia Florida 34266.

RE: 1330 N.E. Arcadia Florida 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 **June 6, 2024 at 10:00 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 17 day of May 2024.

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 17 day of May, 2024.



Donald D. Conn  
Florida Bar Number 0167758  
201 East Oak Street, Suite 201  
Arcadia Florida 34266

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

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

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

Sec. 11-302. - Unauthorized dumping and accumulation prohibited.

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

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 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

9589 0710 5270 0633 1985 84

**OFFICIAL USE**

Certified Mail Fee \$ 4.40

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ 3.15

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Postmark Here

Sent To

Street and Apt. No. Angel M. Morales Estate  
1330 N.E Sunset Ave.

City, State, ZIP+4® Arcadia FL 34266

PS Form 3800, July 2020

- 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:

Angel M. Morales Estate  
1330 N.E Sunset Ave.  
Arcadia FL 34266



9590 9402 8654 3244 4918 48

2. Article Number (Transfer from service label)

99 0710 5270 0633 1985 84

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

**THIS SECTION ON DELIVERY**

A. Signature [Signature]  Agent  Addressee

B. Received by (Printed Name) Camacho S.

C. Date of Delivery 3/29/24

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

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

Domestic Return Receipt



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

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

**STATE OF FLORIDA  
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 3-1-24 @ 8:50AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
MORALES ANGEL M ESTATE  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

at the following location(s): 1330 NE SUNSET AVE

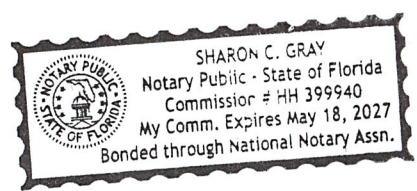
I declare under penalty of perjury that the forgoing is true and correct.

DATE: March 1, 2024

affiant 

Sworn to and subscribed before me this 1st day of March, 2024 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

COPY

COPY

## NOTICE to CORRECT VIOLATION

MORALES ANGEL M ESTATE  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

RE: 1330 NE SUNSET AVE  
PIN #: 32-37-25-0092-00C0-0090  
Case No: CE-16-0715

Date: March 1, 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 20-97 Parking and storage of certain vehicles and trailers : Motor vehicles, recreational vehicles or trailers, of any type, without current license *plates*, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.**

**DCCO Section 11-302 Unauthorized dumping and accumulation prohibited :**

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or trash or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13; Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **February 29, 2024** at **9:44 am**, the property located at **1330 NE SUNSET AVE** was visited and revealed the following:

**Need to clean up the property from all the debris, derelict vehicles and trailers. All vehicles and RV trailers must have up to date tagged.**

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

**Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property** **Due by: March 12, 2024**

**Remove all garbage, refuse, rubbish, junk, derelict vehicle and trailer, and debris from the property.** **Due by: March 12, 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



Thomas Turnbull  
Code Enforcement Officer

Certified Mailing Number: 95890710527015883877



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

ORIGINAL

DESOTO COUNTY, a political subdivision  
of the State of Florida, principal address at  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266,

Petitioner/Lien holder,

Inst: 201814000750 Date: 2/5/2018 Time: 9:25 AM  
DC, Nadia K. Daughtrey, Desoto County Page 1 of 2

vs.

Case Number: CE 2017-021

ANGEL M. MORALES and MIGUELINA CHANZA  
1330 NE Sunset Avenue  
Arcadia, FL 34266

Respondents.

\_\_\_\_\_ /

LIEN ORDER

THIS CAUSE came on for hearing on November 30, 2017, before Connie L. Collins, Esquire, Special Master, upon notice and prior Orders in this matter directing that a compliance hearing be set, and alleging that Respondents have failed to comply with the Special Master's Order entered April 26, 2017. Respondents were not present at the hearing. Pursuant to Section 162.09(1), Florida Statutes, and upon consideration of all matters presented and the file and the record hereof, the Special Master finds that Respondents failed to timely and properly correct the violation at the following real property in DeSoto County, Florida, to wit: **1330 NE Sunset Avenue/Parcel #32-37-25-0092-00C0-0090/ Instrument # 20114011288** as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, as ordered by the previous Special Master's Order.

IT IS, THEREFORE, ORDERED that the fine for non-compliance with the prior Special Master Order is fixed at \$100.00 per day per violation at 131 days of violation which equals a fine of \$13,100.00. Respondents shall also pay prior case costs in the amount of \$-0-, and are assessed current case costs of \$220.44. Respondents shall pay to Petitioner, DESOTO COUNTY, the total amount of \$13,320.44, representing assessed fines and case costs, within ten (10) days of the date of this Order.

IT IS FURTHER ORDERED that unless the Respondents pay the fine/penalty and case costs imposed herein within ten (10) days of this Order, the fine/penalty and case costs imposed herein shall constitute a lien against the subject property described above and all real and personal property owned by the Respondents in DeSoto County, Florida, pursuant to Section 162.093(3), Florida Statutes, DeSoto County Land Development Regulations Section 11706 and

DeSoto County Resolution 2002-11. The unpaid sums constituting a lien shall further bear interest at the current legal rate until paid in full.

The Clerk is directed to record a certified true copy of this order in the Official Records of DeSoto County, Florida.

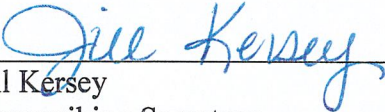
IT IS FINALLY ORDERED that Respondents shall cease and desist from all violations found in prior Special Master Orders for a period of two (2) years. Continued failure to comply with prior Special Master Orders shall result in additional fines of up to \$500.00 per day for each day of continued violation.

DONE AND ORDERED this 14 day of December, 2017.



\_\_\_\_\_  
Connie L. Collins, Esquire  
Special Master, DeSoto County, Florida  
Florida Bar No.: 813427

ATTEST:



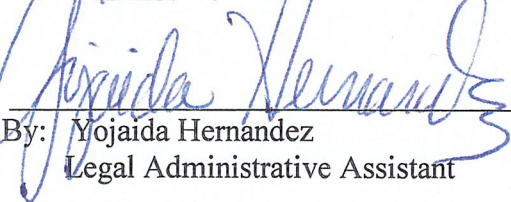
\_\_\_\_\_  
Jill Kersey  
Transcribing Secretary

Copies to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia, FL 34266 and

Respondents: Angel M. Morales and Miguelina Chanza, 1330 NE Sunset Avenue, Arcadia, FL 34266

on this 18 day of December, 2017.



\_\_\_\_\_  
By: Yojaida Hernandez  
Legal Administrative Assistant

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY,  
Petitioner,

vs.

CASE NO. CE 2017-021

ANGEL M. MORALES and  
MIGUELINA CHANZA  
Respondents,

NOTICE OF SPECIAL MASTER HEARING

TO: Angel M. Morales and  
Miguelina Chanza  
1330 NE. Sunset Ave  
Arcadia Florida 34266

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the Order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on April 21, 2017 and previously provided to you by mail. You have a right to a hearing to determine whether and how much fine should be entered against you for such failure to comply, and the hearing will be limited to matters bearing on:

- a. The gravity of the violation;
- b. Any actions taken to correct the violation; and
- c. Any previous violations committed by the violator.

2. The Special Master will hear this matter on November 30, 2017 at 9:00 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.

You must be present at this hearing. If not, an order will be entered against you solely on the evidence to be presented by the petitioner **AND A LIEN WILL BE RECORDED AGAINST YOUR PROPERTY FOR THE TOTAL AMOUNT OF ANY FINE ASSESSED PLUS COSTS.** Violations may be fined at the rate of \$250.00 per day of violation. You may come with or without an attorney.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the Affidavit of Violation and this Notice was furnished to the above addressee by certified U.S. Mail according to ordinance, this 14 day of November, 2017.



Donald D. Conn, County Attorney  
Florida Bar Number 0167758  
201 East Oak Street, Suite 201  
Arcadia, Florida 34266

AFFIDAVIT OF NON-COMPLIANCE

The undersigned Thomas Turnbull hereby notifies the Special Master that the previous order of the Special Master (CE 2017-021) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

1. LDR SEC. 20-1616 (a)(3) Refuse & Debris /OLD LDR 12901(A)(3)

Dates of violation:

From July 21, 2017 the date set for compliance (or the date of the most recent prior inspection)

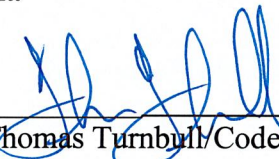
To July 28, 2017, the date of my last inspection equals: **(7) 7 days in violation, with (1) One violation(s) \$100.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

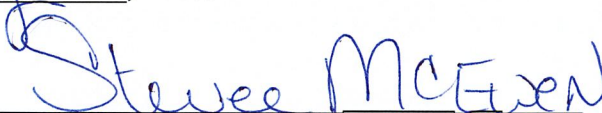
Case Name **Angel M Morales & Miguelina Chanza**

Case # 2017-021

  
\_\_\_\_\_  
Thomas Turnbull/Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF DESOTO

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and signed this 28 day of July, 2017.

  
\_\_\_\_\_  
Notary Public



CASE NO.CE 2017-021

ANGEL M. MORALES and  
MIGUELINA CHANZA

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 Notice of Special Master Hearing in Case # CE 2017-021 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 #32-37-25-0092-00C0-0090 /1330 NE. Sunset Ave.  
Arcadia Florida 34266.  
@ 9:29 a.m / p.m 15 day of November 2017,

and

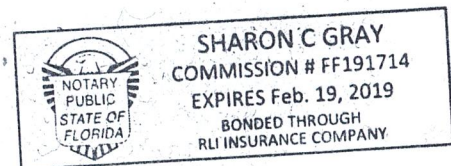
- (b) DeSoto County Administration Building, 201  
E. Oak Street, Second Floor, Arcadia, Florida  
\_\_\_\_\_ day of \_\_\_\_\_, 2017.

Further Affiant say eth naught.

Affiant [Signature]

Sworn to and subscribed before me this 15<sup>th</sup> day of November 2017  
by Thomas Turnbull who is personally known to me.

[Signature]  
Notary Public



7014 0510 0000 3467 5827

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**OFFICIAL USE**

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Certified Fee	<u>3.35</u>	
Return Receipt Fee (Endorsement Required)	<u>2.75</u>	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ <u>6.56</u>	

Angel Morales & Miguelina Chanza  
1330 NE. Sunset Ave  
Arcadia Fl 34266

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Angel Morales & Miguelina Chanza  
330 NE. Sunset Ave  
Arcadia Fl 34266



9590 9402 2912 7094 9581 54

2. Article Number (Transfer from service label)

7014 0510 0000 3467 5827

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Michael Morales

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-26-17

D. Is delivery address different from item 1?  
If YES, enter delivery address below.

Yes

No

DEC 26 2017

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

Special Master Order

7 3231 2435 0000 1070

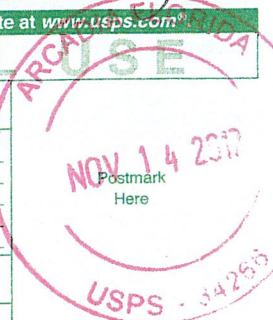
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Postage \$ .46  
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**ANGEL M. MORALES & MIGUELINA  
CHANZA  
1330 NE. SUNSET AVE  
ARCADIA FLORIDA 34266**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**ANGEL M. MORALES & MIGUELINA  
CHANZA  
1330 NE. SUNSET AVE  
ARCADIA FLORIDA 34266**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
*Miguelina Chanza*

B. Received by (Printed Name) C. Date of Delivery  
11/16/17

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



9590 9402 2912 7094 9584 82

Article Number (Transfer from service label)  
**7017 1070 0000 2435 3231**

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
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 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
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 Return Receipt for Merchandise  
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**Special Master Hearing Notice  
CE 2017-021 Morales**

**BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA**

DESOTO COUNTY,

Petitioner,

vs.

CASE NO.: 2017-021

ANGEL M. MORALES and  
MIGUELINA CHANZA,

Respondents,  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on April 6, 2017 upon a Notice of Violation filed against Respondents. The Respondents were not present at the hearing and not represented by counsel. However, Manual Morales and Sandra Camacho were present at the hearing on behalf of Respondents. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following Findings of Fact and Conclusions of Law.

**FINDINGS OF FACT**

1. The Respondents own and/or occupy the following real property in DeSoto County, Florida, to-wit:

**1330 NE Sunset Ave. / Parcel #32-37-25-0092-00C0-0090 / Instr. #201114011288**

as described by deed or instrument indicated above, recorded in the Official Records of DeSoto County, Florida, located in Arcadia, Florida, 34266.

2. At all times material hereto, the subject property was zoned RMF-M.

3. On November 17, 2016, DeSoto County Code Enforcement received a complaint concerning an unlicensed vehicle parked on the property and junk and debris on the property.

4. On November 17, 2016, an inspection was conducted of the subject property resulting in the finding that the property had an accumulation of junk, trash and debris and an unlicensed vehicle parked/stored on the property.

5. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations Section 12901(A)(3) which prohibits accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed and Section 2203 A which provides that, Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

6. Service of a Notice to Correct Violation and of the hearing in this case was duly made upon the Respondents.

7. Subsequent inspections on December 5 and 20, January 12, February 16, March 22 and April 5, 2017, revealed the subject property to still be in violation as no corrections had been made.

8. Petitioner has incurred, or anticipates incurring, costs of \$227.29 in the prosecution of this case.

#### **CONCLUSIONS OF LAW**

1. Respondents, by act, conduct, or omission, created or allowed conditions on the property in violation of DeSoto County Land Development Regulations Sections 12901 (A) (3) and 2203 A.

#### **ORDER**

##### **Respondent is hereby ordered to:**

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Sections 12901 (A) (3) and 2203 A.

B. Within ten (10) days of the date of this Order, do all acts necessary to correct the violation.

C. To pay costs in the amount of \$227.29 which are assessed against Respondents in this cause and are payable within thirty (30) days of the date of this Order.

D. Failure to comply with the provisions of this Order shall subject Respondent to a fine of \$100.00 per day, per violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondents' property pursuant to Section 162.09, Florida Statutes.


E. The Special Master hereby reserves jurisdiction to issue such further orders as may be proper and necessary in this cause, including, but not limited to, an order imposing a fine and costs for non-compliance with this Order.

**DONE AND ORDERED** this 21 day of April, 2017.



\_\_\_\_\_  
Connie L. Collins, Esquire  
Special Master, DeSoto County, Florida  
Florida Bar No.: 813427

ATTEST:



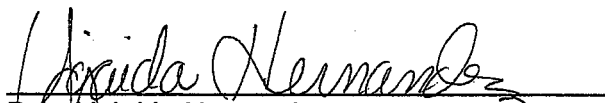
\_\_\_\_\_  
Jill Kersey  
Transcribing Secretary

Copies furnished to:

Donald D. Conn, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201,  
Arcadia, FL 34266

Respondents: Angel M. Morales and Miguelina Chanza, 1330 NE Sunset Ave., Arcadia, FL  
34266

On this 20<sup>th</sup> day of April, 2017.



\_\_\_\_\_  
By: Yojaida Hernandez  
Legal Administrative Assistant



Fl. Soto County Development  
201 East Oak St., Suite 204  
Arcadia, FL 34266

ANGEL M MORALES & MIGUELINA CHANZA  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000



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Certified Fee	3.85	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$ 6.98</b>	

Sent To: Angel M. Morales & Miguelina Chanza  
 Street, Apt. No., or PO Box No.: 1330 NE. Sunset Ave.  
 City, State, ZIP+4: Arcadia Florida 34266

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature    <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>																
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;">             Angel M. Morales &amp; Miguelina Chanza              1330 NE. Sunset Ave.              Arcadia Florida 34266         </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes              If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)              7014 0510 0000 3468 3488</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Angela Morales & Miguelina Chanza  
 CE 2017-021  
 Special Master Hearing on April 6, 2017

CASE NO.CE 2017-021

ANGEL M. MORALES and  
MIGUELINA CHANZA

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 Notice of Mandatory Hearing in Case # CE 2017-021 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 #32-37-25-0092-00C0-0090 /1330 NE. Sunset Ave.  
Arcadia Florida 34266.  
@9:17 a.m / p.m 15 day of March 2017,

and

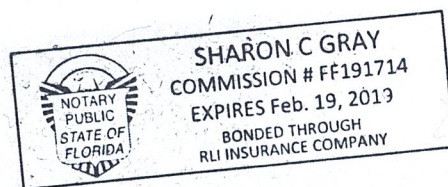
(b) DeSoto County Administration Building, 201  
E. Oak Street, Second Floor, Arcadia, Florida  
\_\_\_\_\_ day of \_\_\_\_\_, 2017.

Further Affiant say eth naught.

Affiant

Sworn to and subscribed before me this 15<sup>th</sup> day of March 2017  
by Thomas Turnbull who is personally known to me.

Sharon C. Gray  
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY,

Petitioner,

vs.

CASE NO. CE-2017-021

ANGEL M. MORALES and  
MIGUELINA CHANZA

Respondents,

---

NOTICE OF MANDATORY HEARING

TO: Angel M. Morales and  
Miguelina Chanza  
1330 NE. Sunset Ave.  
Arcadia Florida 34266

RE: 1330 NE. Sunset Ave.

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 April 6, 2017 at 10:00 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.

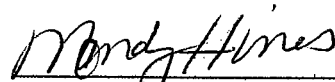
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this 16<sup>th</sup> day of MARCH 2017.

#### 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 16 day of MARCH, 2017.

  
\_\_\_\_\_  
County Administrator as Clerk

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

ANGEL M. MORALES and  
MIGUELINA CHANZA,  
Respondents,

CASE NO. CE 2017-021

AFFIDAVIT OF VIOLATION  
(LDR §.11703 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: Angel M. Morales and Miguelina Chanza 1330 NE. Sunset Ave. Arcadia Florida 34266.

1. An inspection on November 17, 2016, Code Enforcement Officer visited your property located at 1330 NE. Sunset Ave described and zoned as:

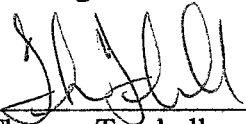
DeSoto County Tax Parcel Number #32-37-25-0092-00C0-0090 more particularly described by deed or Instrument #201114011288 recorded in the Official Records of DeSoto County, Florida.

Zoned RMF-M

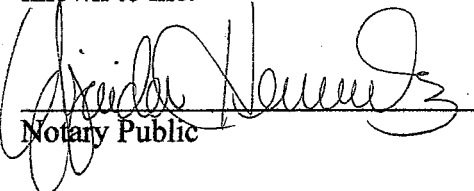
**The inspection resulted in the findings that there are unlicensed vehicles and trash, junk and debris on the property.**

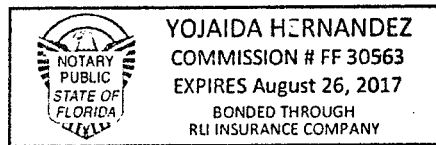
2. These are direct violations of DeSoto County Land Development Regulations 12901(A)(3) and Section 2203 copies of which are attached hereto.
3. You were previously notified of these violations of the DeSoto County Land Development Regulations by a Notice dated November 22, 2016 and served by certified mail with return receipt requested/posting.
4. **You are hereby notified that you must clear the violations. Ensure that vehicles are properly licensed and tagged. If a vehicle is untagged it must be stored within an enclosed structure (not a tarp) or be removed from the property. Remove all garbage, junk and debris from the property.**

5. 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 within the above time allowance or if the violation is corrected and then recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

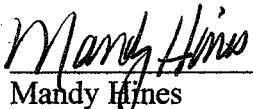
  
\_\_\_\_\_  
Thomas Turnbull  
Code Enforcement Officer  
201 E. Oak Street  
Arcadia, Florida 34266

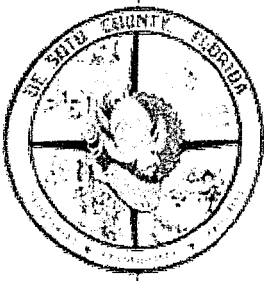
Sworn to and subscribed before me this 16<sup>th</sup> day of MARCH, 2017 Affiant is personally known to me.

  
\_\_\_\_\_  
Notary Public



Filed before me and a copy hereof served upon Respondent with Notice of Mandatory Hearing this 16<sup>th</sup> day of MARCH, 2017.

  
\_\_\_\_\_  
Mandy Hines  
DeSoto County Administrator



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**

**MORALES ANGEL M &  
CHANZA MIGUELINA -CONT-  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000**

**RE: 1330 NE SUNSET AVE  
PIN #: 32-37-25-0092-00C0-0090  
Case No: CE-16-0715**

Date: November 22, 2016

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 Section 2203 All vehicles: Automotive vehicles or trailers, of any type, without current license plates shall not be parked or stored outdoors in any residential zoned district.**

**LDR Section 12901 (A)(3) Refuse and debris: Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed.**

Facts constituting violation (including date, time, and place of violation): On **November 17, 2016 at 1:37 pm**, the property located at **1330 NE SUNSET AVE** was visited and revealed the following:

**Vehicle must be license and running. Need to clean up the yard form all type of debris, junk and trash.**

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

**Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property**

Due by: December 5, 2016

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

Due by: December 5, 2016

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: 70140510000034666351

### **Section 12810 Rehearing**

- A. Either the County Attorney or the violator may request a rehearing of the decision of the Special Master. A request for rehearing shall be made, in writing, and shall be filed with the County Administrator within ten (10) days of the execution of the order. A request for rehearing shall be based only on the ground that the decision was contrary to the evidence or that the hearing involved an error on a ruling of law which was fundamental to the decision of the Special Master. The written request for rehearing shall specify the precise reasons therefore.
- B. The Special Master shall make a determination as to whether or not to rehear the matter and its decision shall be made at a public meeting. If the Special Master determines it will grant a rehearing, it may:
1. Schedule a hearing where the parties will be given the opportunity of presenting evidence or argument limited to the specific reasons for which the rehearing was granted; or
  2. Modify or reverse its prior order, without receiving further evidence, providing the change is based on a finding that the prior decision of the Special Master resulted from a ruling on a question of law which the Special Master has been informed was an erroneous ruling.
- C. Until a request for rehearing has been denied or otherwise disposed of, the order of the Special Master shall be stayed and the time for taking an appeal, pursuant to this ordinance, shall not commence to run until the date upon which the Special Master has finally disposed of the request for rehearing by denying the same, or otherwise.

### **Section 12811 Appeals**

An aggrieved party, including the Board of County Commissioners, may appeal a final administrative order of the Special Master to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Master. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.

### **Section 12900 ABATEMENT OF PUBLIC NUISANCES**

#### **Section 12901 Public Nuisance Defined**

- A. A public nuisance, under these LDRs shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of

the citizens in general, or is otherwise specified in Chapter 823, Florida Statutes. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.

1. All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
2. Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within twenty four (24) hours after death.
3. Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, garbage shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
4. Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
5. Vegetation:
  - a. Which harbors or aids in harboring rats or other vermin.
  - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
  - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
  - d. Which hinders the removal of accumulations of junk, garbage and debris.
  - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches, provided that: (1) cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed; (2) property whose principal use is

residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten (10) inches or less from the structure to the front and side property lines, is not in violation of this provision; and (3) property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.

- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
6. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
7. The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
8. Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
9. Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
10. Violations of Article 1 of Chapter 9 of the DeSoto County Code of Ordinances, Anti-Litter, or Article II of Chapter 9 of the DeSoto County Code of Ordinances, Anti-Dumping.
11. Vehicles parking in violation of Section 2207 or 2208 of these LDRs;
12. Dumpsters, trash containers, or trash container stands, located on a public right of way unless the dumpster is owned leased or under the control of the County; provided, further that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
13. Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.

14. Violations of Article 1 of Chapter 7 of the DeSoto County Code of Ordinances, Obstruction of Ditches.
  15. Violations of Article V of Chapter 11, of the DeSoto County Code Ordinances, Excessive, Unnecessary, or Unusually Loud Noises.
  16. Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.
  17. Persistent use of sudden noise devices, known and marketed as Air Cannons or Propane Cannons for any use including that of frightening birds from Aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.
- B. Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act, Section 823.14, Florida Statutes.
- C. Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

**Section 12902 Public Nuisances Prohibited**

No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the unincorporated areas of the County.

**D. Special Exceptions for Larger Commercial Vehicles**

1. Commercial vehicles with a load capacity of more than two tons, and/or are more than 9 feet high (including the load, bed and box), and/or are more than 30 feet long, may be allowed in residential zoning districts by special exception provided that they meet the criteria and follow the procedure for special exception approval provided in Article 12.
2. Approvals shall be valid for one year, or for a shorter period as specified by the Board of County Commissioners. Approvals may be administratively renewed, with proper application, following notice provided to the Development Director no less than 30 days prior to the expiration date, if the commercial vehicle location is consistent with the Land Development Regulations and conditions of approval. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved Special Exception and this Section.

**Section 2203 Parking and Storage of Certain Vehicles and Trailers**

- A. Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.
- B. Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 8300E, a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under Section 8300E, said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage.

**Section 2204 Parking or Storage of Commercial Vehicles in A-10 & A-5 Districts**

- A. **Parcels that Meet Minimum Lot Size** - The parking or storage of no more than two commercial vehicles in the A-10 zoning district and no more than one commercial vehicle in the A-5 zoning district is permitted on parcels that meet the minimum lot size, provided that the vehicle is parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle(s). Additional commercial vehicles may be allowed by special exception on said A-10 and A-5 parcels that meet minimum lot size, provided the criteria for special exceptions in Article 12 are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.



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 11-22-16 @ 8:46 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
MORALES ANGEL M &  
CHANZA MIGUELINA -CONT-  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

at the following location(s): 1330 NE SUNSET AVE

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

DATE: November 22, 2016

affiant

Sworn to and subscribed before me this 22<sup>nd</sup> day of November, 2016 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



## NOTICE to CORRECT VIOLATION

MORALES ANGEL M &  
CHANZA MIGUELINA -CONT-  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

RE: 1330 NE SUNSET AVE  
PIN #: 32-37-25-0092-00C0-0090  
Case No: CE-16-0715

Date: November 22, 2016

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 Section 2203 All vehicles: Automotive vehicles or trailers, of any type, without current license plates shall not be parked or stored outdoors in any residential zoned district.**

**LDR Section 12901 (A)(3) Refuse and debris: Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed.**

Facts constituting violation (including date, time, and place of violation): On **November 17, 2016** at **1:37 pm**, the property located at **1330 NE SUNSET AVE** was visited and revealed the following:

**Vehicle must be license and running. Need to clean up the yard form all type of debris, junk and trash.**

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

**Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property**

**Due by: December 5, 2016**

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

**Due by: December 5, 2016**

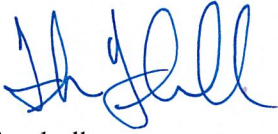
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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: 70140510000034666351



05/22/2026 08:47

TOMMY TURNBULL  
1330 NE SUNSET AVE



BEFORE THE SPECIAL MASTER OF DE SOTO COUNTY

DE SOTO COUNTY  
 Palmetto,  
 vs.  
 MORALES ANGEL M ESTATE  
 Defendant.

CASE NO. CE-SM 1917-021 & CE 16-0718

**NOTICE OF HEARING ON LIFE RELEASE PETITION**  
 UNDER RULES 1.103 & 1.104


TO: ROSE ZAMORA  
 16130 CREEKWOOD TERE  
 ARCADIA, FL 34216

Your petition for release or modification filed has been set for hearing before the De Soto County Special Master. The hearing is scheduled as follows:

DATE: 05/20/2016  
 TIME: 10:30 AM  
 PLACE: Room 103, First Floor, De Soto County Administration Building, 271 East Oak Street, Arcadia, Florida 34216 (352) 339-2000

Please bring all records and any documents that you may wish to present to the hearing. All the rules of procedure apply to this hearing. If you have not retained a lawyer, please attend to carry the business before the hearing.

I HEREBY CERTIFY that a copy of this hearing notice was mailed by first class mail to the party or parties of this case.

  
 Victoria Williams, County Attorney  
 De Soto County, Florida  
 271 East Oak Street, Room 103  
 Arcadia, Florida 34216  
 Phone: (352) 339-2000

04/22/2016 08:34

TOMMY TURNBULL  
 1330 NE SUNSET AVE



04/22/2016 08:34

TOMMY TURNBULL  
 1330 NE SUNSET AVE



03/19/2026 12:13

TOMMY TURNBULL  
1330 NE SUNSET AVE



03/19/2026 12:14

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/14/2025 08:55  
TOMMY TURNBULL  
1330 NE SUNSET AVE



05/14/2025 08:55  
TOMMY TURNBULL  
1330 NE SUNSET AVE



05/14/2025 08:55

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/05/2025 09:39  
TOMMY TURNBULL  
1330 NE SUNSET AVE



05/05/2025 09:40  
TOMMY TURNBULL  
1330 NE SUNSET AVE



05/05/2025 09:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



02/06/2025 09:11  
TOMMY TURNBULL  
1330 NE SUNSET AVE



02/06/2025 09:11  
TOMMY TURNBULL  
1330 NE SUNSET AVE



02/06/2025 09:11

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/18/2024 09:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/18/2024 09:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/18/2024 09:40

TOMMY TURNBULL  
1550 NE SUNSET AVE



10/23/2024 08:34

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/01/2024 08:50

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/01/2024 08:50

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/01/2024 08:50

TOMMY TURNSULL  
1330 NE SUNSET AVE



09/05/2024 09:26

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/05/2024 09:26

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/05/2024 09:26

TOMMY TURNBULL  
1330 NE SUNSET AVE



08/05/2024 09:28

TOMMY TURNBULL  
1330 NE SUNSET AVE



08/05/2024 09:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



08/05/2024 09:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/03/2024 08:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/03/2024 08:30

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/03/2024 08:30

TOMMY TURNBULL  
1330 NE SUNSET AVE



06/05/2024 08:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



06/05/2024 08:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



06/05/2024 08:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/30/2024 09:21

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/30/2024 09:21

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/30/2024 09:21

TOMMY TURNBULL  
1330 NE SUNSET AVE

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,  
vs.  
ANGEL M. MOBALES ESTATE,  
Respondents,

CASE NO. CE 2024-033

AFFIDAVIT OF VIOLATION  
(LDR §11703 b)

STATE OF FLORIDA }  
COUNTY OF DESOTO }

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

To: Angel M. Morales Estate, 1330 N.E. Sunset Ave. Arcadia Florida 34266.

As Inspection on February 29, 2024 Code Enforcement Officer visited your property located at 1330 N.E. Sunset Ave. Arcadia Florida and described and noted as RMU-AM.

Desoto County Tax Parcel Number 33-37-25-0092-08C0-0090 more particularly described by Instrument #202114011288 of the Official Records of DeSoto County, Florida.

The inspection resulted in the findings that there is junk and debris on the property and there also is a dayclet RV trailer. Please contact the Code Enforcement Department to resolve this matter (863) 491-6165.

1. These are direct violations of DeSoto County Land Development Regulations Section 20.07 parking and storage of certain vehicles and trailers, and DeSoto County Code of Ordinances, Section 11-302 unauthorized dumping and accumulation.
2. You were previously notified of these violations of the Land Development Regulations by a two notices dated March 1, 2024 served by certified mail with return receipt requested/posting.
3. You are hereby notified that you must clear the violations. The RV has been removed but the junk and debris still remains on the property. You must take corrective actions to come into compliance. Please remove all junk and debris from the property.

05/22/2024 12:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/22/2024 12:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/15/2024 08:56

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/15/2024 08:56

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/15/2024 08:56

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/19/2024 12:11

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/19/2024 12:11

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/19/2024 12:12

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/19/2024 12:12

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/01/2024 09:47

TOMMY TURNBULL  
1338 NE SUNSET AVE



04/01/2024 09:48

TOMMY TURNBULL  
1338 NE SUNSET AVE



04/01/2024 09:48

TOMMY TURNBULL  
1330 NE SUNSET AVE



03/13/2024 09:01

TOMMY TURNBULL  
1330 NE SUNSET AVE



03/13/2024 09:02

TOMMY TURNBULL  
1330 NE SUNSET AVE



03/13/2024 09:02

TOMMY TURNBULL  
1330 NE SUNSET AVE



03/13/2024 09:02

TOMMY TURNBULL  
1330 NE SUNSET 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**

MORALES ANGEL M ESTATE  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

RE: 1330 NE SUNSET AVE  
PIN #: 32-37-25-0092-0000-6090  
Case No: CE-16-0715

Date: March 1, 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 20-27 Parking and storage of certain vehicles and trailers:** Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.

**DCCO Section 11-302 Unauthorized dumping and accumulation prohibited:**

No person shall dump or cause to be dumped, or place or cause to be placed, leave or permit to accumulate any garbage, refuse, rubbish, junk, debris, furniture, appliances, inoperative and derelict automobiles, boats, trucks, and vehicles of like nature, or brush or weeds, debris and any obnoxious material of any kind or any used or scrap building materials on any lands or premises, improved or unimproved, within the County.

(Code 2007, § 9.13, Ord. No. 1987-7, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **February 29, 2024 at 9:44 am**, the property located at **1330 NE SUNSET AVE**, was visited and revealed the following:

**Need to clean up the property from all the debris, derelict vehicles and trailers. All vehicles and RV trailers must have up to date tagged.**

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

**Ensure that vehicles are properly licensed/Tagged. If a vehicle is outgaged it must be stored within an enclosed structure or be removed from the property** Due by: **March 12, 2024**

**Remove all garbage, refuse, rubbish, junk, derelict vehicle and trailer, and debris from the property.** Due by: **March 12, 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 violation 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 \$200.00 per day per violation for a first time violation and up to \$500.00 per day per violation for a repeat violation.

03/01/2024 08:50

TOMMY TURNBULL  
133 NE SUNST AVE



03/01/2024 08:50

TOMMY TURNBULL  
133 NE SUNST AVE



02/29/2024 09:44

TOMMY TURNBULL  
1330 NE SUNSET AVE



02/29/2024 09:44

TOMMY TURNBULL  
1330 NE SUNSET AVE



02/29/2024 09:44

TOMMY TURNBULL  
1330 NE SUNSET AVE



02/29/2024 09:44

TOMMY TURNBULL  
1330 NE SUNSET AVE



01/30/2024 10:08

TOMMY TURNBULL  
1330 NE SUNSET AVE



13/12/2023 10:39

TOMMY TURNBULL  
1330 NE SUNSET AVE



13/12/2023 10:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



13/12/2023 10:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/21/2023 10:08  
TOMMY TURNBULL  
1330 NE SUNSET AVE



09/21/2023 10:08  
TOMMY TURNBULL  
1330 NE SUNSET AVE



09/21/2023 10:08

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/21/2023 10:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/21/2023 10:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/09/2020 12:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/09/2020 12:39

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/09/2020 12:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/09/2020 12:40

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/02/2019 09:07

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/02/2019 09:07

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/02/2019 09:07

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/04/2019 13:18

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/04/2019 13:18

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/28/2017 09:08

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/28/2017 09:08

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/28/2017 09:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



12/28/2017 09:09

TOMMY TURNBULL  
1330 NE SUNSET AVE



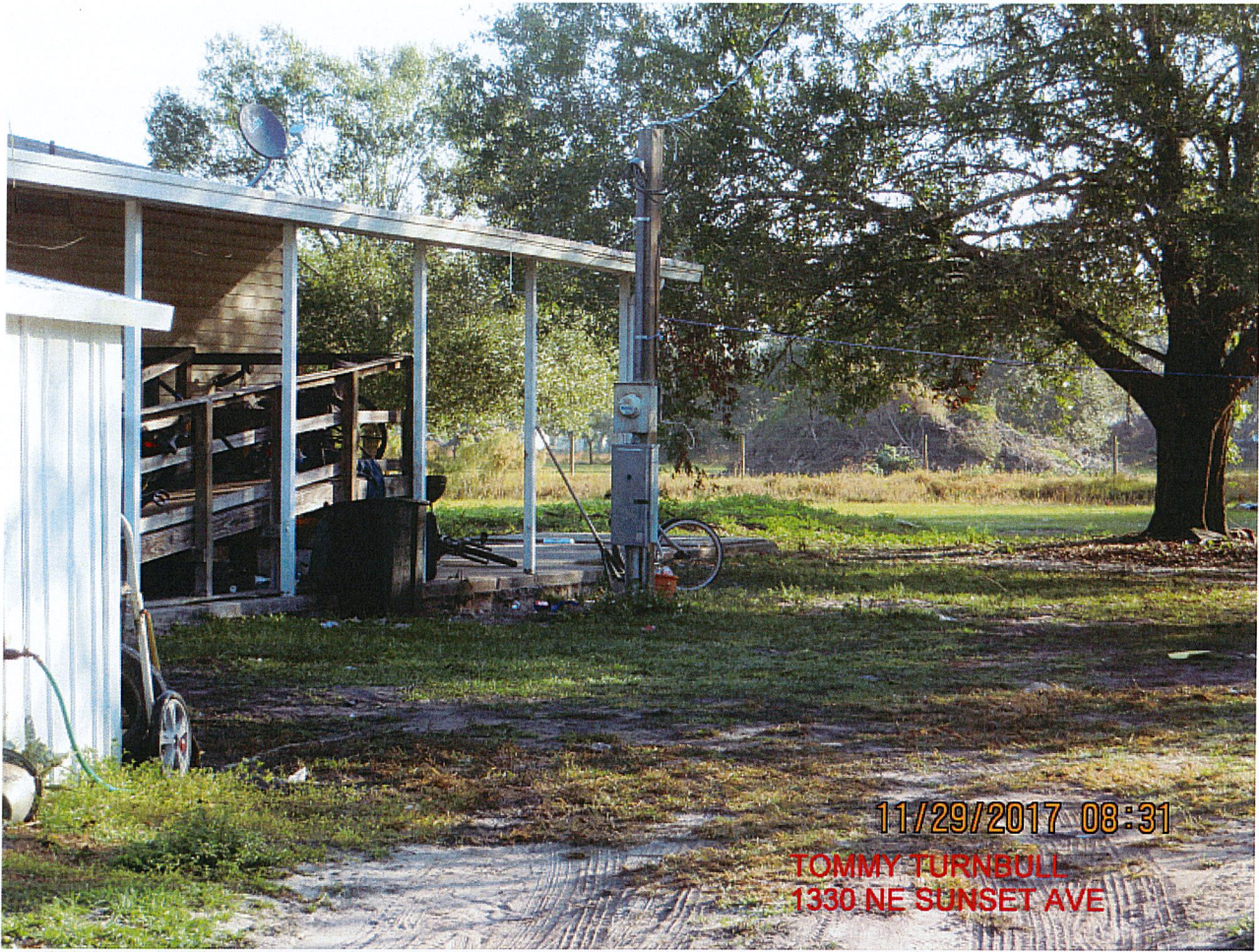
11/29/2017 08:31

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/29/2017 08:31

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/29/2017 08:31

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/29/2017 08:31

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/27/2017 08:47

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/27/2017 08:47

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/27/2017 08:48

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/27/2017 08:48

TOMMY TURNBULL  
1330 NE SUNSET AVE



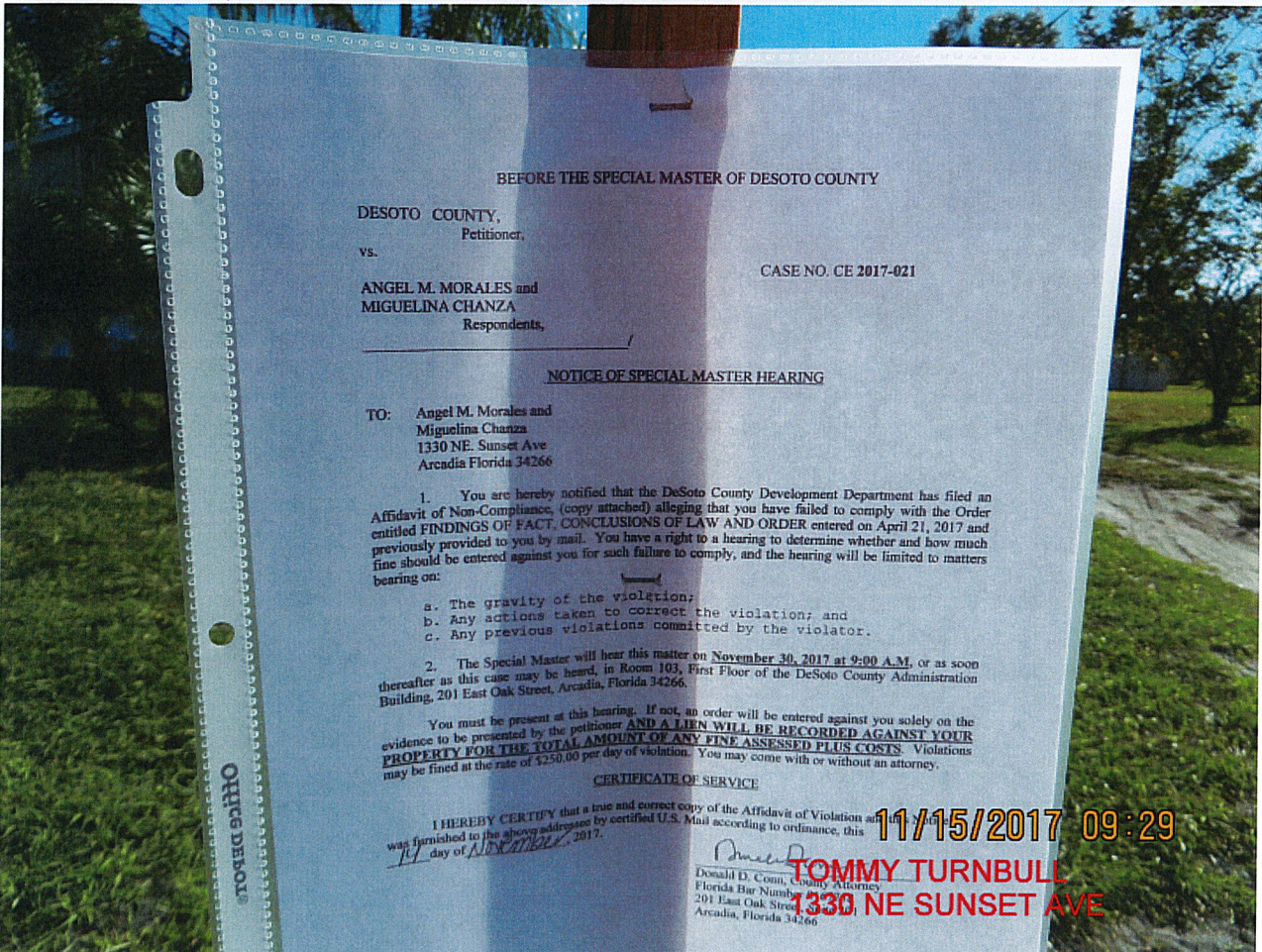
11/27/2017 08:48

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/15/2017 09:30

TOMMY TURNBULL  
1330 NE SUNSET AVE



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY,  
Petitioner,

vs.

ANGEL M. MORALES and  
MIGUELINA CHANZA  
Respondents,

CASE NO. CE 2017-021

**NOTICE OF SPECIAL MASTER HEARING**

TO: Angel M. Morales and  
Miguelina Chanza  
1330 NE. Sunset Ave  
Arcadia Florida 34266

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the Order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on April 21, 2017 and previously provided to you by mail. You have a right to a hearing to determine whether and how much fine should be entered against you for such failure to comply, and the hearing will be limited to matters bearing on:

- a. The gravity of the violation;
- b. Any actions taken to correct the violation; and
- c. Any previous violations committed by the violator.

2. The Special Master will hear this matter on **November 30, 2017 at 9:00 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.

You must be present at this hearing. If not, an order will be entered against you solely on the evidence to be presented by the petitioner **AND A LIEN WILL BE RECORDED AGAINST YOUR PROPERTY FOR THE TOTAL AMOUNT OF ANY FINE ASSESSED PLUS COSTS.** Violations may be fined at the rate of \$250.00 per day of violation. You may come with or without an attorney.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the Affidavit of Violation and this Notice of Special Master Hearing was furnished to the above addressee by certified U.S. Mail according to ordinance, this 15 day of November, 2017.

*Donald D. Combs*  
Donald D. Combs, County Attorney  
Florida Bar Number 3330  
201 East Oak Street  
Arcadia, Florida 34266

11/15/2017 09:29

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/08/2017 08:46

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/08/2017 08:46

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/08/2017 08:46

TOMMY TURNBULL  
1330 NE SUNSET AVE



11/08/2017 08:46

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/25/2017 08:51

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/25/2017 08:51

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/25/2017 08:51

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1330 NE SUNSET AVE



10/25/2017 08:51

TOMMY TURNBULL  
1330 NE SUNSET AVE



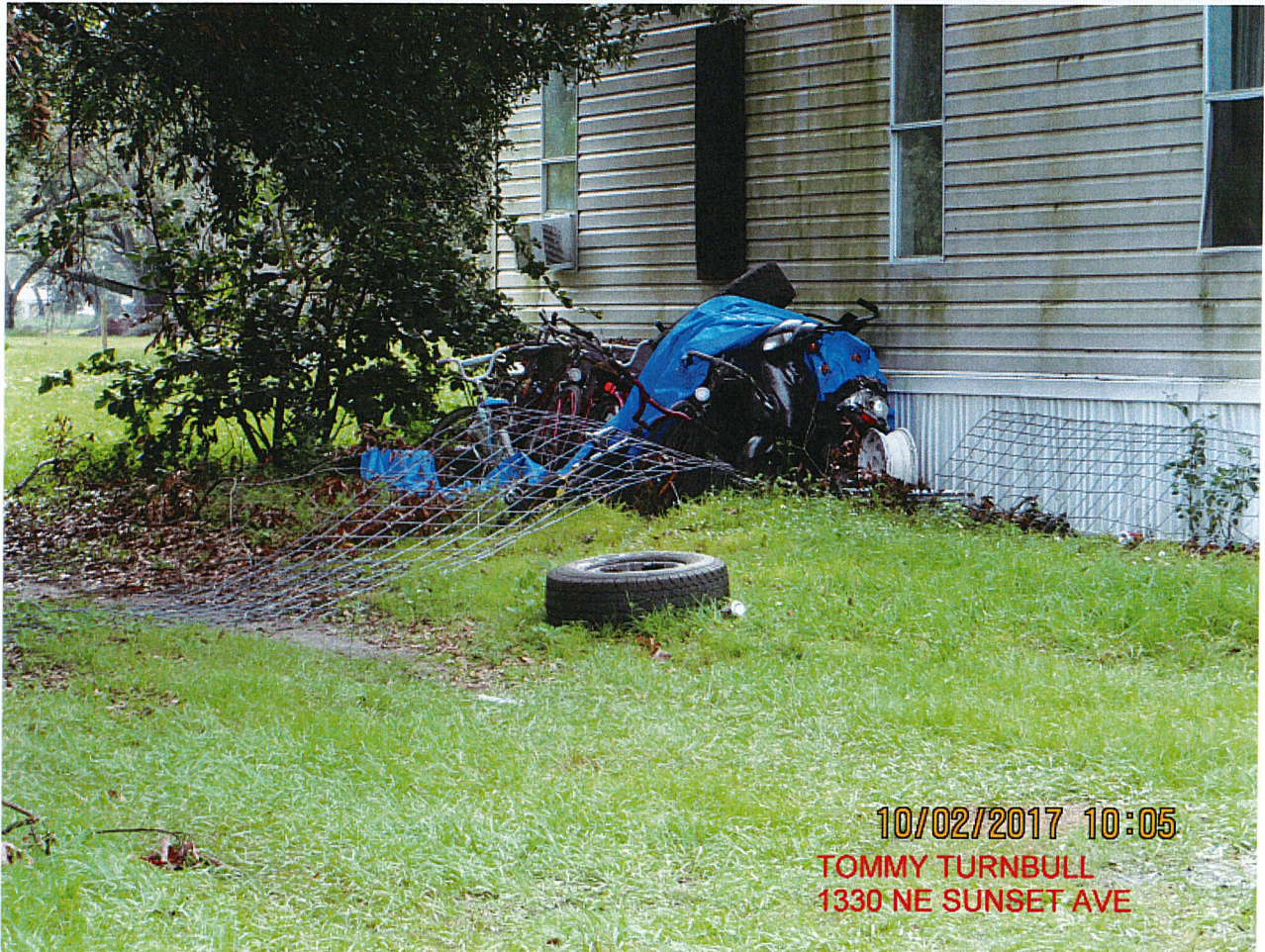
10/25/2017 08:52

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/02/2017 10:05

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/02/2017 10:05

TOMMY TURNBULL  
1330 NE SUNSET AVE



10/02/2017 10:05

TOMMY TURNBULL  
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10/02/2017 10:05

TOMMY TURNBULL  
1330 NE SUNSET AVE



09/06/2017 09:19

TOMMY TURNBULL  
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09/06/2017 09:19

TOMMY TURNBULL  
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09/06/2017 09:19

TOMMY TURNBULL  
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09/06/2017 09:19

TOMMY TURNBULL  
1330 NE SUNSET AVE



08/16/2017 08:45

TOMMY TURNBULL  
1330 NE SUNSET AVE



08/16/2017 08:44

TOMMY TURNBULL  
1330 NE SUNSET AVE





08/16/2017 08:45

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/28/2017 10:04

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/28/2017 10:03

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/28/2017 10:04

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/28/2017 10:04

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/21/2017 10:00

TOMMY TURNBULL  
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07/21/2017 10:00

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07/21/2017 10:00

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07/21/2017 10:00

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07/21/2017 10:01

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/21/2017 10:01

TOMMY TURNBULL  
1330 NE SUNSET AVE



07/21/2017 10:01

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/08/2017 09:19

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/08/2017 09:19

TOMMY TURNBULL  
1330 NE SUNSET AVE



05/08/2017 09:20

TOMMY TURNBULL  
1330 NE SUNSET AVE



04/05/2017 09:33

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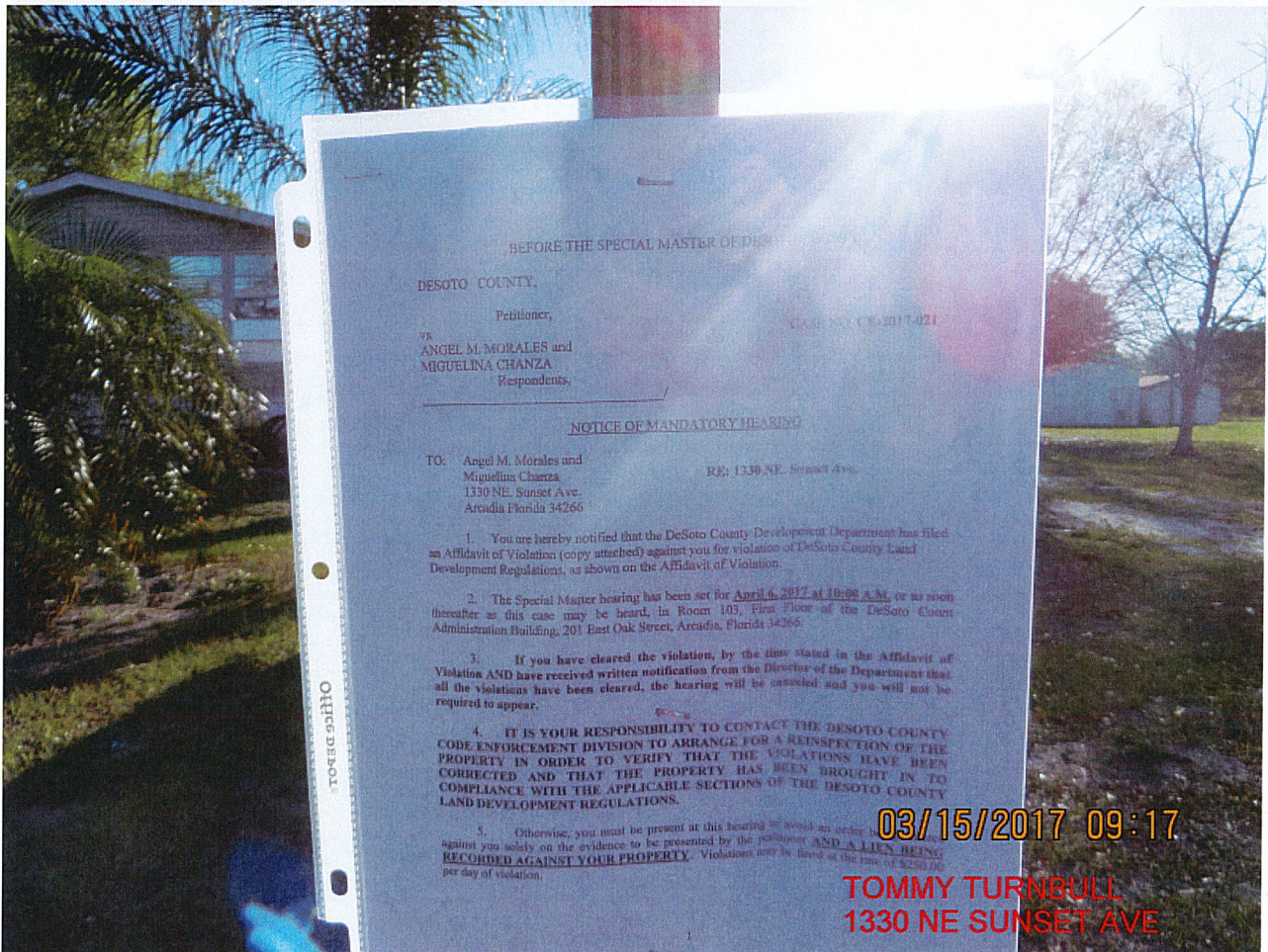
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TOMMY TURNBULL  
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03/15/2017 09:17

TOMMY TURNBULL  
1330 NE SUNSET AVE



BEFORE THE SPECIAL MASTER OF DEPT.  
DESOTO COUNTY,  
Petitioner,  
vs.  
ANGEL M. MORALES and  
MIGUELINA CHANZA  
Respondents,

CASE NO. CG2017-021

NOTICE OF MANDATORY HEARING

TO: Angel M. Morales and Miguelina Chanza  
1330 NE. Sunset Ave.  
Arcadia Florida 34266

RE: 1330 NE. Sunset Ave.

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 April 6, 2017 at 10:00 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 34265.
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 or avoid an order against you solely on the evidences 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.

03/15/2017 09:17

TOMMY TURNBULL  
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03/22/2017 08:38

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03/22/2017 08:38

TOMMY TURNBULL  
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03/22/2017 08:39

TOMMY TURNBULL  
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02/16/2017 09:13

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02/16/2017 09:13

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01/12/2017 14:33

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01/12/2017 14:33

TOMMY TURNBULL  
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01/12/2017 14:34

TOMMY TURNBULL  
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12/20/2016 14:23

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12/20/2016 14:23

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12/05/2016 10:10

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12/05/2016 10:10

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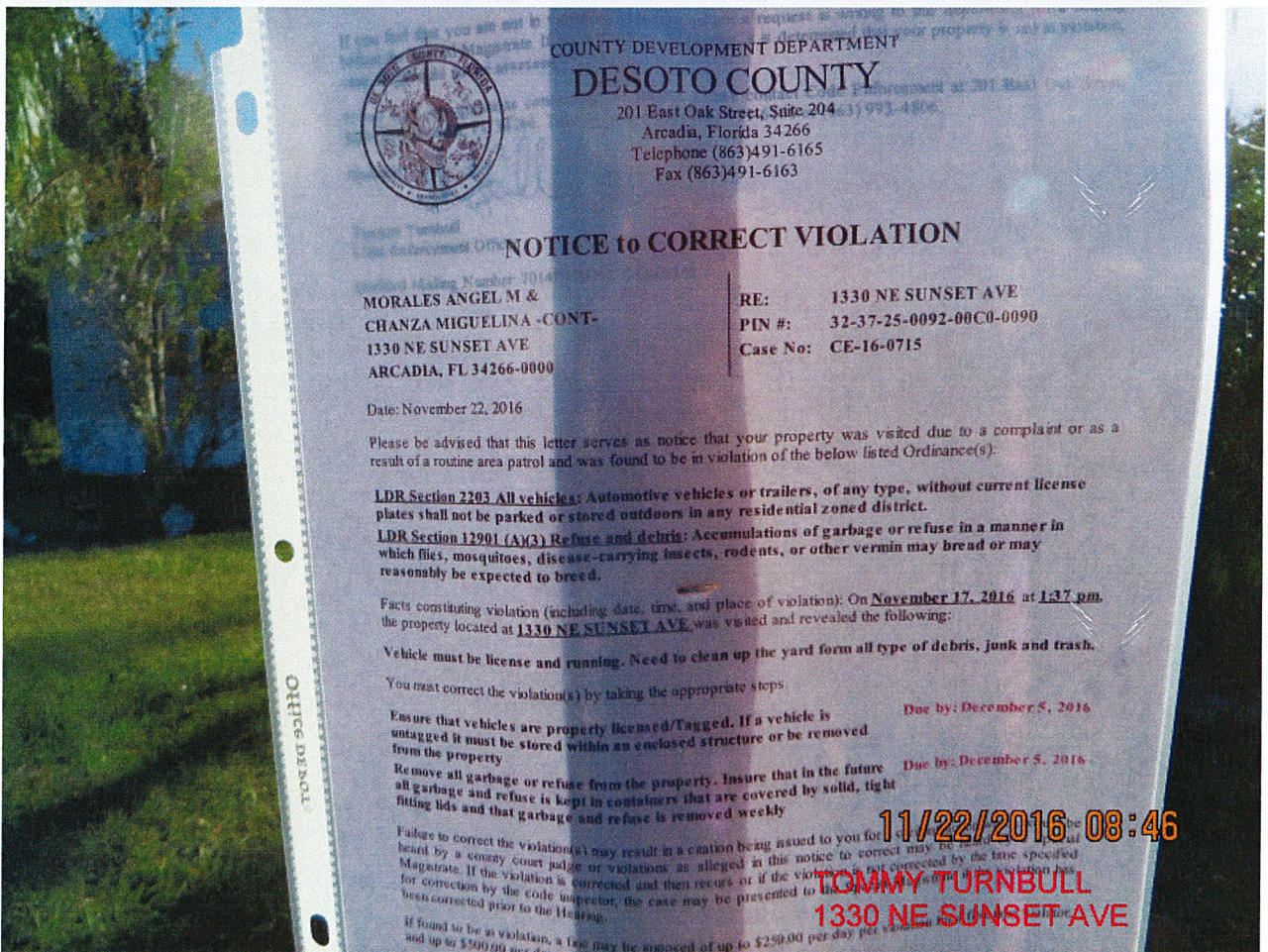
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TOMMY TURNBULL  
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11/22/2016 08:46

TOMMY TURNBULL  
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COUNTY DEVELOPMENT DEPARTMENT  
**DESO TO COUNTY**

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

**NOTICE TO CORRECT VIOLATION**

Parcel Map Number: 2014  
MORALES ANGEL M &  
CHANZA MIGUELINA -CONT-  
1330 NE SUNSET AVE  
ARCADIA, FL 34266-0000

RE: 1330 NE SUNSET AVE  
PIN #: 32-37-25-0092-00C0-0090  
Case No: CE-16-0715

Date: November 22, 2016

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 Section 2203 All vehicles:** Automotive vehicles or trailers, of any type, without current license plates shall not be parked or stored outdoors in any residential zoned district.
- LDR Section 12901 (A)(3) Refuse and debris:** Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed.

Facts constituting violation (including date, time, and place of violation): On **November 17, 2016 at 1:37 pm**, the property located at **1330 NE SUNSET AVE**, was visited and revealed the following:

**Vehicle must be license and running. Need to clean up the yard from all type of debris, junk and trash.**

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

Ensure that vehicles are properly licensed/Tagged. If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property

Due by: December 5, 2016

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

Due by: December 5, 2016

Failure to correct the violation(s) may result in a citation being issued to you for each violation. If the violation is not corrected by the time specified, a county court judge or violations as alleged in this notice to correct may be filed against you. If the violation is corrected and then recurs or if the violation has been corrected prior to the hearing, the case may be presented to the hearing officer.

If found to be in violation, a fee may be imposed of up to \$250.00 per day per violation and up to \$300.00 per day per violation.

11/22/2016 08:46

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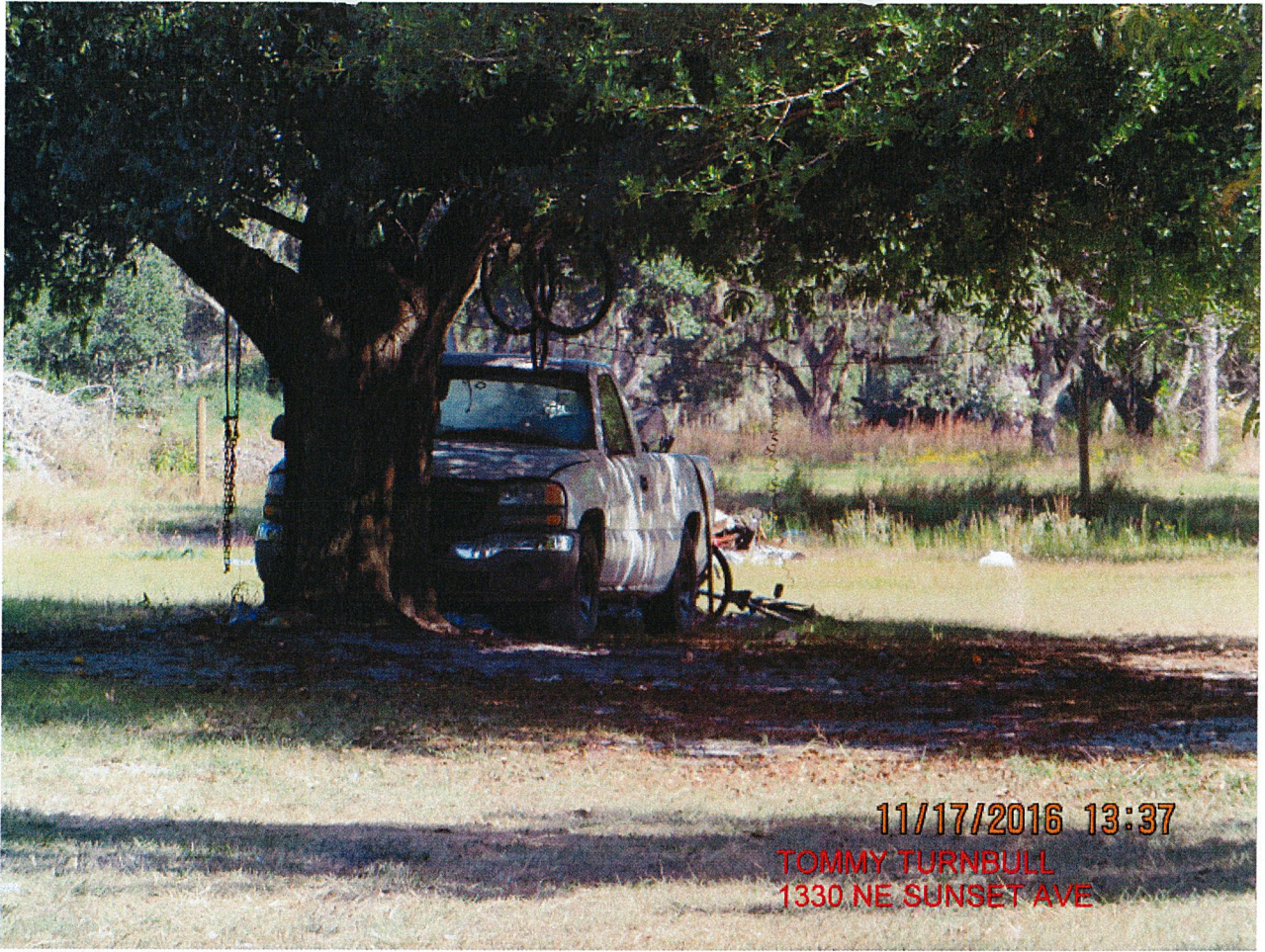
11/17/2016 13:38

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