

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0030

Schlosser David A & Schlosser Colleen B

Respondents,

_____ /

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

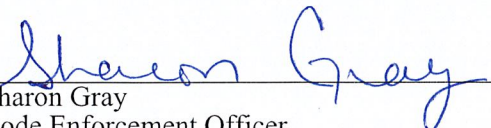
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Schlosser David A & Schlosser Colleen B, 11461 Sw Lemon Ave, ARCADIA FL 34269.

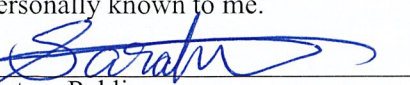
1. An inspection on May 18, 2026, Code Enforcement Officer visited your property located at 11461 Sw Lemon Ave, ARCADIA FL 34269 described and zoned as: RSF-3

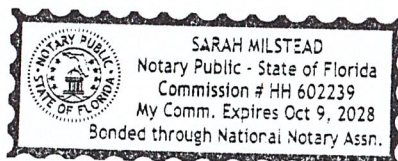
DeSoto County Tax Parcel Number #25-39-23-0366-0050-0140 more particularly described by deed or instrument number #251 / 032 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e), copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 02, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.


 Sharon Gray
 Code Enforcement Officer
 201 E. Oak Street
 Arcadia, Florida 34266

Sworn to and subscribed before me this 27th day of May, 2026 Affiant is personally known to me.


 Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0030

Schlosser David A & Schlosser Colleen B

Respondents,

_____/

TO: Schlosser David A & Schlosser Colleen B
11461 Sw Lemon Ave
ARCADIA FL 34269

RE: 11461 Sw Lemon Ave, ARCADIA FL 34269

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 18, 2026 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this _____ day of _____ 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2026.

Certified Mailing Number: 9589071052703540792630

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

Sec. 20-1616. - Public nuisance defined.

(a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.

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

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
 - f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or 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 Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (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 Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Schlosser David A & Schlosser Colleen B
2009 Nelson Ave #A
Redondo Beach, CA 90278

RE: 11461 Sw Lemon Ave
PIN #: 25-39-23-0366-0050-0140
Case No: CE-26-0030

Date: February 2, 2026

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

Facts constituting violation (including date, time, and place of violation): On **January 30, 2026** at **9:05 am**, the property located at **11461 Sw Lemon Ave** was visited and revealed the following:

Your property is overgrown. Please mow and maintain the property.

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

Mow and maintain the property

Due by: February 17, 2026

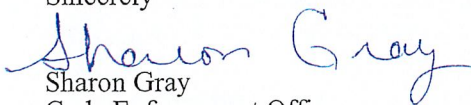
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

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

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678569282

Special Master Mandatory Hearing Case Checklist

**** This checklist must be completed and accompany each case being reviewed for Special master Mandatory Hearing****

? or N/A	Respondents Name <u>Schlosser David A & Schlosser Colleen B</u>	Case # <u>26-0030</u>
	Site Address <u>11461 Sw Lemon Ave</u>	
	Respondent's Mailing Address <u>2009 Nelson Ave #A Redondo Beach, CA 90278</u>	
✓	Case Notes in date order	
✓	Case Cost to date	
✓	Property card	
✓	Tax Record	
✓	Deed Information	
✓	Complaint/Request	
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
✓	Notice of Mandatory Hearing (file copy)	
	Green Card if received, and or Track and Confirm information from the USP website	
	Original Notice to Correct in the envelope with the green card attached (if unclaimed)	
—	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of the posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
	Any correspondence to or from the Respondent or the Respondent's representative	
	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

_____ Only the following violations will be referenced in the Notice of Mandatory Hearing:

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

_____ 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

Officer's Name Gray, Sharon

Special Master Hearing on: JUNE 18, 2026

Reviewed by: _____

Date: 5/26/2026

SMCE 26-0030

Code Enforcement Case: CE-26-0030

Entered on: 01/30/2026 3:57 PM

Printed on: 05/22/2026

Topic: Overgrown grass, weeds, bushes
 Due Date: 05/27/26
 Initiated by: Citizen
 Hearing Date:
 SM Case No:

Status: Open - Turn in for SM
 Assigned To: Sharon Gray
 Area #: RSF-3
 Hearing Time:

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 11461 Sw Lemon Ave , 34269

Phone:

Cell #:

APN : 25-39-23-0366-0050-0140

Owner Information

Owner Name: Schlosser David A & Schlosser Colleen B

Address: 2009 Nelson Ave #A

Redondo Beach, CA 90278

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	01/22/2026	10:42 am	Request 6022-MICHELA GLAD - Overgrown grass, pasted knee height.
Inspection / Site Visit	Sharon Gray	01/30/2026	9:05 am	Site visit photos taken in violation.
Notice of Violation	Sharon Gray	02/02/2026		> Inspection Time:9:05 am, Send to (Owner - Cert no=9589071052702678569282), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	02/02/2026	11:13 am	Posted and mailed notice to correct photos taken.
Inspection / Site Visit	Sharon Gray	02/18/2026	1:16 pm	Site visit photos taken the property is still overgrown.
Case Notes	Sharon Gray	02/18/2026	4:17 pm	I checked Track and confirm an the certified mailer has not made it to the property owners yet.
Inspection / Site Visit	Sharon Gray	03/13/2026	2:49 pm	Site visit photos taken in violation
Case Notes	Sharon Gray	03/18/2026		Still hasn't made it to the recipient.
Inspection / Site Visit	Sharon Gray	05/01/2026	2:10 pm	Site visit photos taken in violation
Case Notes	Sharon Gray	05/06/2026	3:20 pm	According to track and confirm a notice was left on February 12, 2026 and there is a note: Delivery Attempt Reminder to schedule redelivery of your item
Special Master Mandatory Hearing Case Submittal Checklist Template	Sharon Gray	05/06/2026	3:27 pm	Send to (Owner)
Inspection / Site Visit	Sharon Gray	05/18/2026	1:12 pm	Site visit photos taken in violation
Turn in for Special Master Hearing	Sharon Gray	05/22/2026	4:50 pm	Turn in for Special Masters

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

Additional Addresses

Address Type:Complainant
Name:MICHELA GLAD
Address:11442 SW LEMON AVE
ARCADIA, FL 34266
Phone:(260) 385-6566 Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 5/21/2026

Parcel: << 25-39-23-0366-0050-0140 (2311) >>

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales

Owner & Property Info

Result: 3 of 3

Owner	SCHLOSSER DAVID A & SCHLOSSER COLLEEN B 2009 NELSON AVE #A REDONDO BEACH, CA 90278		
Site	11461 SW LEMON AVE, ARCADIA		
Description*	SUNNY BREEZE HARBOR SEC 1 LOT 14 BLK 5 OR 251/32		
Area	0.258 AC	S/T/R	25-39-23
Use Code**	VACANT (0000)	Tax District	7

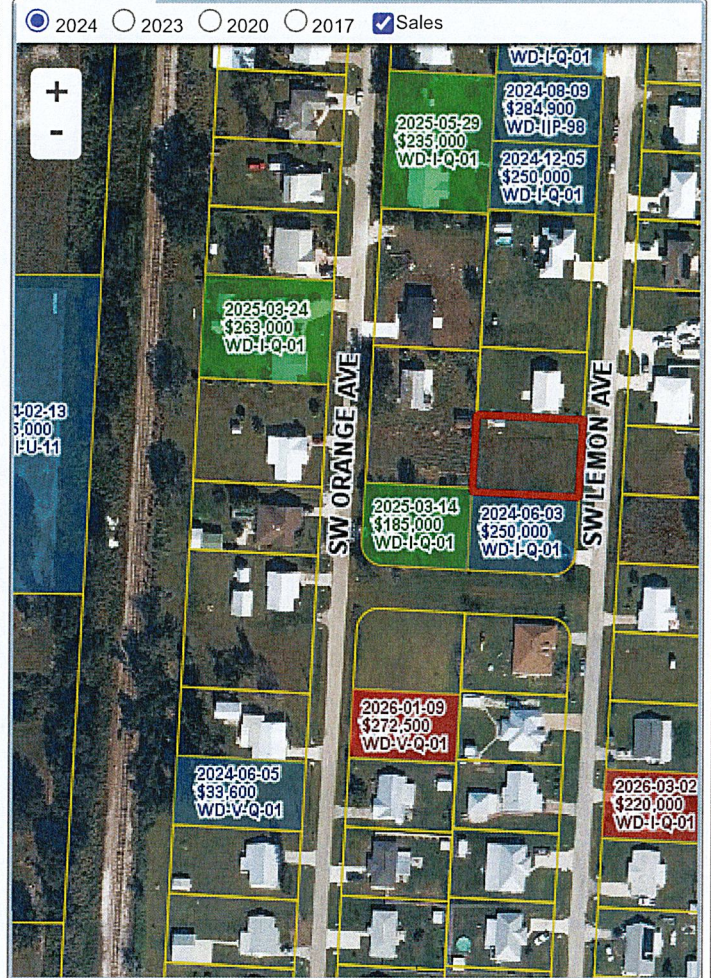
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$25,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$25,000	Just	\$25,000
Class	\$0	Class	\$0
Appraised	\$25,000	Appraised	\$25,000
SOH/10% Cap	\$16,142	SOH/10% Cap	\$15,256
Assessed	\$8,858	Assessed	\$9,744
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$8,858 other:\$8,858 school:\$25,000	Total Taxable	county:\$9,744 other:\$9,744 school:\$25,000

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.



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/8/1988	\$5,000	251 / 032	WD	V	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.258 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000	RSF-3

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

Search Result: 3 of 3

SUNNY BREEZE HARBOR SEC 1
 LOT 14 BLK 5
 OR 25.1/32

SCHLOSSER DAVID A & SCHLOSSER COLLEEN B
 SCHLOSSER COLLEEN B, 2009 NELSON AVE #A
 REDONDO BEACH, CA 90278

2025

25-39-23-0366-0050-0140

BUILDING CHARACTERISTICS
 ELEMNT CD CONSTRUCTION TYPE MDL EFF-AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OBJ/FX VALUE			0
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			25,000
SOH/AGL Deduction			15,256
ASSESSED VALUE			9,744
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			9,744
TOTAL JUST VALUE			25,000
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	CD	SALE PRICE
0251/0032	8/08/1988	WD	Q	V			5,000

GRANTOR: RUFFYNA
 GRANTEE: SCHLOSSER

EXTRA FEATURES

L N CODE	DESCRIPTION	BLD/CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/FX MKT VALUE	NOTES

LAND DESCRIPTION

L N CODE	CLS	DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND LOTS	UNIT TYPE	D T	TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C VAC RES	0		RSF-3	90.00	125.00	1.00	LT		1.00	1.00	25,000.00	25,000.00	25,000							

TOTALS

11461 SW LEMON AVE., ARCADIA

06/28/2024 MLU

TOTAL OB/FX 0

TOTAL OB/FX 0

REVIEW DATE 01/23/2023 **BY** AS **Total Acres:** 0.26 **Total Land Value:** 25,000 **Market:** 0 **Agricultural:** 0 **Common:** 25,000 **PRINTED** 10/22/2025 BY SYS

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 211500 2025

R 25-39-23-0366-0050-0140

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$66.92
COUNTY LAW ENF	.0029406	\$28.65
SCHOOL LRE	.0030330	\$75.83
SCHOOL DISC	.0022480	\$56.20
SOUTHWEST WATER MGMT	.0001831	\$1.78
TOTAL AD-VALOREM:		\$229.38

**SCHLOSSER DAVID A &
SCHLOSSER COLLEEN B
2009 NELSON AVE #A
REDONDO BEACH , CA 90278**

0.258 ACRES
SUNNY BREEZE HARBOR SEC 1
LOT 14 BLK 5
OR 251/32

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$57.00
TOTAL NON-AD VALOREM:	\$57.00

FAIR MKT VALUE	\$25,000.00	DIST	7
ASSESS	\$9,744.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$9,744.00		

COMBINED TAXES & ASMTS: \$286.38
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

**** PAID ****

Exemptions:

**Property Address:
11461 SW LEMON AVE ARCADIA 34269**

Last Payment: 12/03/2025 **Receipt Number:** 1800991
Amount Collected: \$274.92 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253923036600500140	R	2025	\$229.38	\$57.00	12/3/2025	\$274.92	\$0.00
253923036600500140	R	2024	\$224.36	\$38.00	11/18/2024	\$251.87	\$0.00
253923036600500140	R	2023	\$191.62	\$38.00	11/13/2023	\$220.44	\$0.00
253923036600500140	R	2022	\$186.64	\$38.00	11/28/2022	\$215.65	\$0.00
253923036600500140	R	2021	\$170.12	\$38.00	11/19/2021	\$199.80	\$0.00
253923036600500140	R	2020	\$121.23	\$38.00	11/16/2020	\$152.86	\$0.00
253923036600500140	R	2019	\$104.07	\$38.00	11/25/2019	\$136.39	\$0.00
253923036600500140	R	2018	\$86.77	\$38.00	11/26/2018	\$119.78	\$0.00
253923036600500140	R	2017	\$83.78	\$28.00	11/28/2017	\$107.31	\$0.00
253923036600500140	R	2016	\$77.27	\$28.00	11/21/2016	\$101.06	\$0.00
253923036600500140	R	2015	\$82.84	\$30.00	11/30/2015	\$108.33	0.00
253923036600500140	R	2014	\$75.53	\$30.00	11/24/2014	\$101.31	0.00

Compliments of
**ARCADIA ABSTRACT & TITLE
CO., INC.**
P.O. DRAWER 1680 • 20 W. OAK ST.
ARCADIA, FL

WARRANTY DEED

This Warranty Deed Made the 5th day of August A.D. 19 88 by

STANLEY J. RUTYNA and GLORIA A. RUTYNA, Husband and Wife,
hereinafter called the grantor, to
FL 885577 B 251 P 32
CO:DESOTO ST:FL

DAVID A. SCHLOSSER and COLLEEN B. SCHLOSSER, Husband and Wife
whose postoffice address is 2607 Ruhland Ave. Apt B Rendono Bch, Calif 90278
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DeSoto County, Florida, viz:

LOT 14, BLOCK 5, SUNNYBREEZE HARBOR, SECTION ONE, as per map or plat thereof recorded in the office of the Clerk of Circuit Court in and for DeSoto County, Florida, in Plat Book 6, Page 83.

FILED AND RECORDED
DATE 08/22/88 TIME 15:39

DELMA ALLEN CLERK
CO:DESOTO ST:FL

DATE 8-22-88
RECEIVED \$ 27.50 FOR DOC STAMPS
RECEIVED \$ _____ FOR INT TAX
DELMA ALLEN, CLERK OF CIRCUIT COURT
DESOTO COUNTY, FLORIDA
BY: K. Earnest D.C.

RECORD VERIFIED
BY: K. Earnest D.C.

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

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

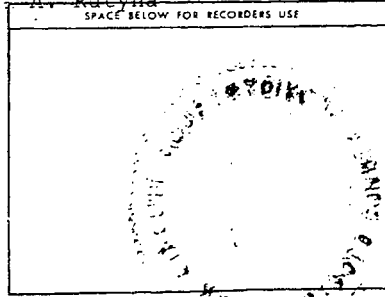
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 87.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Delma Allen
Delma Allen
STATE OF ONTARIO
COUNTY OF NIAGARA
REC. MUM.

Stanley J. Rutyna L.S.
Gloria A. Rutyna L.S.
Stanley J. Rutyna
Gloria A. Rutyna



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

Stanley J. Rutyna and Gloria A. Rutyna
Husband and Wife
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of

AUGUST 1988
Delma Allen
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: life

SPACE BELOW FOR RECORDERS USE
This Instrument Prepared by: P. E. Lipe
ARCADIA ABSTRACT & TITLE CO., INC.
20 WEST OAK STREET
ARCADIA, FLORIDA 33821



Search Again

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

Page Size:

One item found.

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
SCHLOSSER DAVID A	T	08/22/1988	D	885577	251/32	1	\$5,000.00	LT 14 BLK 5 SUNNYBREEZE HARBOR SEC ONE

[View Image](#)

One item found.

Customer Information

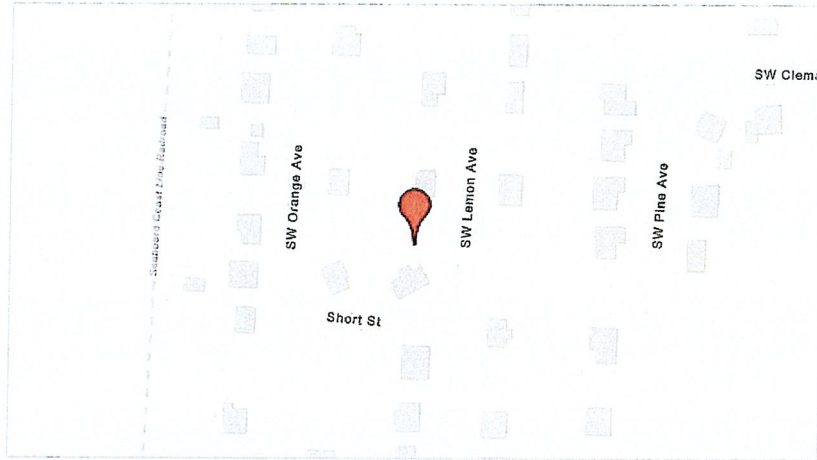
Name: MICHELA GLAD
Address: 11442 SW LEMON AVE
ARCADIA, FL 34266

Phone: (260) 385-6566
Alt. Phone:
Email:

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 11461 SW Lemon Ave

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 25-39-23-0366-0050-0140

Retention Disposition Date
Date File Scanned into DocuShare:

Description

Overgrown grass, pasted knee height.

Reason Closed

Date Expect Closed: 01/23/2026

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

Sec. 20-1616. - Public nuisance defined.

(a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.

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

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
 - f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or 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 Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (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 Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

Schlosser David A & Schlosser Colleen B
2009 Nelson Ave #A
Redondo Beach, CA 90278

RE: 11461 Sw Lemon Ave
PIN #: 25-39-23-0366-0050-0140
Case No: CE-26-0030

Date: February 2, 2026

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

Facts constituting violation (including date, time, and place of violation): On **January 30, 2026** at **9:05 am**, the property located at **11461 Sw Lemon Ave** was visited and revealed the following:

Your property is overgrown. Please mow and maintain the property.

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

Mow and maintain the property

Due by: February 17, 2026

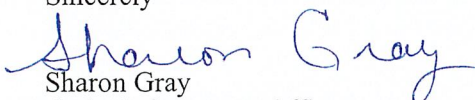
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

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

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely


Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678569282

9589 0710 5270 2678 5692 82

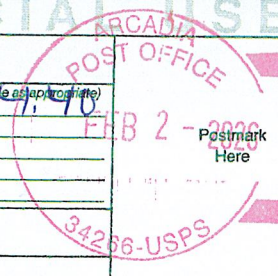
U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

SG
CE

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

OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.90
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$.74
Total Postage and Fees	\$ 10.44

David A Schlosser & Colleen B Schlosser
2009 Nelson Ave #A
Redondo Beach, CA 90278

Tracking Number:

Remove X

9589071052702678569282

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

This is a reminder to arrange for redelivery of your item before February 26, 2026 or your item will be returned on February 27, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before February 26, 2026

February 17, 2026

Notice Left (No Authorized Recipient Available)

REDONDO BEACH, CA 90278

February 12, 2026, 2:01 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Schedule Redelivery



USPS Tracking Plus®



Product Information



See Less

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

Remove X

9589071052702678569282

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivery Attempt

Reminder to Schedule Redelivery of your item

February 17, 2026

Notice Left (No Authorized Recipient Available)

REDONDO BEACH, CA 90278

February 12, 2026, 2:01 pm

Held at Post Office, At Customer Request

REDONDO BEACH, CA 90278

February 6, 2026, 1:51 pm

Arrived at USPS Regional Facility

LOS ANGELES CA DISTRIBUTION CENTER

February 5, 2026, 12:12 pm

In Transit to Next Facility

February 4, 2026

Arrived at USPS Facility

TAMPA, FL 33630

Feedback

February 3, 2026, 5:16 pm

Hide Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

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● Delivery Attempt

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February 12, 2026 2:01 PM

● See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus[®]





See Less ^

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Enter tracking or barcode numbers

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FAQs



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
 201 East Oak Street, Suite 204
 Arcadia, Florida 34206
 Telephone (863)491-6165
 Fax (863)491-6163

NOTICE to CORRECT VIOLATION

Schlusser David A & Schlusser Colleen B
 2009 Nelson Ave #A
 Redondo Beach, CA 90278

RE: 11461 Sw Lemon Ave
 PIN #: 25-39-23-0-166-0050-0140
 Case No: CE-26-0030

Date: February 2, 2026

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).

LDL Sec. 20-161a (a)(3)(i) (Vegetation): Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

Each continuing violation (including date, time, and place of violation): On **January 30, 2026** at **9:05 am**, the property located at **11461 Sw Lemon Ave**, was visited and revealed the following:

Your property is overgrown. Please mow and maintain the property.

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

Mow and maintain the property

Due by: February 17, 2026

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 a violation as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then occurs or if the violation is not corrected by the time specified for correction by the code, however, the case may be processed 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 (or per day per violation for a first time violator, and up to \$500 (or per day per violation for a repeat violator).

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing. Before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost 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 34206. Telephone number (863) 491-6165 or (863) 493-4306.

Sincerely,

Sharon Gray
 Sharon Gray
 Code Enforcement Officer

Certified Mailing Number: 0504071012702678560032

02/02/2026 11:13

SHARON GRAY
 11461 SW LEMON AVE



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
 201 East Oak Street, Suite 204
 Arcadia, Florida 34206
 Telephone (863)491-6165
 Fax (863)491-6163

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Sincerely,

Sharon Gray
 Sharon Gray
 Code Enforcement Officer

Certified Mailing Number: 0504071012702678560032

02/02/2026 11:13

SHARON GRAY
 11461 SW LEMON AVE



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on Feb. 2, 2026 @ 11:13 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Schlosser David A & Schlosser Colleen B
2009 Nelson Ave #A
Redondo Beach, CA 90278

at the following location(s): 11461 Sw Lemon Ave

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

DATE: February 2, 2026

affiant Sharon Gray

Sworn to and subscribed before me this 3rd day of February, 2026 by
Sharon Gray who is personally known _____ OR Produced Identification
_____.

Sarah

Notary Public





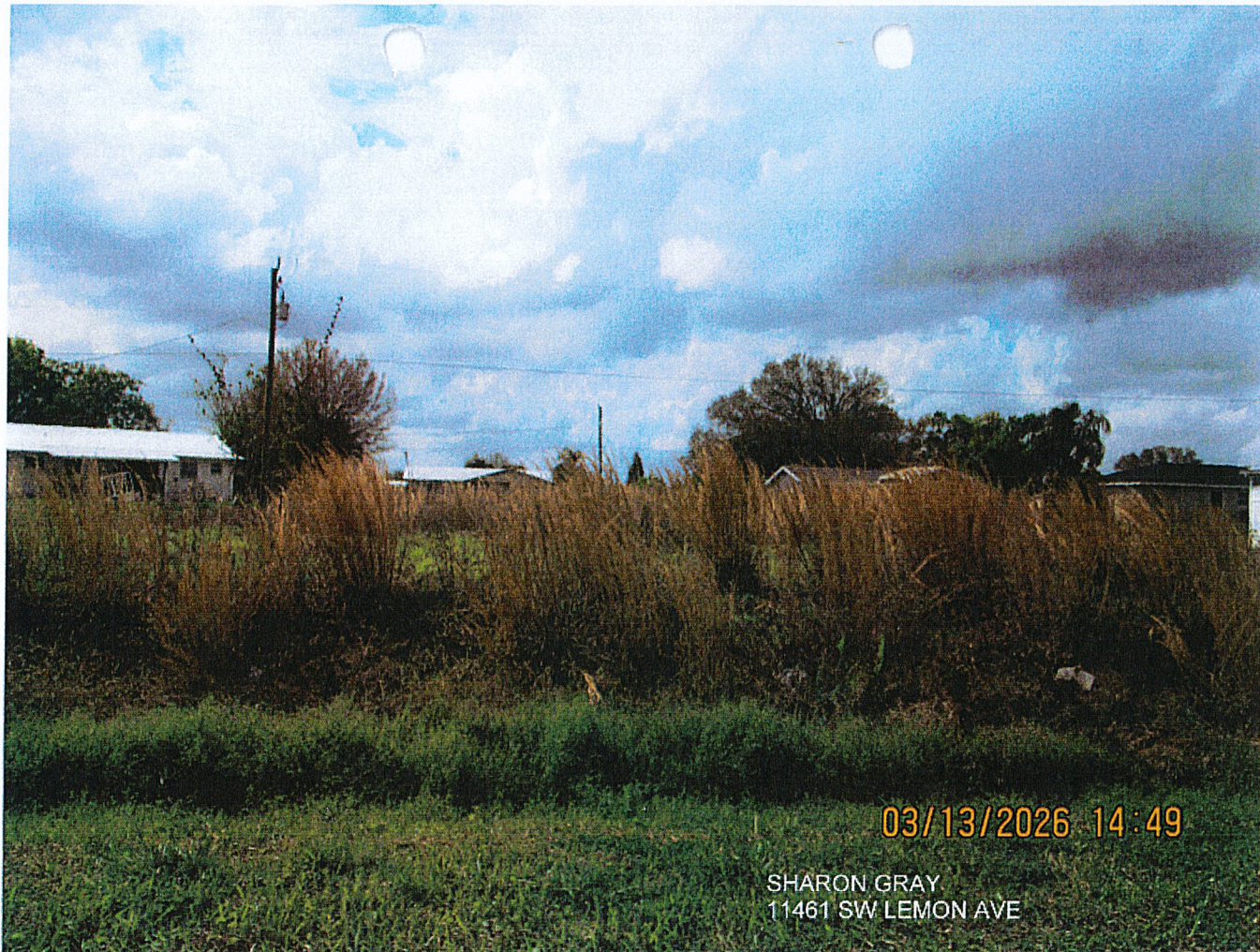
05/18/2026 14:12

SHARON GRAY
11461 SW LEMON AVE



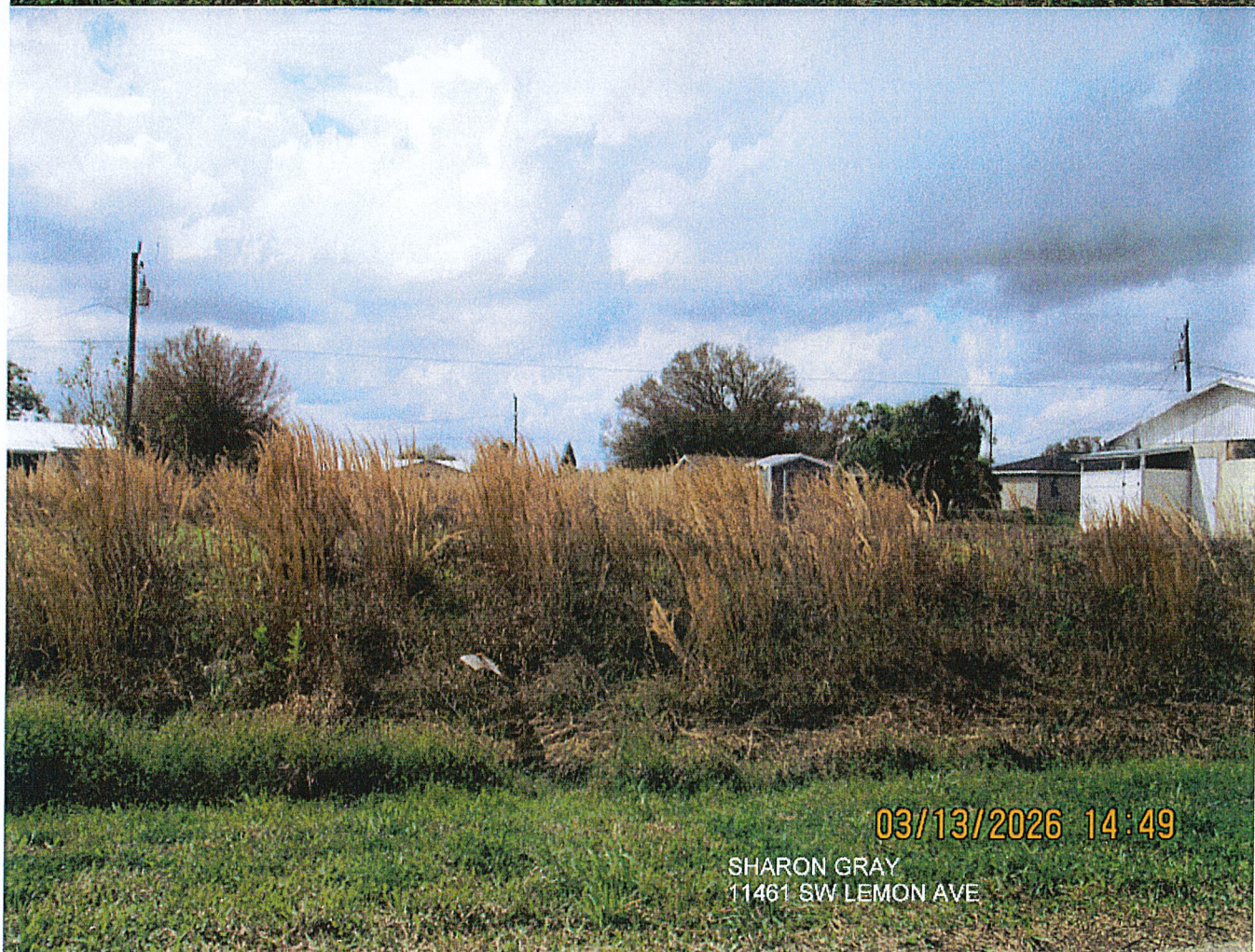
05/01/2026 14:10

SHARON GRAY
11461 SW LEMON AVE



03/13/2026 14:49

SHARON GRAY
11461 SW LEMON AVE



03/13/2026 14:49

SHARON GRAY
11461 SW LEMON AVE



02/18/2026 13:16

SHARON GRAY
11461 SW LEMON AVE



02/18/2026 13:17

SHARON GRAY
11461 SW LEMON AVE



01/30/2026 09:05

SHARON GRAY
11461 SW LEMON AVE



01/30/2026 09:05

SHARON GRAY
11461 SW LEMON AVE