

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1032

JONES JAMES A

Respondents,

TO: JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

RE: 1036 SW SPRING AVE, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **May 22, 2025 at 11:00 am** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052700462269226

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-1032

JONES JAMES A

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: JONES JAMES A, 80 KENNEDY DR, WEST HAVERSTRAW, NY 10993.

An inspection on March 28, 2025, Code Enforcement Officer visited your property located at 1036 SW SPRING AVE, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #01-38-24-0220-0010-0090 more particularly described by deed or instrument number #Book 263 & Page 717 of the Official Records of DeSoto County, Florida.

The inspection resulted in the findings that the property is: Parking and Storage of Certain Vehicles and Trailers , Unauthorized dumping and accumulation prohibited.

These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-97 (b) , DCCO Section 11-302, copies of which are attached hereto.

You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated December 16, 2024 and served by certified receipt requested/posting.

You are hereby notified that you must clear the violation(s): Remove the unauthorized travel trailer for the property , Remove all garbage, refuse, rubbish, junk, and debris from the property.. Please contact our office to get this issue resolved 863-491-6165.

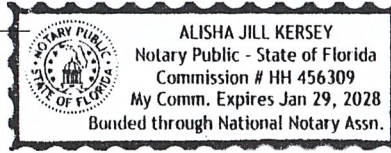
Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



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

Sworn to and subscribed before me this 31st day of March, 2025 Affiant is personally known to me.

Alisha Jill Kersey
Notary Public



CODE ENFORCEMENT CASE

CASE NUMBER: 24-1032

Name
Property Address
Zoning
Violation (1)
Violation (2)

JONES JAMES A
1036 SW SPRING AVE
RMF-M
LDR 20-97 PARKING & STORAGE
DCCO 11-302 ACCUMULATION PROHIBITED

CASE NOTES

12/12/2024
12/13/2024
12/16/2024
12/30/2024
1/13/2025
2/13/2025
2/28/2025
3/28/2025
3/31/2025

COMPLAINT RECEIVED
SITE VISIT IN VIOLATION TOOK PHOTOS
POSTED N2C TOOK PHOTOS
SITE VISIT IN VIOLATION TOOK PHOTOS
SITE VISIT IN VIOLATION TOOK PHOTOS
SITE VISIT IN VIOLATION TOOK PHOTOS
SITE VISIT IN VIOLATION TOOK PHOTOS
SITE VISIT IN VIOLATION TOOK PHOTOS
TURN IN FOR REVIEW

Special Master Order

_____ Violation founded _____ Owner Present _____
Correct violations within __ _days of date of hearing
C & D for two years: __Yes __ No.
\$ _____Fine per day, per violation.
Cost of \$_____ to be paid in _____ days.

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	0	\$	-
SERVICE	Number of Certified letters @ \$6.11 per letter	1	\$	9.64
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	1	\$	9.64
TOTAL			\$	19.28

X	PROPERTY CARD
X	TAX RECORD
X	DEED

1/28/2025	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE		X

Code Enforcement Case: CE-24-1032

Entered on: 12/13/2024 11:41 AM

Printed on: 03/31/2025

Topic: Occupied Vehicle / RV

Due Date: 03/31/25

Initiated by: Other

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Thomas Turnbull

Area #: RMF-M

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 1036 SW SPRING AVE , 34266

Phone:

APN : 01-38-24-0220-0010-0090

Cell #:

Owner Information

Owner Name: JONES JAMES A

Address: 80 KENNEDY DR

WEST HAVERSTRAW, NY 10993

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	12/12/2024	3:03 pm	Request 4881-CARL CITY CODE ENFORCEMENT - RV Trailer.
Inspection / Site Visit	Thomas Turnbull	12/13/2024	9:28 am	There is a RV trailer and junk and debris on the property. Took photos.
Notice of Violation	Thomas Turnbull	12/16/2024	7:53 am	> Inspection Time:9:28 am, Send to (Owner - Cert no=9589071052700462268113), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	12/16/2024	9:09 am	Posted the N2C and mail out the letter, took photos.
Inspection / Site Visit	Thomas Turnbull	12/30/2024	10:26 am	It is still in violation, took photos. I will check in two weeks.
Inspection / Site Visit	Thomas Turnbull	01/13/2025	8:31 am	It is still in violation of the debris and RV trailer. The debris that was full of debris is gone. Took photo.
Return Receipt Received	Sarah Milstead	01/28/2025	1:00 pm	Green card received back into office.
Inspection / Site Visit	Thomas Turnbull	02/13/2025	10:08 am	The RV trailer and debris is still on the property, took photo. Will turn into the next special master hearing.
Inspection / Site Visit	Thomas Turnbull	02/28/2025	9:24 am	They are still in violation, took photo.
Inspection / Site Visit	Thomas Turnbull	03/28/2025	9:42 am	The RV trailer and the debris are still on the property. Took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	03/31/2025	8:46 am	Turn in for review for special master hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
1	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:Remove the unauthorized travel trailer for the property		Open	
2	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	

Additional Addresses

Address Type:Complainant

Name:CARL CITY CODE ENFORCEMENT

Address:

Phone:(863) 494-4114 Cell #:

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 01-38-24-0220-0010-0090 (9881) >>

Owner & Property Info

Result: 2 of 2

Owner	JONES JAMES A 80 KENNEDY DR WEST HAVERSTRAW, NY 10993		
Site	1036 SW SPRING AVE, ARCADIA		
Description*	LINCOLN TERRACE LOT 9 BLK 1 OR 263/717		
Area	0.11 AC	S/T/R	01-38-24
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.

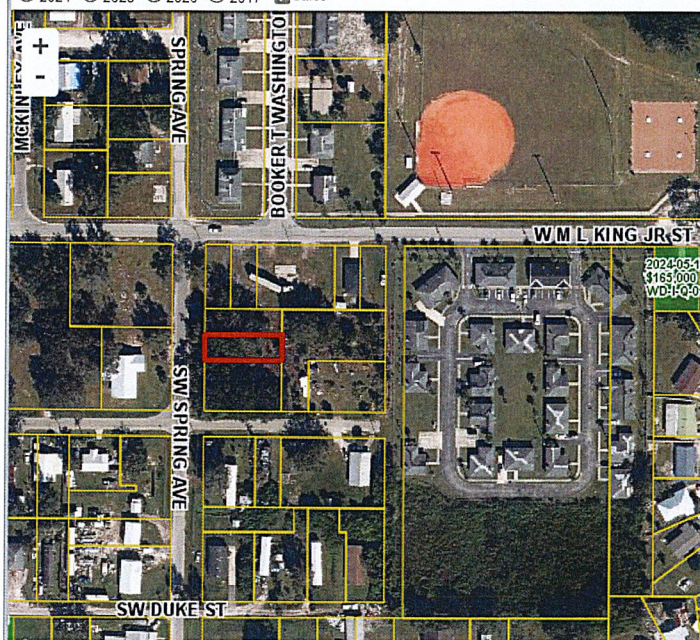
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$2,500	Mkt Land	\$2,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,500	Just	\$2,500
Class	\$0	Class	\$0
Appraised	\$2,500	Appraised	\$2,500
SOH/10% Cap	\$80	SOH/10% Cap	\$0
Assessed	\$2,500	Assessed	\$2,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$2,420 other:\$2,420 school:\$2,500	Total Taxable	county:\$2,500 other:\$2,500 school:\$2,500

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
10/2/1989	\$100	263 / 717	QC	V	U	

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 UT (0.110 AC)	1.0000/1.0000 1.0000/ /	\$2,500 /UT	\$2,500	RMF-M

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

Search Result: 2 of 2

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

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/27/2025 and may not reflect the data currently on file at our office.

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

01-38-24-0220-0010-0090

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 891700 2024

R 01-38-24-0220-0010-0090

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$19.04
COUNTY LAW ENF	.0024399	\$6.10
SCHOOL LRE	.0030960	\$7.74
SCHOOL DISC	.0022480	\$5.62
SOUTHWEST WATER MGMT	.0001909	\$0.48
TOTAL AD-VALOREM:		\$38.98

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
Asmt - HARLEM HEIGHTS	\$15.00
TOTAL NON-AD VALOREM:	\$53.00

COMBINED TAXES & ASMTS: **\$91.98**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

Exemptions:

Property Address:
1036 SW SPRING AVE ARCADIA 34266

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW , NY 10993

0.110 ACRES
LINCOLN TERRACE
LOT 9 BLK 1
OR 263/717

FAIR MKT VALUE	\$2,500.00	DIST	7
ASSESS	\$2,500.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$2,500.00		

**** PAID ****

Last Payment: 01/08/2025 **Receipt Number:** 9801557

Amount Collected: \$90.14 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
013824022000100090	R	2024	\$38.98	\$53.00	1/8/2025	\$90.14	\$0.00
013824022000100090	R	2023	\$38.85	\$53.00	6/21/2024	\$140.59	\$0.00
013824022000100090	R	2022	\$36.92	\$53.00	7/13/2023	\$138.39	\$0.00
013824022000100090	R	2021	\$33.99	\$53.00	7/18/2022	\$131.91	\$0.00
013824022000100090	R	2020	\$34.29	\$53.00	7/18/2022	\$151.46	\$0.00
013824022000100090	R	2019	\$34.55	\$53.00	N/A	\$0.00	\$0.00
013824022000100090	R	2018	\$34.71	\$53.00	7/18/2022	\$185.48	\$0.00
013824022000100090	R	2017	\$33.72	\$43.00	11/29/2017	\$73.65	\$0.00
013824022000100090	R	2016	\$34.34	\$43.00	11/29/2017	\$118.45	\$0.00
013824022000100090	R	2015	\$36.82	\$45.00	11/29/2017	\$140.59	\$0.00
013824022000100090	R	2014	\$33.57	\$45.00	11/29/2017	\$154.56	0.00

PAGE ONE OF TWO PAGES

50 THIS QUIT-CLAIM DEED, Executed this 2nd day of October,
A.D., 1989, by

ARIE LEE GRAHAM, a single woman,
first party, to

JAMES A. JONES, a single man,
whose post office address is: 2326 Grand Avenue
Bronx, N.Y. 10468

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for LOVE AND AFFECTION in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of DeSoto, State of Florida, to-wit:

Lot # 9, Block 1, of LINCOLN TERRACE, being a Re-subdivision of Block 1 and 2, Hendry's Subdivision, according to the map or plat thereof recorded in Plat Book 6, page 33 of the Public Records of DeSoto County, Florida.

Subject to reservations, restrictions and easements of record in the Public Records of DeSoto County, Florida.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan A. Wilkes
Witness

Arie Lee Graham
ARIE LEE GRAHAM / Grantor

Ronald A. Jones
Witness

RECORD VERIFIED

FILED AND RECORDED
DATE 10/02/89 TIME 12:39

BY Kearnest DC

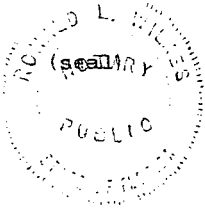
DELMIA ALLEN CLERK
CO:DESOTO ST:FL

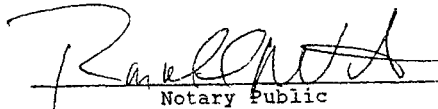
PAGE TWO OF TWO PAGES

STATE OF FLORIDA
COUNTY OF DESOTO

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 ARIE LEE GRAHAM, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of October, A.D., 1989.




Notary Public

My Commission Expires: **NOTARY PUBLIC, STATE OF FLORIDA AT LARGE**
MY COMMISSION EXPIRES JULY 15, 1992
BONDED THROUGH ASHTON AGENCY, INC.

This instrument prepared by:

Ronald L. Wilkes
122 West Oak Street
Arcadia, Fl 33821

Customer Information

Name: CARL CITY CODE
ENFORCEMENT
Address:

Phone: (863) 494-4114

Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Closed

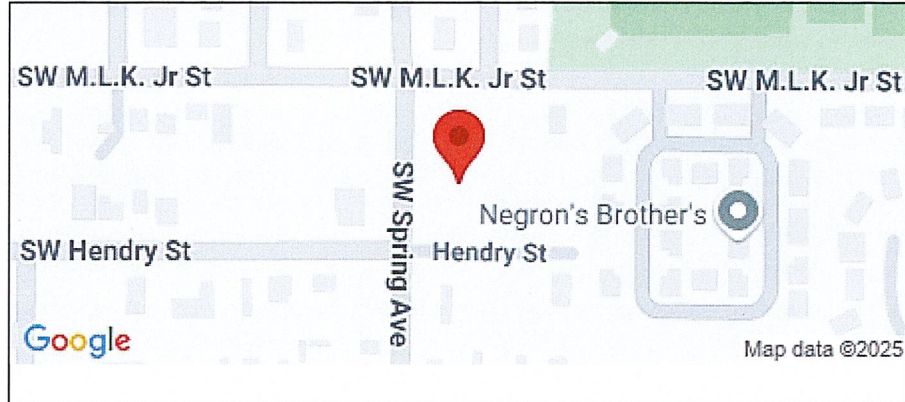
Request type: Complaint

Priority: Normal

Assigned to: Thomas Turnbull

Entered Via: Phone

Property Address: 1036 SW Spring Ave



Property APN: 01-38-24-0220-0010-0090

Description

RV Trailer.

Reason Closed

Turn into a code case, number CE 24-1032

Date Expect Closed: 12/22/2024

Date Closed: 12/13/2024 11:41 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

Notes Taken By:

Date:

Customer Information

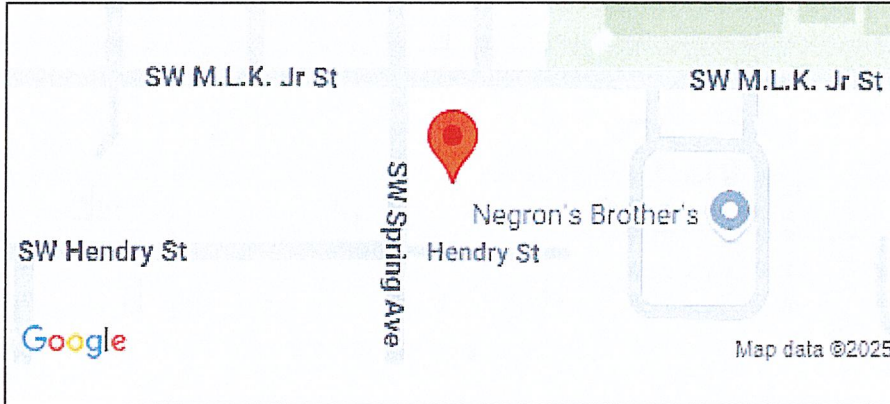
Name: RUBY JAMES
Address: 309 MCKINLEY
ARCADIA, FL 34266

Phone: (718) 365-8172
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Thomas Turnbull
Property Address: 1036 SW Spring Ave

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN: 01-38-24-0220-0010-0090

Description

RV person living on her son's property without permission.

Reason Closed

Date Expect Closed: 02/20/2025

24-1032

Enter Field Notes Below

Notes:

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

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

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

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

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

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

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



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

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



NOTICE to CORRECT VIOLATION

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

RE: 1036 SW SPRING AVE
PIN #: 01-38-24-0220-0010-0090
Case No: CE-24-1032

Date: December 16, 2024

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

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

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 **December 13, 2024** at **9:28 am**, the property located at **1036 SW SPRING AVE** was visited and revealed the following:

Need to remove the RV trailer from the property. Need to clean up and remove the debris and the trailer from the property.

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

Remove the unauthorized travel trailer from the property

Due by: December 30, 2024

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: December 30, 2024

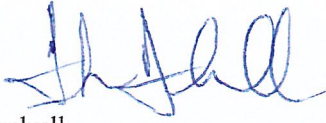
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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

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

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

Sincerely

A handwritten signature in blue ink, appearing to read 'T. Turnbull', written over a horizontal line.

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268113



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

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

Certified Mail Fee
\$ 4.85

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

☒ Return Receipt (hardcopy)	\$ <u>4.70</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$.69

Total Postage and Fees
\$ 9.64

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

24-
1032
TCH

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

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



TARA FL 335

9589 0710 5270 0462 2681 13



quadrant
FIRST-CLASS MAIL
IM1
\$009.64⁹
12/16/2024 ZIP 34266
043M31248516

US POSTAGE

JONES JAMES A
80 KENNEDY DR
WEST HAVERSTRAW, NY 10993

12/19

10993-1008



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

JOHN J. JAMES A.
88 KENNEDY DR.
WEST HAVERSTRAW, NY 10993

RE: 1036 SW SPRING AVE.
PIN #: 01-18-24-0120-0018-0100
Case No: CT-24-1032

Date: December 16, 2024

Please be advised that this letter serves as notice that your property was cited due to a complaint or as a result of routine area patrol and was found to be in violation of the below listed ordinance(s).

LDR Sec. 20.07 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts LTRVC and RVC, no for medical hardship under Section 20.72(c), 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 LTRVC and RVC, no for medical hardship under Section 20.72(c), 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.

DCCO Section D-102 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, household and domestic appliances, 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. 1987-2, § 2, 3-24-1987)

Facts constituting violation (including date, time, and place of violation): On **December 13, 2024** at **9:24 AM**, the property located at **1036 SW SPRING AVE.** was found to be in violation of the following:

Need to remove the RV trailer from the property. Need to clean up and remove the debris and the trailer from the property.

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

Remove the unauthorized travel trailer from the property.

Remove all garbage, refuse, rubbish, junk, and debris from the property.

Due by: **December 30, 2024**

Due by: **December 30, 2024**

Failure to correct the violation(s) may result in a citation being issued to you for a civil sanction 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 first occurs 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 violation, and up to \$500.00 per day per violation for a repeat violation.

12/16/2024 09:09

TOMMY TURNBULL
1036 SW SPRING AVE

12/16/2024 09:09

TOMMY TURNBULL
1036 SW SPRING AVE



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

STATE OF FLORIDA COUNTY OF DESOTO

I, Thomas Turnbull, duly sworn, deposes and says: That on 12-16-24 @ 9:09 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

JONES JAMES A

80 KENNEDY DR

WEST HAVERSTRAW, NY 10993

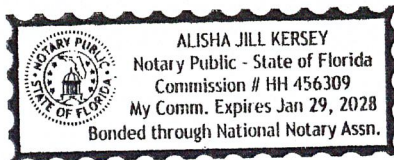
at the following location(s): 1036 SW SPRING AVE

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

DATE: December 16, 2024

affiant

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



Alisha Jill Kersey
Notary Public





02/28/2025 09:24

TOMMY TURNBULL
1036 SW SPRING AVE



02/13/2025 10:08

TOMMY TURNBULL
1036 SW SPRING AVE



01/13/2025 08:31

TOMMY TURNBULL
1036 SW SPRING AVE



12/30/2024 10:26

TOMMY TURNBULL
1036 SW SPRING AVE



12/30/2024 10:26

TOMMY TURNBULL
1036 SW SPRING AVE



12/13/2024 09:28

TOMMY TURNBULL
1028 & 1036 SW SPRING AVE



12/13/2024 09:28

TOMMY TURNBULL
1028 & 1036 SW SPRING AVE



12/13/2024 09:29

TOMMY TURNBULL
1028 & 1036 SW SPRING AVE

Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>Jones James A</u>	Case # <u>24-1032</u>
	Site Address <u>1036 SW Spring Ave</u>	
	Respondent's Mailing Address <u>80 Kennedy Dr West Haverstraw, NY 10992</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)	
n/a	Green Card if received, and or Track and Confirm information from the USP website	
✓	Original Notice to Correct in the envelope with green card attached if unclaimed	
✓	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
n/a	Any correspondence to or from the Respondent or the Respondent's representative	
n/a	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:

_____ 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

R.V. Trailer and Dobris of All types -

Officers' Name Tommy Turnbull

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 3/31/25

SMCE 24-1032