

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0035

Lee Floyd & Lee Susan W

Respondents,

TO: Lee Floyd & Lee Susan W
3020 SW Armadillo Trl
ARCADIA FL 34266

RE: 3020 SW Armadillo Trl, 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 **March 26, 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.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702678570752

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 26-0035

Lee Floyd & Lee Susan W
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: Lee Floyd & Lee Susan W, 3020 SW Armadillo Trl, ARCADIA FL 34266.

1. An inspection on February 18, 2026, Code Enforcement Officer visited your property located at 3020 SW Armadillo Trl, ARCADIA FL 34266 described and zoned as: RM

DeSoto County Tax Parcel Number #14-38-23-0191-00A0-0280 more particularly described by deed or instrument number #Book 474 & Page 998 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302, 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 4, 2026 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Remove all garbage, refuse, rubbish, junk, and debris from 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.



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

Sworn to and subscribed before me this _____ day of _____, _____ Affiant is personally known to me.

Notary Public

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>Lee Floyd & Lee Susan W</u> Case # <u>26-0035</u> Site Address <u>3020 SW Armadillo Trl</u> Respondent's Mailing Address <u>3020 SW Armadillo Trl Arcadia, FL 34266</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
N/A	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
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:

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited

~~LDR Sec 20-97 Parking and storage of certain vehicles and trailers~~ *MA*

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

The unlicensed Truck was Removed.

Officer's Name Turnbull, Thomas

Special Master Hearing on: 3/24/26

Reviewed by: *[Signature]*

Date: 2/19/26

SMCE 26-0035

Code Enforcement Case: CE-26-0035

Entered on: 02/03/2026 11:43 AM

Printed on: 02/18/2026

Topic: Unauthorized dumping
 Due Date: 02/18/26
 Initiated by: Citizen
 Hearing Date:
 SM Case No:

Status: Open - Turn in for SM
 Assigned To: Jorge Hernandez
 Area #: RM
 Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 3020 SW Armadillo Trl , 34266

Phone:

APN : 14-38-23-0191-00A0-0280

Cell #:

Owner Information

Owner Name: Lee Floyd & Lee Susan W

Address: 3020 SW Armadillo Trl
 Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	01/29/2026	4:53 pm	Request 6043-Sue Knight - There is appliances and debris in the county right of way.
Inspection / Site Visit	Thomas Turnbull	02/03/2026	9:51 am	There are an unlicensed vehicle and all type of debris in the yard and in the right of way. Took photos.
Notice of Violation	Thomas Turnbull	02/04/2026	8:01 am	> Inspection Time:9:51 am, Send to (Owner - Cert no=9589071052702678572800), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/04/2026	10:10 am	Posted the N2C and mail out the letter, took photos
Return Receipt Received	Sarah Milstead	02/13/2026	8:56 am	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	02/18/2026	9:36 am	They clean up a lot, but they are still in violation of the debris, The unlicensed vehicle is gone. took photos.
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas Turnbull	02/18/2026	11:03 am	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	02/18/2026	11:41 am	Turn in for review for Special Master Hearing

Violations

#	Violation Type	Due Date	Status	Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, junk, and debris from the property.		Open	
2	LDR Sec 20-97 - Parking and storage of certain vehicles and trailers 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		Open	

Additional Addresses

Address Type:Complainant
Name:Sue Knight
Address:8663 SW Otter Trl
Arcadia, FL 34266
Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/12/2026

Parcel: << 14-38-23-0191-00A0-0280 (935) >>

Owner & Property Info

Result: 1 of 1

Owner	LEE FLOYD & LEE SUSAN W 3020 SW ARMADILLO TRL ARCADIA, FL 34266		
Site	3020 SW ARMADILLO TRL, ARCADIA		
Description*	HIDDEN ACRES LOT 28 BLK A SEC 14 OR 474/996-1002		
Area	2.09 AC	S/T/R	14-38-23
Use Code**	MOBILE HOME (0200)	Tax District	7

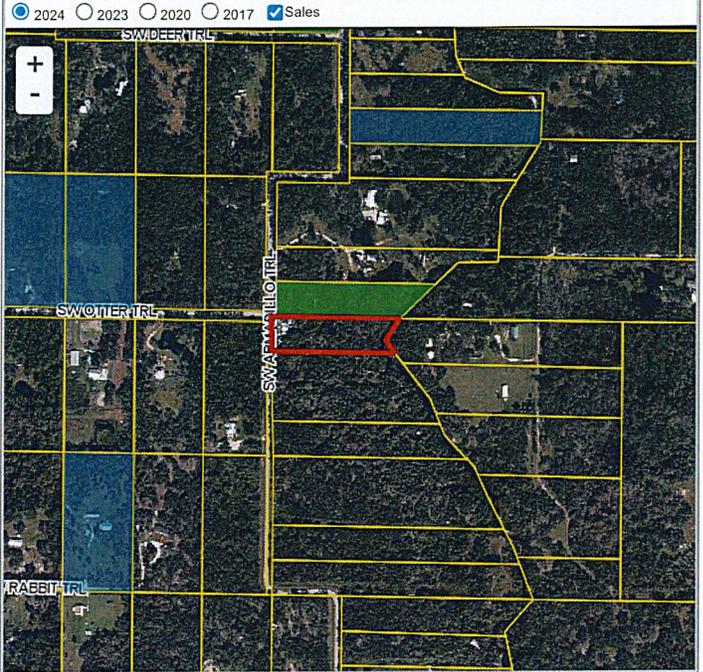
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$38,665	Mkt Land	\$38,665
Ag Land	\$0	Ag Land	\$0
Building	\$17,288	Building	\$19,209
XFOB	\$3,455	XFOB	\$3,426
Just	\$59,408	Just	\$61,300
Class	\$0	Class	\$0
Appraised	\$59,408	Appraised	\$61,300
SOH/10% Cap	\$38,323	SOH/10% Cap	\$39,604
Assessed	\$21,085	Assessed	\$21,696
Exempt	HX HB \$21,085	Exempt	HX HB \$21,696
Total Taxable	county:\$0 other:\$0 school:\$0	Total Taxable	county:\$0 other:\$0 school:\$0

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



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
2/27/2001	\$5,700	474 / 998	QC	V	U	
2/6/2001	\$5,700	474 / 1000	QC	V	U	
2/6/2001	\$100	474 / 996	PR	V	U	
2/5/2001	\$5,700	474 / 1002	QC	V	U	
7/1/1994	\$17,000	333 / 425	WD	V	Q	
11/2/1992	\$15,750	304 / 1153	WD	V	U	
8/17/1988	\$13,500	304 / 252	AG	I	U	
12/1/1986	\$100	232 / 277	WD	I	U	
5/1/1986	\$10,000	225 / 677	WD	I	U	
11/1/1982	\$5,000	187 / 1024	WD	V	U	
4/1/1982	\$33,760	187 / 643	WD	V	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MOBILE HM (0800)	1966	900	1208	\$19,209

*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
1992	SHED-FS	1998	\$288.00	80.00	10 x 8
2040	WD DECK	2004	\$225.00	128.00	16 x 8

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0260	MH-WATER (MKT)	2.090 AC	1.0000/1.0000 1.0000/ /	\$18,500 /AC	\$38,665	RM

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

Search Result: 1 of 1

HIDDEN ACRES
 LOT 28 BLK A SEC 14
 OR 474/996-1002

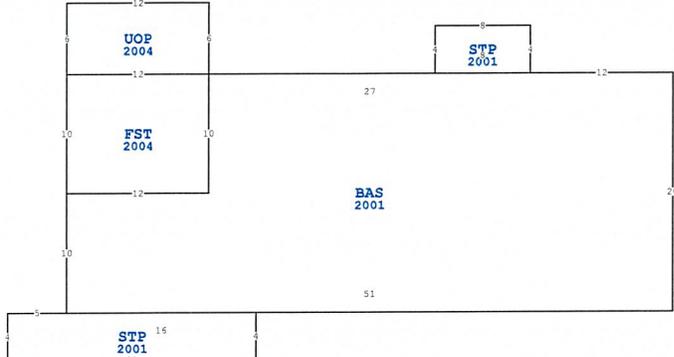
LEE FLOYD &/LEE SUSAN W
 LEE SUSAN W, 3020 SW ARMADILLO TRL
 ARCADIA, FL 34266

2025

14-38-23-0191-00A0-0280



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	SD	NORM	% COND	VALUATION BY	VALUATION SUMMARY			STANDARD									
Exterior Wall	01	MINIMUM 100	0800	02	1,011	95.0000	95.00	96,045	1966	1975	0	0	20	45.75	20.00	Tax Group: 7				Tax Dist:	STANDARD								
Roof Structure	03	GABLE/HIP 100	3 MOBILE HM 100% - 2002													Heated Area: 900			HX Base Yr 2002										
Roof Cover	01	MINIMUM 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 100																											
Air Condition	02	WINDOW 100																											
Heating Type	01	NONE 100																											
Bedrooms	2	100																											
Bathrooms	1	100																											
Units	0	100																											
Quality		03 AVERAGE																											
DOR CODE		0200 MOBILE HOME																											
MAP NUM		MKT AREA 06																											
NEIGHBORHOOD/LOC		600203.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	900	100	2001	900	17,100																								
FST	120	50	2004	60	1,140																								
STP	32	35	2001	11	209																								
STP	84	35	2001	29	551																								
UOP	72	15	2004	11	209																								
TOTALS		1,208		1,011	19,209																								
EXTRA FEATURES		3020 SW ARMADILLO TRL, ARCADIA																											
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													
1	1775	MH-CONN	0	100	0	0			9,500.00	100	1985	1985	3	30	2,850														
2	1992	SHED-FS	0	100	10	8			8.00	100	1998	1998	3	52	333														
3	2040	WD DECK	0	100	16	8			2.75	100	2004	2004	3	69	243														
LAND DESCRIPTION		TOTAL OB/XF 3,426																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0260	C	MH-WATER	100		RM	0.00	0.00	2.09	AC		1.00	1.00	1.00	18,500.00	18,500.00	38,665												
REVIEW DATE		01/13/2025	BY	KG	Total Acres:	2.09	Total Land Value:	38,665	Market:	0	Agricultural:	0	Common:	38,665	PRINTED 10/22/2025 BY SYS														



VALUATION BY				VALUATION SUMMARY			
Tax Group:	7	Tax Dist:		STANDARD			
BUILDING MARKET VALUE				19,209			
TOTAL MARKET OB/XF VALUE				3,426			
TOTAL LAND MARKET VALUE				38,665			
TOTAL MARKET VALUE				61,300			
SOH/AGL Deduction				39,604			
ASSESSED VALUE				21,696			
TOTAL EXEMPTION VALUE	HX	RB		21,696			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				61,300			
INCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				59,408			
RECHECK ROOF & INT DAMAGE							
ANIMAL PENS NCV							
PERMIT NUM	DESCRIPTION	AMT	ISSUED				

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0474/0998	2/27/2001	QC	U	V		5,700	
GRANTOR: PETERSON TORREY A							
GRANTEE: LEE FLOYD & SUSAN W							
0474/1000	2/06/2001	QC	U	V		5,700	
GRANTOR: GARDNER KERI L							
GRANTEE: LEE FLOYD & SUSAN W							

BUILDING NOTES			
ID#	1741/1742	RP	

BUILDING DIMENSIONS			
BAS=[YR=2001]	W12	STP=[YR=2001]	N4 W8 S4 E8 W27
UOP=[YR=2004]	N6	W12 S6	FST=[YR=2004] S10 E12 N10 W12 S E12 S
S10	W12	S10	STP=[YR=2001] W5 S4 E21 N4 W16 S E51 N20 S.

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 83300 2025

R 14-38-23-0191-00A0-0280

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

IF PAID IN TOTAL DUE	DEC1-DEC31	MARCH 1-31
	\$149.86	\$154.48

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
TOTAL AD-VALOREM:		\$0.00

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
TOTAL NON-AD VALOREM:	\$544.80

**LEE FLOYD &
LEE SUSAN W
3020 SW ARMADILLO TRL
ARCADIA , FL 34266**

2.090 ACRES
HIDDEN ACRES
LOT 28 BLK A SEC 14
OR 474/996-1002

COMBINED TAXES & ASMTS: \$544.80
DISCOUNT: \$0.00
UNPAID BALANCE: \$154.48

FAIR MKT VALUE \$61,300.00 DIST 7
ASSESS \$21,696.00 EXEMPT VALUE \$21,696.00
TAXABLE VALUE \$0.00

Exemptions: HX HB

**Property Address:
3020 SW ARMADILLO TR ARCADIA 34266**

Installment Details

#	Due Date	Amount	Receipt#	Paid	Amt Due	Last Paid	Add To Cart
1	JUNE 2025	117.92	101936	110.84	\$0.00	6/30/2025 12:00:00 AM	
2	SEPT 2025	112.59	585	112.59	\$0.00	9/22/2025 12:00:00 AM	
3	DEC1-DEC31	149.86	9801627	154.50	\$0.00	1/4/2026 12:00:00 AM	
4	MARCH 1-31	154.48		0.00	\$154.48		

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
143823019100A00280 R		2025	\$0.00	\$544.80	6/30/2025	\$110.84	\$154.48
					9/22/2025	\$112.59	
					1/4/2026	\$154.50	
143823019100A00280 R		2024	\$0.00	\$471.63	7/1/2024	\$116.21	\$0.00
					10/28/2024	\$116.20	
					1/9/2025	\$119.62	
					4/10/2025	\$123.19	
143823019100A00280 R		2023	\$0.00	\$464.82	6/7/2023	\$123.09	\$0.00
					7/6/2023	\$125.01	
					1/12/2024	\$101.50	
					4/5/2024	\$104.51	
143823019100A00280 R		2022	\$68.98	\$454.67	6/29/2022	\$119.12	\$0.00
					10/13/2022	\$120.98	
					12/28/2022	\$131.11	
					4/4/2023	\$139.14	
143823019100A00280 R		2021	\$58.61	\$448.16	6/30/2021	\$116.40	\$0.00
					9/30/2021	\$118.22	
					1/3/2022	\$125.71	
					3/31/2022	\$129.55	
143823019100A00280 R		2020	\$52.40	\$442.81	6/17/2020	\$112.88	\$0.00
					9/14/2020	\$114.66	
					12/7/2020	\$123.72	
					3/31/2021	\$127.51	
143823019100A00280 R		2019	\$41.89	\$438.38	6/14/2019	\$109.46	\$0.00

				9/11/2019	\$111.17	
				12/6/2019	\$120.03	
				2/28/2020	\$123.67	
143823019100A00280 R	2018	\$33.21	\$432.50	6/5/2018	\$97.18	\$0.00
				9/28/2018	\$98.70	
				12/18/2018	\$125.61	
				3/18/2019	\$129.48	
143823019100A00280 R	2017	\$22.94	\$390.50	2/6/2018	\$409.31	\$0.00
143823019100A00280 R	2016	\$14.05	\$390.50	9/29/2017	\$485.56	\$0.00
143823019100A00280 R	2015	\$16.79	\$311.50	7/20/2016	\$396.87	0.00
143823019100A00280 R	2014	\$11.84	\$287.50	7/20/2016	\$364.00	0.00

FL#2001002987 B 474 P 998
REC NO. 01109904906

This Instrument Prepared By
and Return to:

JAMES H. McANLY
Attorney at Law
222 East Oak Street
Arcadia, Florida 34266
(863) 494-0062



FILED AND RECORDED
DATE 04/09/2001 TM 02:26

MITZIE W. MCGAVIC CLERK
CO:DESOTO ST:FL

Parcel Number:

DOC STAMPS 39.90
INTANG TAX .00 *KM*

(Space Above This Line For Recording Data)

This Quit-Claim Deed, Executed this 27th day of February, 2001, by TORREY A. PETERSON, Grantor*, to FLOYD LEE and SUSAN W. LEE, his wife, as an estate by the entirety, with rights of survivorship, whose post office address is 3020 SW Armadillo Trail, Arcadia, FL 34266 Grantee.

Witnesseth: That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor 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 28, Block "A", HIDDEN ACRES, an unrecorded plat more particularly described as:

The North 1/2 of NE 1/4 of NE 1/4 of NE 1/4 of NW 1/4, subject to a 25.0 ft. easement along the West side for road, drainage and utilities; AND that part of North 1/2 of North 1/2 of North 1/2 of NW 1/4 of NE 1/4 lying West of centerline of Horse Creek, all lying and being in Section 14, Township 38 South, Range 23 East, DeSoto County, Florida.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR, NOR CONTIGUOUS THERETO.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:



Witness



Witness



TORREY A. PETERSON
365 Tall Timbers Drive
Roswell, GA 30076

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 27 day of February,
2001, by TORREY A. PETERSON, who is personally known to me or who has/have produced
Drivers license as identification, and who did/did not take an oath.



NOTARY PUBLIC, State of Georgia
My Commission No:
My Commission Expires:

My Commission Expires February 15, 2004

Customer Information

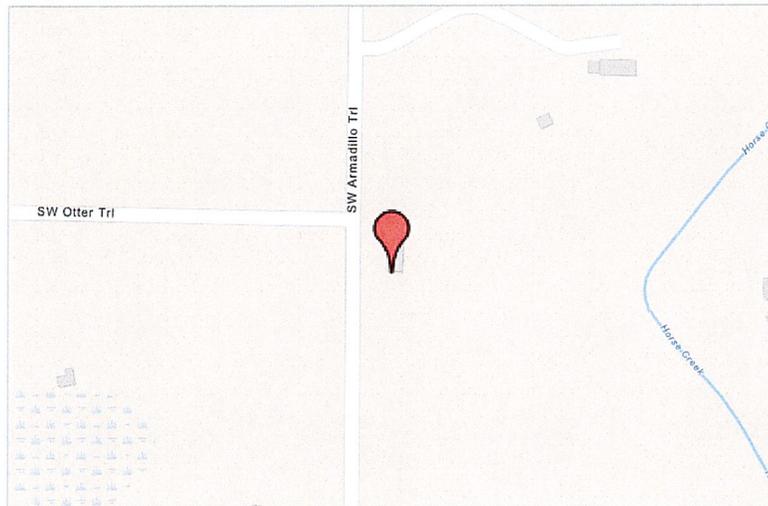
Name: Sue Knight
Address: 8663 SW Otter Trl
Arcadia, FL 34266

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Accumulation of Garbage / Refuse
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 3020 SW Armadillo Trail

Request type: Complaint
Priority: Normal
Entered Via: Phone



Time of Day:
Property APN:
Retention Disposition Date
Date File Scanned into DocuShare:

Description

There is appliances and debris in the county right of way.

Reason Closed

There is lot of debris in the yard and in the right of way. An unlicensed truck too. Turn into a code case, number CE 26-0035

Date Expect Closed: 02/12/2026

Date Closed: 02/03/2026 11:46 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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

Lee Floyd & Lee Susan W
3020 SW Armadillo Trl
Arcadia, FL 34266

RE: 3020 SW Armadillo Trl
PIN #: 14-38-23-0191-00A0-0280
Case No: CE-26-0035

Date: February 4, 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):

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)

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.

Facts constituting violation (including date, time, and place of violation): On **February 3, 2026** at **9:51 am**, the property located at **3020 SW Armadillo Trl** was visited and revealed the following:

Need to clean up all the debris, appliance, furniture and scrap building materials and remove it from the property and the right of way. The truck needs a license plate.

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

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

Due by: February 18, 2026

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: February 18, 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



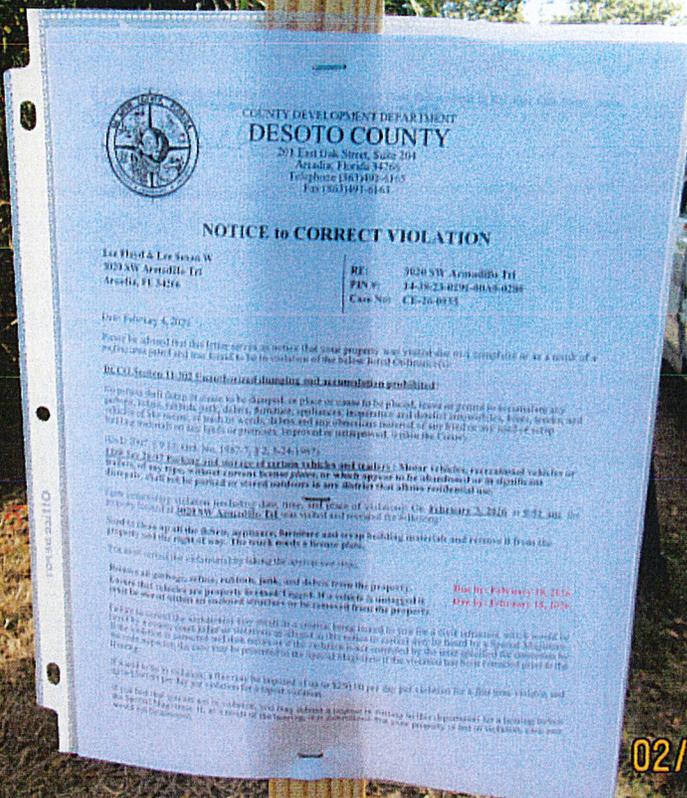
Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052702678572800



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee X
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; text-align: center;"> LEE FLOYD & LEE SUSAN W 3020 SW ARMADILLO TRL ARCADIA, FL 34266 </div>  9590 9402 9567 5121 7637 43	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 2678 5728 00	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT C.S Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
<div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">OFFICIAL USE</div>	
Certified Mail Fee \$ <u>5.30</u>	
Extra Services & Fees (check box, add fee as appropriate) <input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>4.90</u> <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 \$ _____	Postmark Here <div style="border: 1px solid black; padding: 2px; text-align: center;"> 75042026 34266-USPS </div>
Postage \$ <u>.74</u>	
Total Postage and Fees \$ <u>10.44</u>	
LEE FLOYD & LEE SUSAN W <u>26-</u> 3020 SW ARMADILLO TRL <u>0035</u> ARCADIA, FL 34266 <u>TOT</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



02/04/2026 10:10

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/04/2026 10:10

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 2-4-26 @ 10:10 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Lee Floyd & Lee Susan W
3020 SW Armadillo Trl
Arcadia, FL 34266

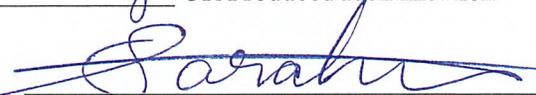
at the following location(s): 3020 SW Armadillo Trl

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

DATE: February 4, 2026

affiant 

Sworn to and subscribed before me this 4th day of February, 2026 by Thomas Turnbull who is personally known OR Produced Identification


Notary Public





02/18/2026 09:36

TOMMY TURNBULL
3020 SW ARMADILLO TRL



02/18/2026 09:36

TOMMY TURNBULL
3020 SW ARMADILLO TRL



02/18/2026 09:36

TOMMY TURNBULL
3020 SW ARMADILLO TRL



02/18/2026 09:36

TOMMY TURNBULL
3020 SW ARMADILLO TRL



02/18/2026 09:37

TOMMY TURNBULL
3020 SW ARMADILLO TRL



02/03/2026 09:51

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:50

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3020 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3620 SW ARMADILLO TRAIL



02/03/2026 09:51

TOMMY TURNBULL
3620 SW ARMADILLO TRAIL