

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0017

Smith Luther C/o Ruthie Mae Walker

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: Smith Luther C/o Ruthie Mae Walker, P.O. Box 422, Nocatee FL 342668.

1. An inspection on February 25, 2026, Code Enforcement Officer visited your property located at 4543 Sw Holly Ave, ARCADIA FL 34266 described and zoned as: RMF-M

DeSoto County Tax Parcel Number #23-38-24-0330-0330-0010 more particularly described by deed or instrument number #127/563 of the Official Records of DeSoto County, Florida.
2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Parking and storage of certain vehicles and trailers , Development Permit Required , Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec 20-97 , & 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 January 16, 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. , 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 , Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits , 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.

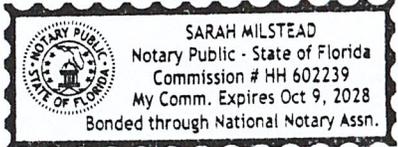
Sharon Gray

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

Sworn to and subscribed before me this 2nd day of March, 2026 Affiant is personally known to me.

Sarah

Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0017

Smith Luther C/o Ruthie Mae Walker

Respondents,

_____/

TO: Smith Luther C/o Ruthie Mae Walker
4543 Sw Holly Ave
ARCADIA FL 34266

RE: 4543 Sw Holly 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 **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.

Certified Mailing Number: 9589071052702678569367

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



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

Smith Luther
C/o Ruthie Mae Walker
Nocatee, FL 34268

RE: 4543 Sw Holly Ave
PIN #: 23-38-24-0330-0330-0010
Case No: CE-26-0017

Date: January 21, 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.

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

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 14, 2026** at **10:20 am**, the property located at **4543 Sw Holly Ave** was visited and revealed the following:

There are dog kennel (PENS) & chicken pens (coops) on vacant property. There is garbage and debris on the property such as pallets and trash. There is a derelict vehicle on the property. The property is overgrown. Please contact the Planning Department to see if the kennels and chicken coops are allowed to be on the property. If they allow the chickens to stay on the property a chicken letter will have to be applied for and then you would only be allowed to have hens. Please remove the garbage and debris from the property. Please remove the derelict vehicle from the property or repair and tag the car. Please mow and maintain the property.

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 5, 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 5, 2026

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

Due by: February 5, 2026

Mow and maintain the property

Due by: February 5, 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

A handwritten signature in blue ink that reads "Sharon Gray". The signature is written in a cursive style with a horizontal line under the first name.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052702678572770

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)

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 stench 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)

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>Smith Luther C/o Ruthie Mae Walker</u> Case # <u>26-0017</u> Site Address <u>4543 Sw Holly Ave</u> Respondent's Mailing Address <u>PO BOX 422 Nocatee, FL 34268</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:

DCCO Section 11-302 Unauthorized dumping and accumulation prohibited

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

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: 3/26/25

Reviewed by: *[Signature]*

Date: 2/27/26

SMCE 26-0017

Code Enforcement Case: CE-26-0017

Entered on: 12/31/2025 00:00

Printed on: 02/27/2026

Topic: Garbage and Debris
Due Date: 02/20/26
Initiated by: County
Hearing Date:
SM Case No:

Status: Open - N2C issued/Posted
Assigned To: Sharon Gray
Area #: RMF-M
Hearing Time:

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 4543 Sw Holly Ave , 34266

Phone:

APN : 23-38-24-0330-0330-0010

Cell #:

Owner Information

Owner Name: Smith Luther C/o Ruthie Mae Walker

Address: PO BOX 422

Nocatee, FL 34268

Phone: 941-724-2629 Ray

Cell #: 863-990-1648 Willie

Actions

Action By Date Time Note/Observation

E-mail Correspondence Sharon 12/30/2025 9:52 AM Email Correspondence between Marla and Tara:

I do not see a chicken affidavit in our files, is this property vacant ? it looks top be on the PA site.

The Development Department will be closed on Thursday, January 1st in observance of New Years.

Happy New Year!!

Tara Wilson

Associate Planner

DeSoto County Board of County

Commissioners

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

Phone: 863-993-4806

Fax: 863-491-6163

t.wilson@desotobocc.com

www.desotobocc.com

Please send all emails to planning@desotobocc.com to ensure they are received.

From: Marla Gibson

<m.gibson@desotobocc.com>

Sent: Tuesday, December 30, 2025

9:52 AM

To: Planning

<Planning@desotobocc.com>

Subject: 4543 holly ave

This email originated inside of Desoto County BOCC.

Good Morning,

I would like to know if there has been a permit issued for chickens to a Ray

Ramon (941) 724-0701 or for the property at 4543 sw holly ave. , within the last few years.

They have multiple cages on this property that is owned by Luther Wayne Smith who is in the C/O of Ruthie Mae Walker (863) 494-2806, PO Box 422, Nocatee, FL 34268. If you could let me know please.

Thank you,
Marla D. Gibson

Marla D. Gibson
Animal Control Officer

Desoto County Animal Services
2048 NE McKay Street, Arcadia, FL 34266
Office: 863-993-4855
Cell: 863-444-7997
m.gibson@desotobocc.com

Complaint	Sharon12/31/2025 9:49 am Gray	Request 5966-Marla Gibson - Vacant lot with Chickens & Dogs in Pens - See attached Notes
Inspection / Site Visit	Sharon01/07/2026 1:43 pm Gray	Site visit photos taken in violation. There is debris, kennels and chicken coops and a vehicle.
E-mail Correspondence	Sharon01/13/2026 8:46 am Gray	Email from Laura in Planning with clarification for pens, and dog kennels: Sharon,

Below is from the LDR Sec. 20-1650 Definitions.

Accessory use or structure means a use or structure that is incidental and subordinate to the principal use or structure and is located, on the same premises. An accessory use or structure is not allowed unless there is a principal use or structure on the same premises. On the same premises with respect to accessory uses and structures shall be construed as meaning on the same lot, on a contiguous lot in the same ownership, or on a non-contiguous lot under the same ownership and under a unity of title or similar instrument. Where a building is attached to the principal building, it shall be considered a part thereof, and not an accessory building. A facility for the service of malt, vinous, or other alcoholic beverages shall be deemed an accessory use for a motel, hotel, boatel, private club, country club, yacht club, or golf club provided all other applicable requirements of State law and County regulations are met.

RMF-M zoning lists the primary uses/structures that are required before an accessory use/structure can be permitted.

Although the animal pens do not require a building permit, by definition, they are considered a structure. Therefore, they would also be an

accessory to the primary and would not be allowed without a primary structure on the property. Structure means anything constructed or erected which requires a fixed location on the ground, or in the ground, or attached to something having a fixed location on or in the ground.
Thanks.
Laura McClelland
Planner I

Inspection / Site Visit	Sharon01/14/2026 10:20 am Gray	Site visit photos taken in violation.
Notice of Violation	Sharon01/21/2026 Gray	> Inspection Time:10:20 am, Send to (Owner - Cert no=9589071052702678572770), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon01/21/2026 9:21 am Gray	Posted and mailed notice to correct photos taken
Return Receipt Received	Sharon02/02/2026 12:27 pm Gray	Received signed green card.
Meeting / Conference	Sharon02/04/2026 Gray	Ray Ramon and Willie a relative of Ruthie Mae Walker came by the office. Ray turned in a chicken letter for his residence in that neighborhood. I gave Ruthie's relative a copy of the notice and a copy of the green card and an extension form. Ray called and spoke to the inspectors who told him that the pens do not require permits.
E-mail Correspondence	Sharon02/04/2026 1:04 pm Gray	Sharon, Per our conversation Ray spoke with the building inspector Mike LaBarre and a building permit will not be required for the dog pens. No zoning will be required. They must complete a chicken affidavit acknowledging they are complying to all requirements. No roosters will be allowed . Thank you Tara Wilson Associate Planner
Inspection / Site Visit	Sharon02/10/2026 10:06 am Gray	Site visit photos taken from what I can tell all of the animals have been removed from the property and most of the kennels have also been removed. I haven't heard back from Willie with the extension form.
Phone Call	Sharon02/11/2026 10:32 am Gray	Rosie Wright is a friend of the family. He is going to get a dumpster to clean up the property. He is waiting on Womack to deliver a dumpster. He said that the vehicle was removed. I told him to fill out the extension form out and have his Aunt sign it and submit the extension form in person or scan it and email it to myself.
Inspection / Site Visit	Sharon02/25/2026 11:36 am Gray	Site visit photos taken in violation. Progress has been made but still in violation.
Special Master Mandatory Hearing Case Submittal Checklist Template	Sharon02/26/2026 3:36 pm Gray	Send to (Owner)

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	
3	LDR Sec. 20-1342 - Development Permit Required Corrections Required:Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits		Open	
4	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open	

Additional Addresses

Address Type:Complainant
Name:Marla Gibson
Address:2048 NE McKay Street
ARcadia, FL 34266
Phone:8634447997 Cell #:8639902992

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values

updated: 2/26/2026

Parcel: << 23-38-24-0330-0330-0010 (13203) >>

Owner & Property Info

Result: 3 of 4

Owner	SMITH LUTHER C/O RUTHIE MAE WALKER PO BOX 422 NOCATEE, FL 34268		
Site	4543 SW HOLLY AVE, ARCADIA		
Description*	RIVER HEIGHTS SUB LOT 1 BLK 33 OR 52/702		
Area	0.307 AC	S/T/R	23-38-24
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.			

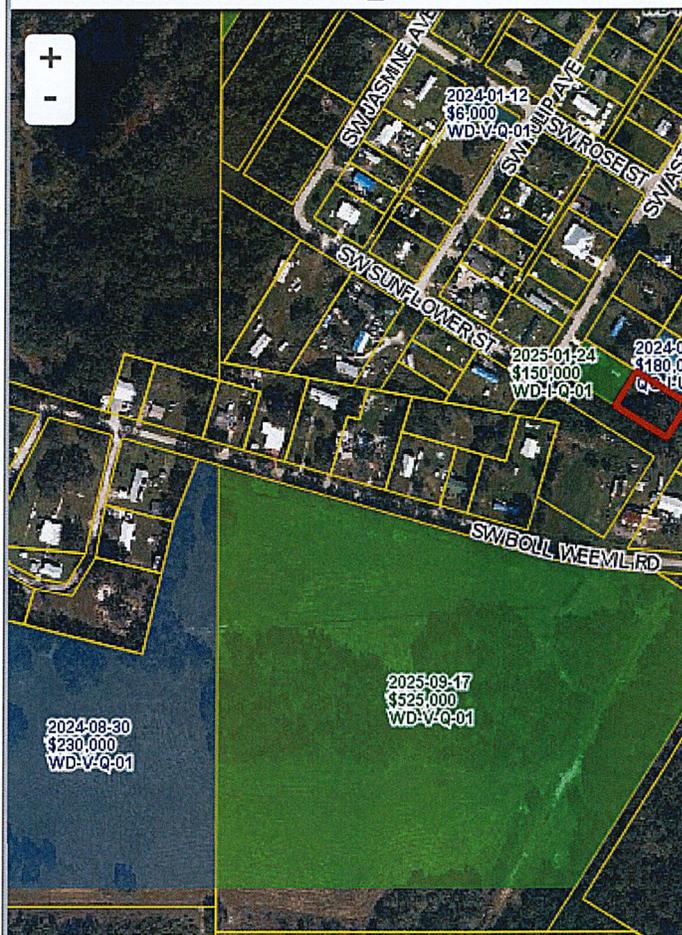
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$3,500	Mkt Land	\$3,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$2,850	XFOB	\$2,850
Just	\$6,350	Just	\$6,350
Class	\$0	Class	\$0
Appraised	\$6,350	Appraised	\$6,350
SOH/10% Cap	\$133	SOH/10% Cap	\$0
Assessed	\$6,217	Assessed	\$6,350
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$6,217 other:\$6,217 school:\$6,350	Total Taxable	county:\$6,350 other:\$6,350 school:\$6,350

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
NONE						

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
1775	MH-CONN	1980	\$2,850.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 UT (0.307 AC)	1.0000/1.0000 1.0000/ /	\$3,500 /UT	\$3,500	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: 3 of 4

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

GrizzlyLogic

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Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1098900 2025

R 23-38-24-0330-0330-0010

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$43.61
COUNTY LAW ENF	.0029406	\$18.67
SCHOOL LRE	.0030330	\$19.26
SCHOOL DISC	.0022480	\$14.27
SOUTHWEST WATER MGMT	.0001831	\$1.16
TOTAL AD-VALOREM:		\$96.97

**SMITH LUTHER
C/O RUTHIE MAE WALKER
PO BOX 422
NOCATEE , FL 34268**

0.307 ACRES
RIVER HEIGHTS SUB
LOT 1 BLK 33
OR 52/702

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: \$153.97
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

FAIR MKT VALUE	\$6,350.00	DIST	7
ASSESS	\$6,350.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$6,350.00		
** PAID **			

Exemptions:

**Property Address:
4543 SW HOLLY AVE ARCADIA 34266**

Last Payment: 11/14/2025 **Receipt Number:** 250
Amount Collected: \$147.81 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
233824033003300010	R	2025	\$96.97	\$57.00	11/14/2025	\$147.81	\$0.00
233824033003300010	R	2024	\$97.63	\$38.00	11/27/2024	\$130.20	\$0.00
233824033003300010	R	2023	\$93.48	\$38.00	11/17/2023	\$126.22	\$0.00
233824033003300010	R	2022	\$82.38	\$38.00	11/29/2022	\$115.56	\$0.00
233824033003300010	R	2021	\$87.30	\$38.00	11/30/2021	\$120.29	\$0.00
233824033003300010	R	2020	\$88.10	\$38.00	11/12/2020	\$121.06	\$0.00
233824033003300010	R	2019	\$88.74	\$38.00	11/25/2019	\$121.67	\$0.00
233824033003300010	R	2018	\$127.83	\$243.50	12/31/2018	\$360.19	\$0.00
233824033003300010	R	2017	\$116.68	\$390.50	11/28/2017	\$486.89	\$0.00
233824033003300010	R	2016	\$114.24	\$28.00	11/14/2016	\$136.55	\$0.00
233824033003300010	R	2015	\$119.19	\$30.00	11/12/2015	\$143.22	0.00
233824033003300010	R	2014	\$107.90	\$30.00	12/1/2014	\$133.76	0.00

6.00
24.50m

NO 76-6164
MORTGAGE DEED

OFFICIAL
RECORDED No. 127

PAGE 563

MORTGAGEE:
Avco Financial Services Inc.
20 E. Oak St.
Arcadia, Fl. 33821
Florida

ACCOUNT NUMBER 16799			
LAST NAME Luther,	FIRST Smith	INITIAL	SPOUSE'S NAME a widower

That Mortgagor hereby grants, bargains, assigns, and conveys unto Mortgagee, the following described real estate in the County of DeSoto, State of Florida, to wit:

Lots 1,5,6 of Block 33 RIVER HEIGHTS SUBDIVISION of Rail Road Survey of Nocatee as per plat of Record; and begin an NE corner of NE¹/₄ of NE¹/₄ of Section 27, Township 38, Range 24, and run South 150 yards, West 150 yards, North 150 yards and East 150 yards to Beginning; less lots 1 to 8 inclusive of Charles Coleman's Subdivision.

Received \$ 245 in payment of Taxes due on Class C Intangible Personal Property, pursuant to Chapter 71-134, Act of 1971.
Delma Allen-Clock
M.T.



This instrument was prepared by
Marie Gibson
Avco Financial Services Inc.
20 E. Oak St.
Arcadia, Fl. 33821

together with all buildings and improvements now or hereafter erected thereon and all screens, shades, storm sash and blinds, and heating, lighting, plumbing, gas, electric, ventilating, refrigerating and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, all of which is referred to hereinafter as the "premises"

TO HAVE AND TO HOLD said land and premises, with all the rights, privileges and appurtenances thereto belonging, unto mortgagee and his heirs, executors, administrators, successors and assigns, forever.

Mortgagor also assigns to Mortgagee all rents, issues and profits of said premises, reserving the right to collect and use the same, with or without taking possession of the premises, during continuance of default hereunder, and during continuance of such default authorizing Mortgagee to enter upon said premises and/or collect and enforce the same without regard to adequacy of any security for the indebtedness hereby secured by any lawful means including appointment of a receiver in the name of any party hereto, and to apply the same less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, in such order as Mortgagee may determine.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Mortgagor contained herein; (2) Payment of the principal sum of \$ 1224.21 with interest, as provided in accordance with the terms and provisions of a Promissory Note/Loan Agreement (hereinafter referred to as "Promissory Note") dated 12/7/76, maturity date 12/7/79, and payable to the order of Mortgagee, to which Promissory Note reference is hereby made; (3) Payment of any additional advances, not in a principal sum in excess of \$ 1224.21, with interest thereon, as may hereafter be loaned by Mortgagee or the then holder of his Mortgage to Mortgagor, each and every advance to be evidenced by the Promissory Note of Mortgagor in the amount of the advance; (4) The payment of any money that may be advanced by the Mortgagee to Mortgagor for any reason or to third parties where the amounts are advanced to protect the security or in accordance with the covenants of this Mortgage.

All payments made by Mortgagor on the obligation secured by this Mortgage shall be applied in the following order:
FIRST: To the payment of taxes and assessments that may be levied and assessed against said premises, insurance premiums, repairs, and all other charges and expenses agreed to be paid by the Mortgagor.
SECOND: To the payment of interest due on said loan.
THIRD: To the payment of principal.

Stamps affixed to note

TO PROTECT THE SECURITY HEREOF, MORTGAGOR COVENANTS AND AGREES: (1) To keep said premises insured against fire and such other casualties as the Mortgagee may specify, up to the full value of all improvements for the protection of Mortgagee in such manner, in such amounts, and in such companies as Mortgagee may from time to time approve, and to keep the policies therefor, properly endorsed, on deposit with Mortgagee, and that loss proceeds (less expenses of collection) shall, at Mortgagee's option, be applied on said indebtedness, whether due or not or to the restoration of said improvements. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee instead of Mortgagor. (2) To pay all taxes and special assessments of any kind that have been or may be levied or assessed upon said premises, or any part thereof. (3) In the event of default by Mortgagor under Paragraphs 1 or 2 above, Mortgagee, at its option (whether electing to declare the whole indebtedness secured hereby due and collectible or not), may (a) effect the insurance above provided for and pay the reasonable premiums and charges therefor; (b) pay all said taxes and assessments without determining the validity thereof, and (c) pay such liens and all such disbursements shall be deemed a part of the indebtedness secured by this Mortgage and shall be immediately due and payable by Mortgagor to Mortgagee. (4) To keep the buildings and other improvements now or hereafter erected in good condition and repair, not to commit or suffer any waste or any use of said premises contrary to restriction or record or contrary to laws, ordinances or regulations of proper public authority, and to permit Mortgagee to enter at all reasonable times for the purpose of inspecting the premises, not to remove or demolish any building thereon; to complete within One Hundred Eighty (180) Days or restore promptly and in a good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay, when due, all claims for labor performed and material furnished therefor. (5) That the time of payment of the indebtedness hereby secured, or of any portion thereof, may be extended or renewed and any portions of the premises herein described may, without notice, be released from the lien hereof, without releasing or affecting the personal liability of any person or corporation for the payment of said indebtedness or the lien of this instrument upon the remainder of said premises for the full amount of said indebtedness then remaining unpaid, and no change in the ownership of said premises shall release, reduce or otherwise affect any such personal liability on the lien hereby created. (6) That he is seized of the premises in fee simple and has good and lawful right to convey the same; and that he does hereby forever warrant and will forever defend the title and possession thereof against the lawful claims of any and all persons whatsoever.

IT IS MUTUALLY AGREED THAT: (1) If the said Mortgagor shall fail or neglect to pay installments on said Promissory Note or on any other advance or obligation which may be secured hereby by the same may hereafter become due, or upon default in performance of any agreement hereunder, or upon sale or other disposition of the premises by Mortgagor, or should any action or proceeding be filed in any court to enforce any lien on, claim against or interest in the premises, then all sums owing by the Mortgagor to the Mortgagee under this Mortgage or under the Promissory Note secured hereby shall immediately become due and payable at the option of the Mortgagee, on the application of the Mortgagee, or assignee, or any person who may be entitled to the moneys due thereon. In such event the Mortgagee shall have the right immediately to foreclose this Mortgage according to law for the collection of the whole amount of the indebtedness and interest thereon plus reasonable attorney's fees costs allowed by law and any amounts advanced pursuant to this Mortgage.

(2) Mortgagor agrees to surrender possession of the hereinabove described premises to the Purchaser at the aforesaid sale, immediately after such sale, in the event such possession has not previously been surrendered by Mortgagor, and for failure to surrender possession, will pay to Purchaser the reasonable rental value of the premises during or after the redemption period.

(3) In the event said premises are sold by Mortgagee, Mortgagor shall be liable for any deficiency remaining after sale of the premises, and application of the proceeds of said sale to the indebtedness secured and to the expenses of conducting said sale, including attorney's fees and legal expenses if allowed by law.

(4) Whenever, by the terms of this instrument, Mortgagee is given any option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee or payment of indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

(5) If Mortgagor shall pay said Promissory Note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within the statutory period after written demand therefor by Mortgagor, execute a release or satisfaction of this Mortgage.

(6) Notwithstanding anything in this Mortgage or the Promissory Note secured hereby to the contrary, neither this Mortgage nor said Promissory Note shall be deemed to impose on the Mortgagor any obligation of payment, except to the extent that the same may be legally enforceable, and any provision to the contrary shall be of no force or effect.

(7) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained and in said Promissory Note.

(8) If any Debtor is a married woman, she represents and warrants that this instrument has been executed on her behalf, and that she has not executed the same as surety for another.

(9) Each of us, whether Principal, Surety, Guarantor, Endorser, or other party hereto, hereby waives and renounces, each for himself and family, any and all homestead or exemption rights either of us have under or by virtue of the Constitution or Laws of any State, or of the United States, or any right in the nature of dower or curtesy, or any statutory substitute therefor as against this debt or any renewal thereof.

(10) In the event the Mortgagor(s) transfer(s) the ownership of the said premises, or any part thereof, the entire unpaid balance of the debt secured hereby shall immediately become due and payable.

IN WITNESS WHEREOF the said mortgagor has to these presents set hand and seal this date 7th of Dec 1976

OFFICIAL RECORD No. 127 PAGE 564

Signed, Sealed and Delivered in the presence of

W. O. [Signature]
Witness

Luther Smith
Mortgagor (SEAL)

John B. Spears
Witness

[Signature]
Mortgagor (SEAL)

ACKNOWLEDGEMENT

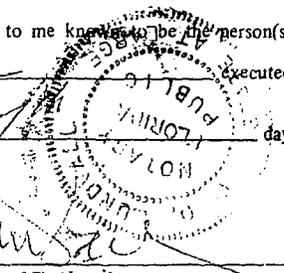
STATE OF FLORIDA, COUNTY OF DeSoto ss.

I Hereby Certify that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Luther Smith and [Signature] to me known to be the person(s) described in and who executed the foregoing Mortgage, and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 7th day of Dec A.D. 1976.

Notary Public, State of Florida at Large
My Commission Expires April 30, 1980

W. O. [Signature]
Notary Public, State of Florida at Large.



Filed and Recorded in the Public Records of _____ County, Fla.
In _____ Book No. _____
On Page No. _____ this _____ day of _____, 19____
Record Verified _____ Clerk
By _____ D.C.

To: _____
From: _____
1976 DEC 13 PM 4:42
CLERK OF CIRCUIT COURT
DE SOTO COUNTY FLORIDA
m.t.

FLORIDA
MORTGAGE

NO. 84-5519

OFFICIAL RECORD No 205 PAGE 1001

Last Will and Testament

OF

#84-379-CP

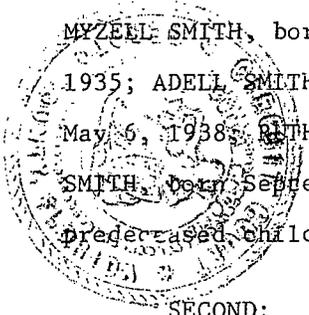
LUTHER SMITH

FILED & RECORDED
DELMA ALLEN
CLERK OF SUPERIOR COURT
MERCED COUNTY
DE 300

I, LUTHER SMITH, a resident of the County of Merced, State of California, declare this to be my Will, and I hereby expressly revoke all prior Wills and Codicils to Wills, if any, made by me.

84 SEP 21 10:23 AM

FIRST: I declare that I am a widower; that I have eight children living, whose names and dates of birth are: NATHANIEL SMITH, born February 18, 1928; GRACIE LEE WALLEY, born September 2, 1929; MYZELL SMITH, born February 9, 1933; LEROY SMITH, born February 5, 1935; ADELL SMITH, born August 15, 1936; IDA MAY PHILLIPES, born May 6, 1938; RUTHER MAY WALKER, born October 6, 1940; and JOHN LEE SMITH, born September 13, 1942. I further declare that I have one predeceased child, who died leaving no issue surviving.



SECOND: It is my intention to dispose of all of my property which I have the right to dispose of by Will.

THIRD: I give, devise, and bequeath all of my property, of whatever kind or description and wheresoever situated, to my eight children, NATHANIEL SMITH, GRACIE LEE WALLEY, MYZELL SMITH, LEROY SMITH, ADELL SMITH, IDA MAY PHILLIPES, RUTHER MAY WALKER, and JOHN LEE SMITH, in equal shares, share and share alike. In the event that any of my said children shall fail to survive me, then in that event, I direct that such deceased child's share of my estate shall go to the issue of such deceased child, by right of representation.

DE
LAW

FOURTH: I nominate and appoint GRACIE LEE WALLEY as Executor of this, my Last Will and Testament. In the event that

she is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint MYZELL SMITH as Executor of this Will. In the event that said MYZELL SMITH is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint LEROY SMITH as Executor of this Will. In the event that said LEROY SMITH is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint ADELL SMITH as Executor of this Will. In the event that said ADELL SMITH is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint IDA MAY PHILLIPES as Executor of this Will. In the event that said IDA MAY PHILLIPES is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint RUTHER MAY WALKER as Executor of this Will. In the event that said RUTHER MAY WALKER is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint JOHN LEE SMITH as Executor of this Will. In the event that said JOHN LEE SMITH is unwilling or unable to act or to continue to act as such Executor, then in that event, I nominate and appoint NATHANIEL SMITH as Executor of this Will. I direct that no bond be required of any Executor hereinabove nominated.

FIFTH: I have purposely made no provision for any other person, whether claiming to be an heir of mine or not, and if any person, whether a beneficiary under this Will or not mentioned herein, shall contest this Will or object to any of its provisions, I give to such person so contesting or objecting the sum of ONE DOLLAR (\$1.00) and no more, in lieu of the provision which I have made or which I might have made herein for such person so contesting or objecting.

LS
QPE
LAW

SIXTH: If any beneficiary dies prior to the entry of any order, decree, or judgment distributing property in my estate, or within five (5) months after my death, whichever is earlier, any interest under other provisions of this Will is to be disposed of as if such beneficiary had predeceased me.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of October, 1980.

Luther Smith
LUTHER SMITH

The foregoing instrument was subscribed on the date which it bears by the Testator, LUTHER SMITH, and at the time of subscribing was declared by him to be his Last Will and Testament. The subscriptions and declarations were made in our presence, we being present at the same time, and we at the request of the Testator and in his presence and in the presence of each other, have signed this instrument as witnesses.

De Allen J. Emmet residing at Merced, Calif.

PC
JAW Lynette Wade residing at Merced, Calif.



DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus **KORI**
POWERED BY CIVITEK

[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:

19 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
SMITH LUTHER	T	12/09/1986	ORD	867990	231/433	2	\$0.00	FILED IN CASE #84-438-CP View Image
SMITH LUTHER	T	12/09/1986	ORD	867991	231/435	2	\$0.00	FILED IN CASE #84-379-CP View Image
SMITH LUTHER	T	10/01/1984	PRO	845737	206/79	3	\$0.00	FILED IN CASE# 84-438-CP View Image
SMITH LUTHER	T	10/01/1984	PRO	845738	206/82	2	\$0.00	FILED IN CASE# 84-438-CP View Image
SMITH LUTHER	T	09/21/1984	PRO	845519	205/1001	3	\$0.00	CASE# 84-379-CP View Image
SMITH LUTHER	T	09/03/1980	SAT	804455	165/47	1	\$0.00	OR 157 PG 296 View Image
SMITH LUTHER	T	11/08/1979	SAT	797286	157/701	1	\$0.00	OR 137 PG 162 View Image
SMITH LUTHER	F	10/30/1979	MTG	796984	157/296	2	\$0.00	LOTS IN BLK 33 View Image
SMITH LUTHER N	T	04/11/1979	SAT	792318	151/36	1	\$0.00	OR 63 PG 208 View Image
SMITH LUTHER	F	11/29/1978	D	787278	147/42	1	\$0.00	LOT 5 BLK 33 View Image
SMITH LUTHER	T	01/25/1978	UNK	780485	137/1098	1	\$0.00	OR 84 PG 136 View Image
SMITH LUTHER	F	12/29/1977	MTG	777995	137/162	2	\$0.00	PT OF LOTS IN BLK 33 View Image
SMITH LUTHER	T	10/06/1977	SAT	776376	135/101	1	\$0.00	CASE #2560 View Image
SMITH LUTHER	F	09/29/1977	D	776243	134/1125	1	\$0.00	LOT 6 BLK 33 View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
SMITH LUTHER	T	04/19/1977	UNK	772105	130/896	1	\$0.00	OR 109 PG 409 View Image
SMITH LUTHER	T	03/09/1977	UNK	771338	129/847	1	\$0.00	OR 113 PG 948 View Image
SMITH LUTHER	F	12/13/1976	MTG	766164	127/563	2	\$0.00	LAND IN SEC 27-38-24 View Image
SMITH LUTHER	T	07/31/1975	UNK	753503	115/1157	1	\$0.00	OR 73 PG 618 View Image
SMITH LUTHER	F	07/23/1975	MTG	753370	115/971	1	\$0.00	LAND IN SEC 27-38-24 View Image

19 items found, displaying all items.

Customer Information

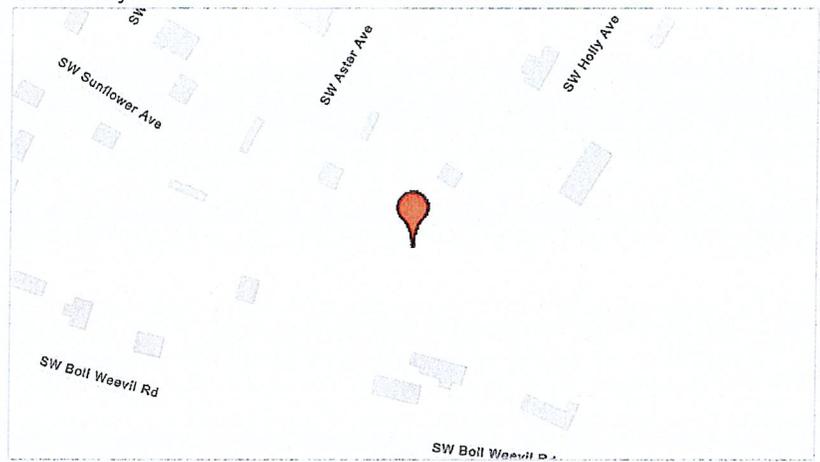
Name: Marla Gibson
Address: 2048 NE McKay Street
ARCadia, FL 34266

Phone: 8634447997
Alt. Phone: 8639902992
Email: m.gibson@desotobocc.com

Request Classification

Topic: Fowl / Farm Animals in Residential District
Status: Open
Assigned to: Sharon Gray
Property Address: 4543 Holly Ave

Request type: Problem
Priority: Normal
Entered Via: Web



Property APN:
Retention Disposition Date
Date File Scanned into DocuShare: 12/31/2025

Description

Vacant lot with Chickens & Dogs in Pens - See attached Notes

Reason Closed

Date Expect Closed: 01/02/2026

Enter Field Notes Below

Notes:

Notes Taken By: _____ Date: _____

DeSoto County Property Appraiser

Parcel ID: 23-38-24-0330-0330-0010

Address: 4543 SW HOLLY AVE, ARCADIA

[<< [
Prev 5 of 5 Next
] >>]

Owner: SMITH LUTHER

Description: RIVER HEIGHTS SUB LOT 1 BLK 33 OR 52/702



Activity Card

A25-013551-5	INV/BARK	Priority Level: 5	Total Animals : 5	Animal Type: DOG
Activity Address: 4543 SW HOLLY AVE Activity Comment: Call Ray Ramon - (941) 724-0701				
Owner Information: P012697 RAY RAMON (941) 724-2629				
Caller Information: P012633 JERRY CARPENTER 4510 SW ASTER AVE ARCADIA FL 34266 (941) 378-0701				
Officer: P999003 GIBSON		Clerk: MARLA		
Call Date:	01/06/26 12:00 PM			
New Date:	01/06/25 12:00 PM			
Dispatch Date:	01/06/25 12:00 PM			
Working Date:				
Complete Date:				

Result Codes:

Memo:

12/10/25 - mdg - spoke to Ray Ramon. He owns some of the dogs at 4543 sw holly ave. he says that he and another person has had their dogs on that property for 4 - 5 years. Someone is out there once or twice a day to take care of the dogs and chickens. the said all of his chickens and roosters are penned up. The ones that are loose are the ones that roam the neighborhood. All the animals have automatic waterers.

He said the dogs don't bark unless someone comes on the property and when they bark at night its because they are coming at 3 or 4 in the morning to take the dogs hog hunting. He does not have current rabies vaccinations on all the dogs, but he will start working on that.

12/18/25 - mdg I was on another call which was right next door to 4543 sw holly ave, (Where Sam lives the german shephard). I got out of the truck and was talking to the owner across the fence about his dog and I did not hear the dogs at 4543 bark. I did however hear them bark when I pulled the truck in their driveway to turn around., as I had both windows down in the truck.

12/31/25 - MDG CALL RAMON - DISCUSS FEW THINGS.

ZONED RMF-M (RESIDENTIAL MULTI- FAMILY) NO DWELLING ON PROPERTY VACANT PROPERTY

ZONING DOES NOT SHOW A CHICKEN APPLICATION EVER BEING RECEIVED FOR THIS PROPERTY

ROOSTERS MUST GO - NOT ALLOWED -

NEED TO SEE WRITTEN PERMISSION FROM THE OWNER / LEASE OR RENTAL AGREEMENT / HAVE OWNER CONTACT US

NUISSANCE BARKING @ 3:00 AM - CITATIONS WILL BE ISSUED IF NOT CORRECTED

Activity Card

11/25/25 - mdg - arrived at 4519 sw holly ave, where Sam the german shepherd lives and his ownr Jose Diaz. Sam was not outside, but that is the only dog at that property.

There is a vacant lot to the south of 4519 and directly behind the caller @ 4510 sw aster ave. The vacant lot has several dogs in kennels, Chickens and Roosters loose and in pens. puppies barking. There are no trespassing signs on the trees on that lot. I left a notice on the no trespassing sign on the 1st tree. The dogs barked the whole time I was there and when I drove to the road directly behind the property (4510 sw aster ave) you could still hear the dogs barking.

I looked up the property - 4543 SW Holly Ave. Owner is:

Smith, Luther Wayne
C/O Ruthie Mae Walker (863) 494-2806
PO Box 422
Nocatee, FL 34268

Properly is listed as vacant with no structures on anything on it. I looke up info on Property Appraiser and then called Dispatch for a phone number. There was no number for Luther but there was for Ruthie.

12/2/25 - MDG - CALLED THE NUMBER FOR MS. RUTHIE WALKER AND A WOMAN PICKED UP . I introduced myself and started to tell her I was calling about the vacant property of Mr. Smith and was trying to get ahold of the owner of the dogs and chickens on that property she hung up on me. I tried to call back and the phone just rang and rang. I sent her a text message. I left a second notice on the 1st tree with the "no trespassing" sign on it.

You could tell someone has been out there, there were a few things different just from glancing at the area, like a feed back up against the yellow barrell. I also only heard one puppy yapping instead of multiple puppies yapping.

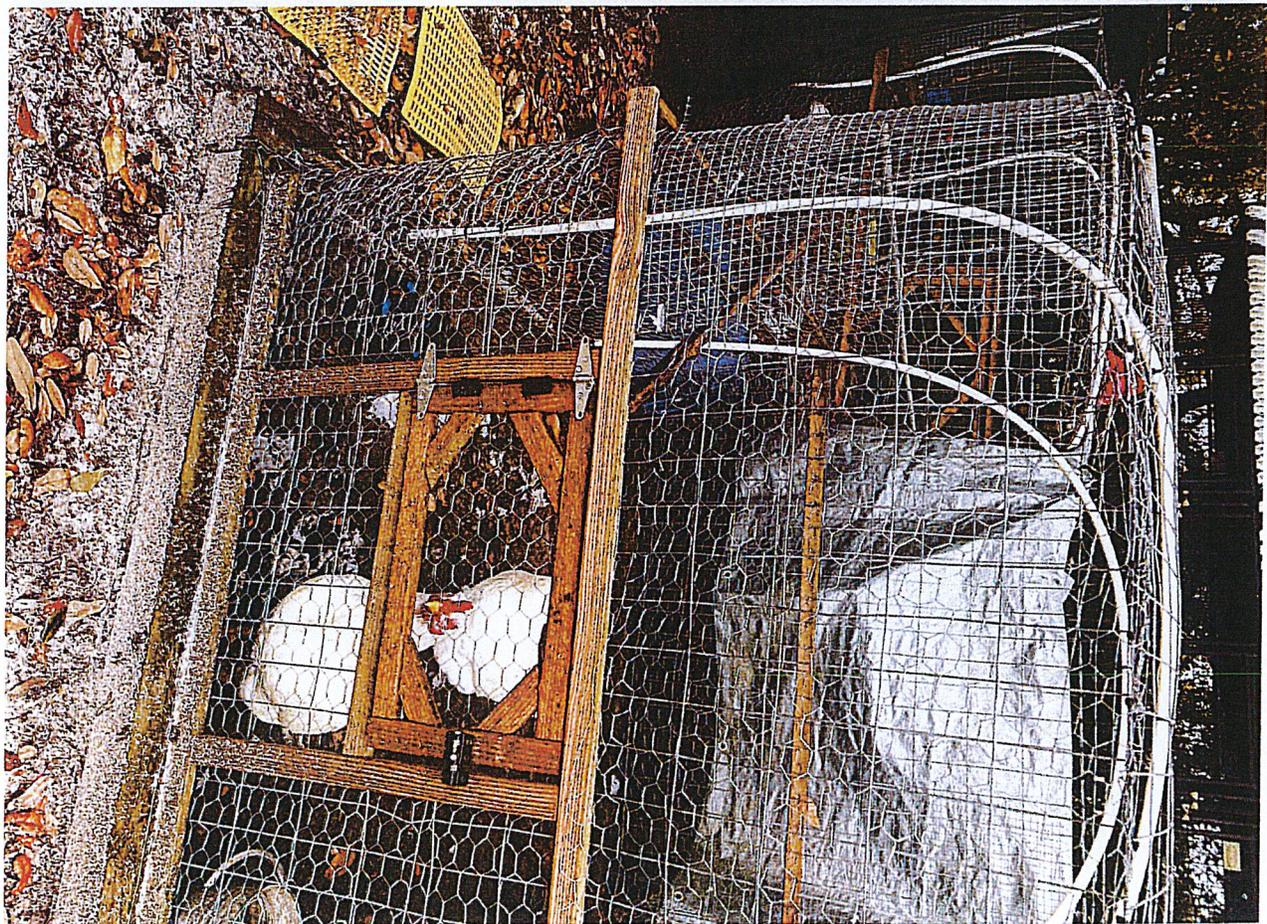
12/9/25 - MDG & NM i had left 2 notices on 2 different days las week - taped to the tree. they were gone. Saw the neighbors outside that called the complaint in and went over and talked to them. While we were talking to them, a drone flew over and was watching us. Mr. & Mrs. Carpenter moved into the home directly behind 4543 SW holly ave a few months ago. They claim they cannot leave their windows open because the smell of feces coming form 4543 sw holly. They also state the dogs are barking continuously and don't stop. They bark thru the night and have lost several nights of sleep, due to excessive barking. They are also concerned about the condition of their water from the well due to contamination from all the dog and chicken feces. They also state that chickens they believe are coming from that property go onto their property.

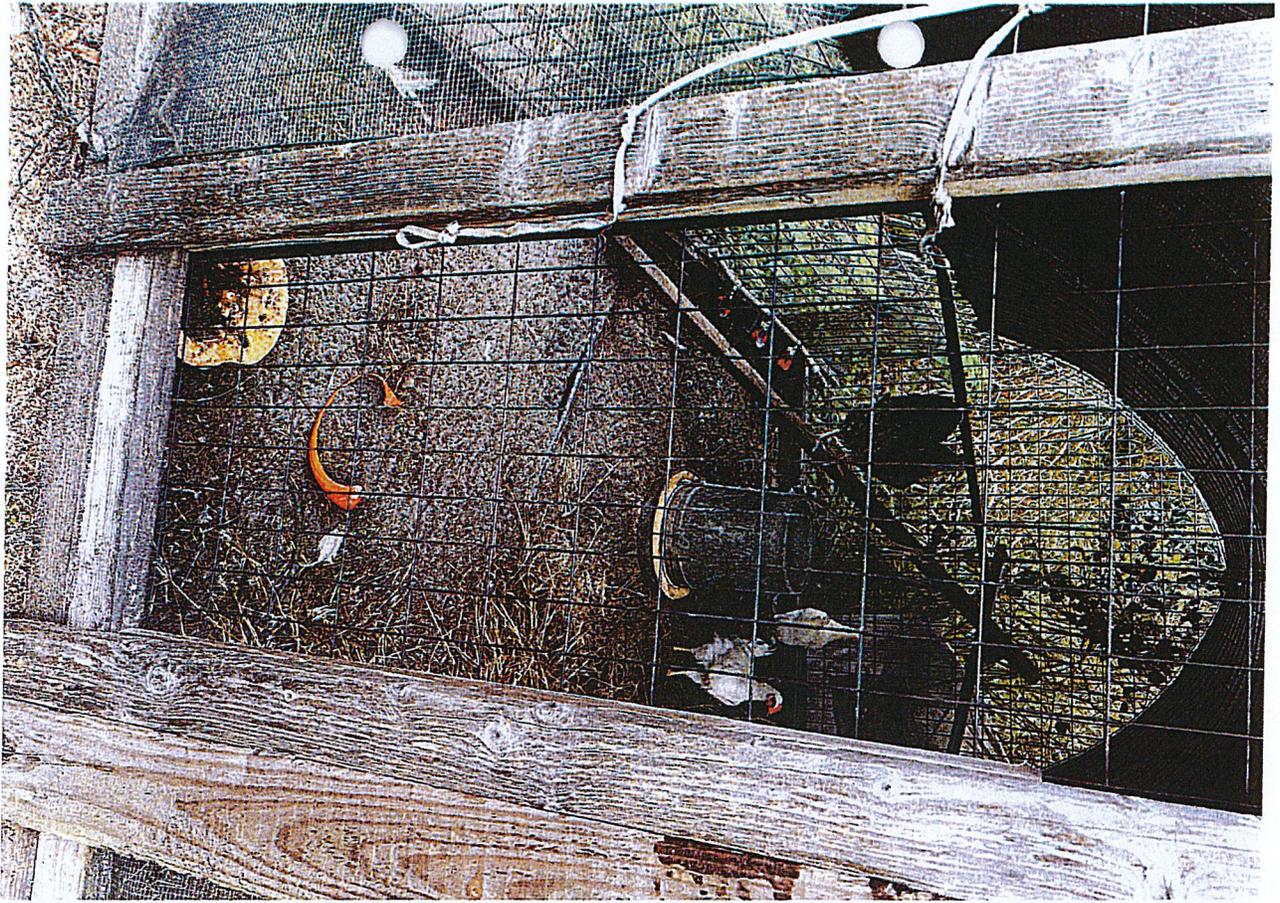


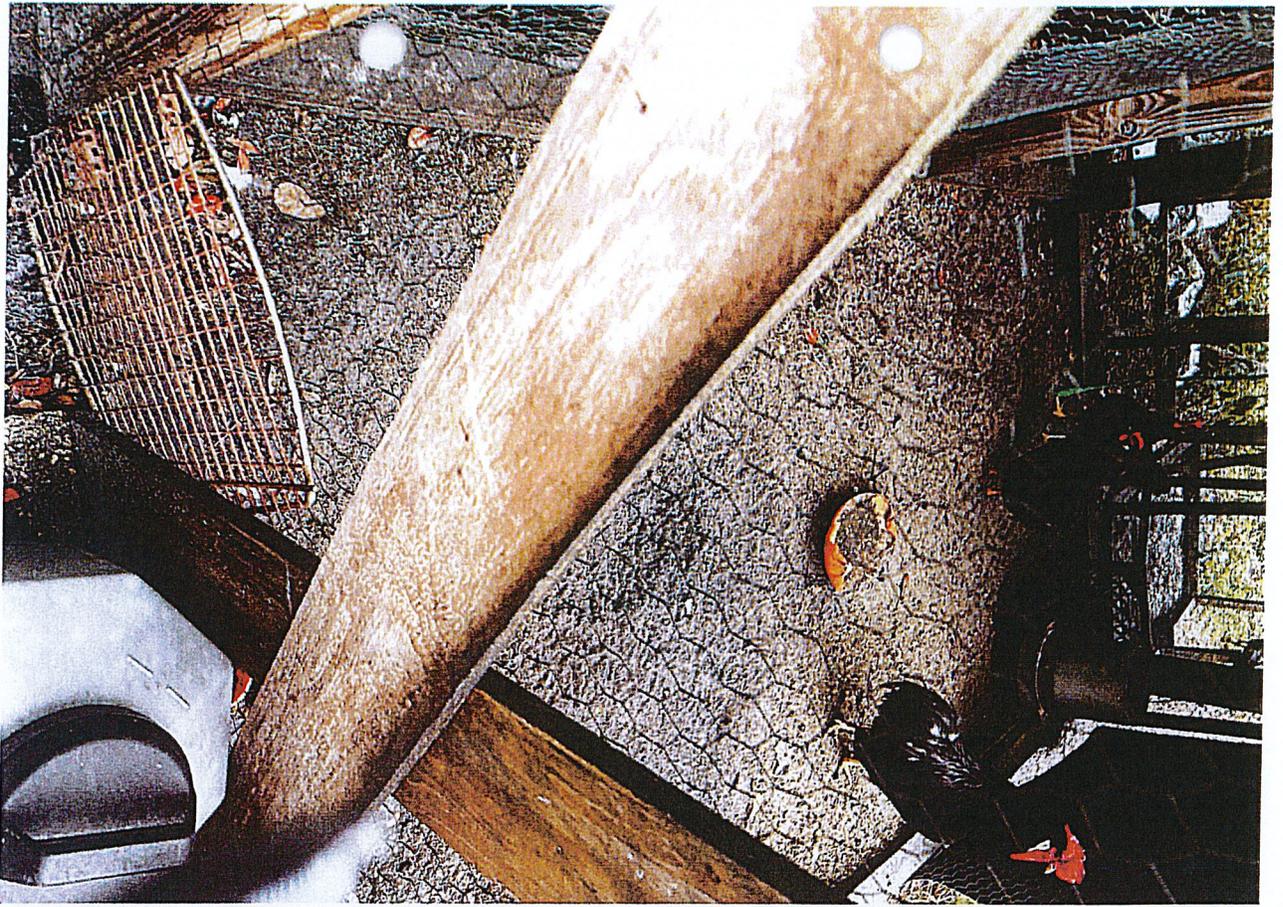














Marla Gibson

From: Tara Wilson
Sent: Tuesday, December 30, 2025 12:09 PM
To: Marla Gibson
Cc: Planning
Subject: RE: 4543 holly ave

That property is residential they need to have a dwelling prior to anything.
So they are in violation, I would send it to Code.

**The Development Department will be closed on Thursday, January 1st in observance of New Years.
Happy New Year!!**

Tara Wilson

Associate Planner

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

Phone: 863-993-4806

Fax: 863-491-6163

t.wilson@desotobocc.com

www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.

From: Marla Gibson <m.gibson@desotobocc.com>
Sent: Tuesday, December 30, 2025 11:37 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: RE: 4543 holly ave

Well It is vacant property, but supposedly the people that have the dogs and chickens there have been renting the property from the owner for the last 4 or 5 years to keep their animals on it. The have multiple cages there and running water. There is no actual building on the lot. I haven't seen a rental agreement and have not been able to contact the actual owner or care taker yet.

Thank you for getting back with me so quickly.

Marla D. Gibson

**Marla D. Gibson
Animal Control Officer**

Marla Gibson

From: Tara Wilson
Sent: Tuesday, December 30, 2025 10:31 AM
To: Marla Gibson; Planning
Subject: RE: 4543 holly ave

I do not see a chicken affidavit in our files, is this property vacant ? it looks top be on the PA site.

**The Development Department will be closed on Thursday, January 1st in observance of New Years.
Happy New Year!!**

Tara Wilson

Associate Planner
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Phone: 863-993-4806
Fax: 863-491-6163
t.wilson@desotobocc.com
www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.

From: Marla Gibson <m.gibson@desotobocc.com>
Sent: Tuesday, December 30, 2025 9:52 AM
To: Planning <Planning@desotobocc.com>
Subject: 4543 holly ave

This email originated inside of Desoto County BOCC.

Good Morning,

I would like to know if there has been a permit issued for chickens to a Ray Ramon (941) 724-0701 or for the property at 4543 sw holly ave, , within the last few years.

They have multiple cages on this property that is owned by Luther Wayne Smith who is in the C/O of Ruthie Mae Walker (863) 494-2806, PO Box 422, Nocatee, FL 34268.

If you could let me know please.

Thank you,

Marla D. Gibson

Marla D. Gibson

Animal Control Officer



Desoto County Animal Services

2048 NE McKay Street, Arcadia, FL 34266

Office: 863-993-4855

Cell: 863-444-7997

m.gibson@desotobocc.com

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)

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

ECOPY

NOTICE to CORRECT VIOLATION

Smith Luther
C/o Ruthie Mae Walker
Nocatee, FL 34268

RE: 4543 Sw Holly Ave
PIN #: 23-38-24-0330-0330-0010
Case No: CE-26-0017

Date: January 21, 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.

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.

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 14, 2026** at **10:20 am**, the property located at **4543 Sw Holly Ave** was visited and revealed the following:

There are dog kennel (PENS) & chicken pens (coops) on vacant property. There is garbage and debris on the property such as pallets and trash. There is a derelict vehicle on the property. The property is overgrown. Please contact the Planning Department to see if the kennels and chicken coops are allowed to be on the property. If they allow the chickens to stay on the property a chicken letter will have to be applied for and then you would only be allowed to have hens. Please remove the garbage and debris from the property. Please remove the derelict vehicle from the property or repair and tag the car. Please mow and maintain the property.

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 5, 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 5, 2026

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

Due by: February 5, 2026

Mow and maintain the property

Due by: February 5, 2026

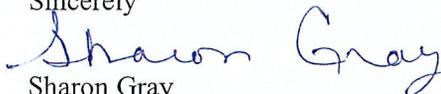
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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: 9589071052702678572770

9589 0710 5270 2678 5727 70

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

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)
 Return Receipt (hardcopy) \$ 1.20
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage
 \$.74

Total Postage and Fees
 \$ 10.44

Postmark Here
 JAN 21 2026
 34266-USPS

Luther Smith C/O Ruthie Mae Walker
 P.O. Box 422
 Nocatee, FL 34268

SENDER: COMPLETE THIS SECTION

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

Luther Smith C/O Ruthie Mae Walker
 P.O. Box 422
 Nocatee, FL 34268



9590 9402 9567 5121 7629 75

2. Article Number (Transfer from service label)
 9589 0710 5270 2678 5727 70

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
Rosie Wright
- B. Received by (Printed Name)
 Rosie Wright
- C. Date of Delivery
 JAN 27 2026
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Mail Restricted Delivery (0)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
 291 East Oak Street, Suite 204
 Arcadia, Florida 34266
 Telephone (863)491-6165
 Fax (863)491-6163

NOTICE to CORRECT VIOLATION

Smith Luther
 C/o Ruthie Mae Walker
 Nocatee, FL 32068

RE: 4543 Sw Holly Ave
 PIN #: 23-38-24-0330-0330-0010
 Case No: CE-26-0017

Date: January 21, 2026

Please be advised that this letter served 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):

- DC Code 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, containers, appliances, watercraft and diesel motors, boats, trailers, and vehicles of like motor, or tank or vessel, debris and any other items, material of any kind or any food or scrap building material on any lands or premises, improved or unimproved, within the County (Code 2007, § 9.13; Ord. No. 1992-7, § 2, 3-21-1997)
- UDL Sec. 10-27 Parking and storage of certain vehicles and trailers: Motor vehicles, recreational vehicles or trailers, of any type, without current license plates, or which appear to be abandoned or in significant disrepair, shall not be parked or stored outdoors in any district that allows residential use.
- UDL Sec. 20-133 Development Permit Required: Development is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, for development activity shall be undertaken unless authorized by a Development Order or Development Permit.
- UDL Sec. 10-10a (a)(2)(A) Overgrown Vegetation: Overgrowth and is unmanaged and in excess of 60-100 inches.

Field personnel, vegetation (including shrub, tree, and plants) at violation(s) on January 14, 2026 at 10:20 am, the property located at 4543 Sw Holly Ave, was visited and revealed the following:

There are five kennel (PENS) & chicken pens (coops) on vacant property. There is garbage and debris on the property such as pallets and trash. There is a derelict vehicle on the property. The property is overgrown. Please contact the Planning Department to see if the kennels and chicken coops are allowed to be on the property. If they allow the chickens to stay on the property, a chicken letter will have to be acquired for and then not allowed only be allowed to have hens. Please remove the garbage and debris from the property. Plans remove the derelict vehicle from the property or repair and tag the car. Please now and maintain the property.

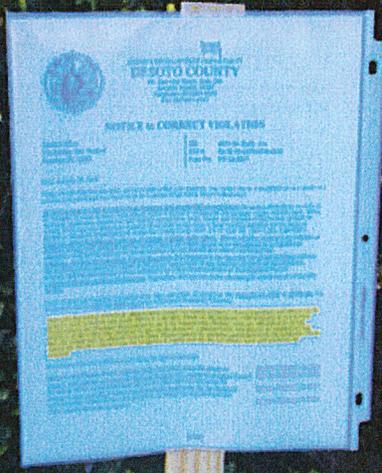
- Violations listed are development including the appropriate steps.
- Remove all garbage, refuse, rubbish, junk, and debris from the property.
- Remove all vehicles and property located: Tagged: If a vehicle is untagged it must be stored within an enclosed structure or be removed from the property.
- Please repair and utilize with period of permit's exception for the development activity, being considered on your property, or obtain the required permits.
- Apply and maintain the property.

Due to: February 1, 2026
 Due to: February 1, 2026
 Due to: February 1, 2026

Office of Planning

01/21/2026 09:21

SHARON GRAY
 4543 SW HOLLY AVE



01/21/2026 09:21

SHARON GRAY
 4543 SW HOLLY 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 11/21/2026 @ 9:21 AM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Smith Luther
C/o Ruthie Mae Walker
Nocatee, FL 34268

at the following location(s): 4543 Sw Holly Ave

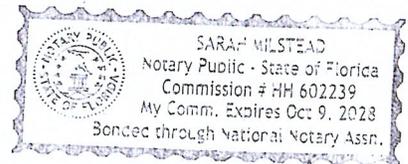
I declare under penalty of perjury that the forgoing is true and correct.

DATE: January 21, 2026

affiant Sharon Gray

Sworn to and subscribed before me this 21st day of January, 2026 by
Sharon Gray who is personally known _____ OR Produced Identification
_____.

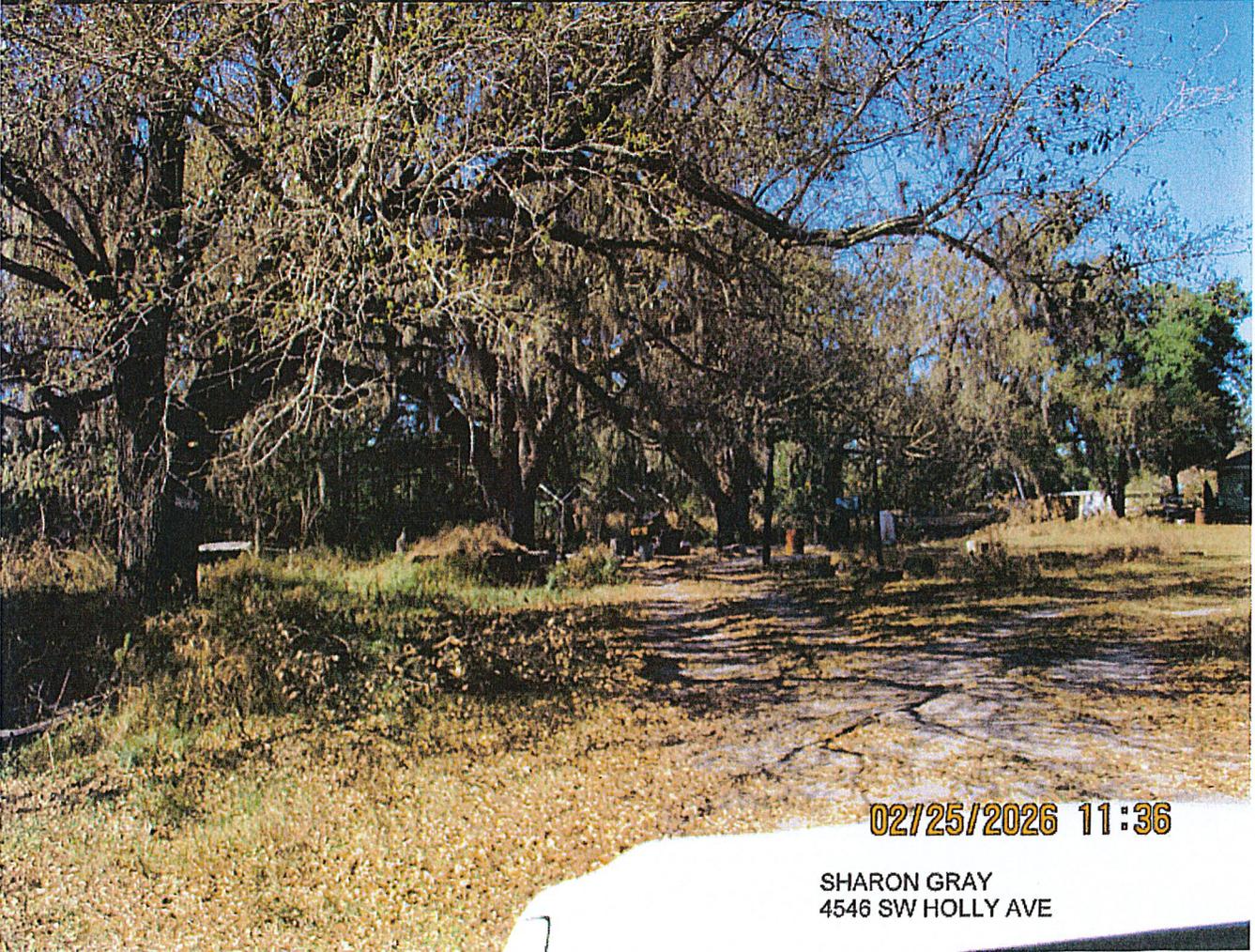
Sarah
Notary Public





02/25/2026 11:36

SHARON GRAY
4546 SW HOLLY AVE



02/25/2026 11:36

SHARON GRAY
4546 SW HOLLY AVE



02/25/2026 11:36

SHARON GRAY
4546 SW HOLLY AVE



02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



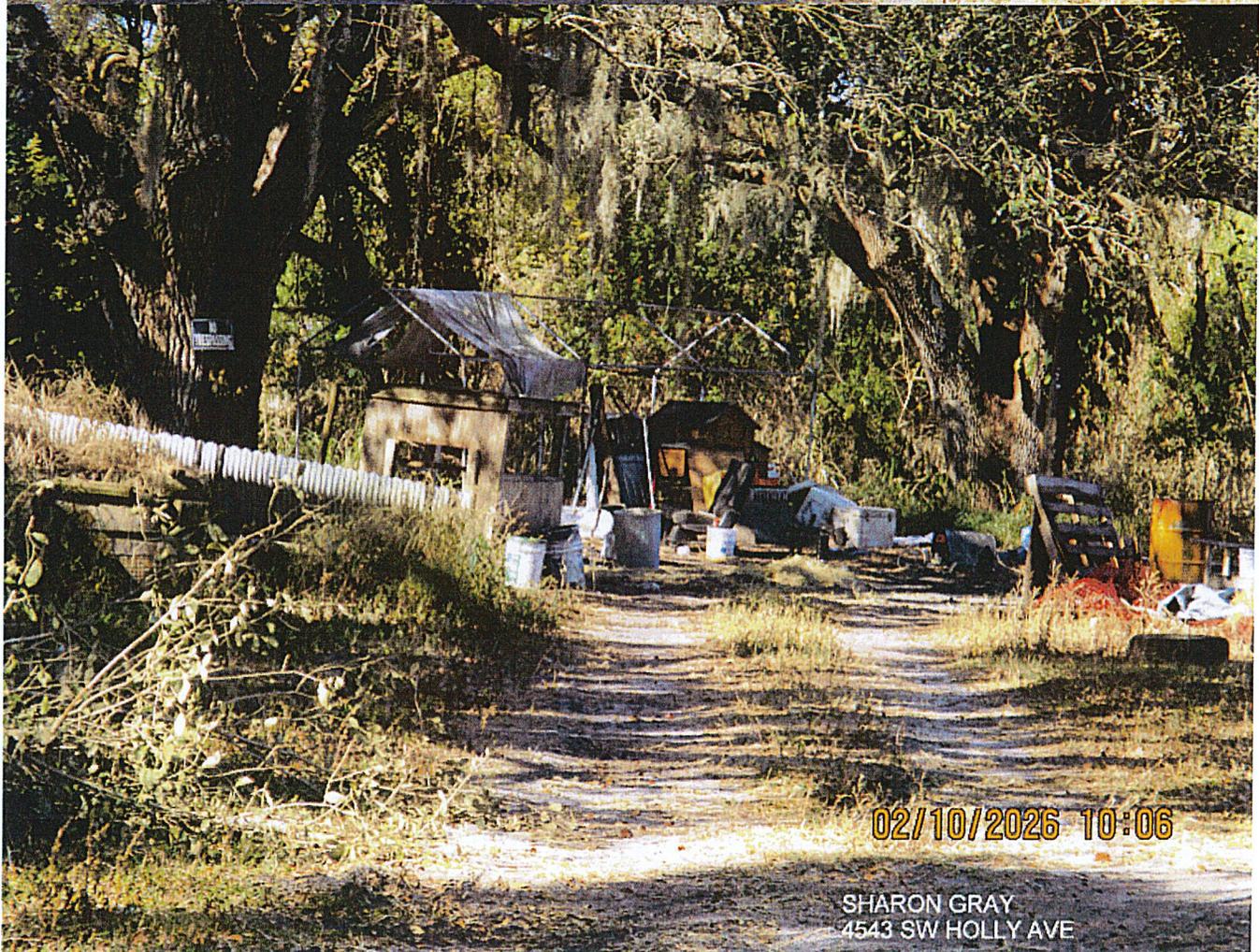
02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:06

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:07

SHARON GRAY
4543 SW HOLLY AVE



02/10/2026 10:07

SHARON GRAY
4543 SW HOLLY AVE



01/14/2026 10:20

SHARON GRAY
4543 SW HOLLY AVE



01/14/2026 10:20

SHARON GRAY
4543 SW HOLLY AVE



01/14/2026 10:20

SHARON GRAY
4543 SW HOLLY AVE



01/07/2026 13:43

SHARON GRAY
4543 SW HOLLY AVE



01/07/2026 13:43

SHARON GRAY
4543 SW HOLLY AVE



01/07/2026 13:43

SHARON GRAY
4543 SW HOLLY AVE



01/07/2026 13:43

SHARON GRAY
4543 SW HOLLY AVE

Sharon Gray

From: Laura McClelland
Sent: Tuesday, January 13, 2026 8:46 AM
To: Sharon Gray
Cc: Code Enforcement Dept; Planning
Subject: 4543 SW Holly Ave.
Attachments: RMF-M.pdf

This email originated inside of DeSoto County BOCC.

Sharon,

Below is from the LDR Sec. 20-1650 Definitions.

Accessory use or structure means a use or structure that is incidental and subordinate to the principal use or structure and is located, on the same premises. An accessory use or structure is not allowed unless there is a principal use or structure on the same premises. On the same premises with respect to accessory uses and structures shall be construed as meaning on the same lot, on a contiguous lot in the same ownership, or on a non-contiguous lot under the same ownership and under a unity of title or similar instrument. Where a building is attached to the principal building, it shall be considered a part thereof, and not an accessory building. A facility for the service of malt, vinous, or other alcoholic beverages shall be deemed an accessory use for a motel, hotel, bootel, private club, country club, yacht club, or golf club provided all other applicable requirements of State law and County regulations are met.

RMF-M zoning lists the primary uses/structures that are required before an accessory use/structure can be permitted.

Although the animal pens do not require a building permit, by definition, they are considered a structure. Therefore, they would also be an accessory to the primary and would not be allowed without a primary structure on the property.

Structure means anything constructed or erected which requires a fixed location on the ground, or in the ground, or attached to something having a fixed location on or in the ground.

Thanks.

Laura McClelland

Planner I

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

Phone: 863-993-4806

l.mcclelland@desotobocc.com

www.desotobocc.com



Please send all Planning and Zoning emails to planning@desotobocc.com to ensure our office receives them.

Sharon Gray

From: Tara Wilson
Sent: Wednesday, February 4, 2026 1:04 PM
To: Code Enforcement Dept
Cc: Planning
Subject: 4419 SW ASTER AVE

This email originated inside of Desoto County BOCC.

Sharon,

Per our conversation Ray spoke with the building inspector Mike LaBarre and a building permit will not be required for the dog pens.

No zoning will be required.

They must complete a chicken affidavit acknowledging they are complying to all requirements.

No roosters will be allowed .

Thank you

Tara Wilson

Associate Planner

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

Phone: 863-993-4806

Fax: 863-491-6163

t.wilson@desotobocc.com

www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.