

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0115

Luther Willie Jr Estate C/O Terry Luther

Respondents,

TO: Luther Willie Jr Estate C/O Terry Luther
1412 NE Hickory St
ARCADIA FL 34266

RE: 7625 SW Hull Ave, ARCADIA FL 34269

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **July 28, 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: 9589071052703206300575

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 26-0115

Luther Willie Jr Estate C/O Terry Luther

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

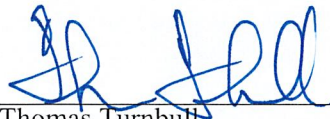
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Luther Willie Jr Estate C/O terry Luther, 1412 NE Hickory St, ARCADIA FL 34266.

1. An inspection on June 22, 2026, Code Enforcement Officer visited your property located at 7625 SW Hull Ave, ARCADIA FL 34269 described and zoned as: RMF-M

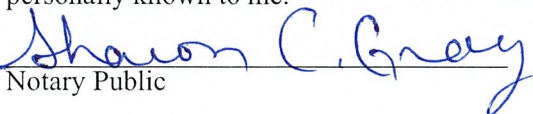
DeSoto County Tax Parcel Number #06-39-24-0000-0450-0000 more particularly described by deed or instrument number #Book 117 & Page 106 of the Official Records of DeSoto County, Florida.

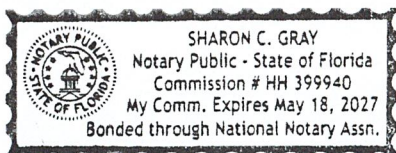
2. **The inspection resulted in the findings that the property is: Unauthorized dumping and accumulation prohibited , Parking and Storage of Certain Vehicles and Trailers.**
3. These are direct violation of DeSoto County Land Development Regulations: DCCO Section 11-302 , LDR Sec. 20-97 (b), copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated April 22, 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, appliances, derelict doats, junk, and debris from the property. , RV trailers cannot be hooked to any utility or be used to live in.. 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 22nd day of June, 2026 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>Luther Willie Jr Estate C/O Terry Luther</u> Site Address <u>7625 SW Hull Ave</u> Respondent's Mailing Address <u>1412 NE Hickory St Arcadia, FL 34266</u>	Case # <u>26-0115</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 (b) Parking and Storage of Certain Vehicles and Trailers

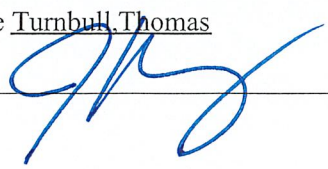
☒ Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.

☒ Will need an Affidavit of posting

Special Instructions

Officer's Name Turnbull, Thomas

Special Master Hearing on: 7/28/2026

Reviewed by: 

Date: 6/22/2026

SMCE 26-0115

Code Enforcement Case: CE-26-0115

Entered on: 04/22/2026 10:42 AM

Printed on: 06/22/2026

Topic: Unauthorized dumping
 Due Date: 06/22/26
 Initiated by: Citizen
 Hearing Date:
 SM Case No:

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

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 7625 SW Hull Ave , 34269

Phone:

APN : 06-39-24-0000-0450-0000

Cell #:

Owner Information

Owner Name: Luther Willie Jr Estate

Address: C/O Terry Luther
 1412 NE Hickory St
 Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	04/10/2026	2:26 pm	Request 6305-DORSEY MERLEAN - Junk and debris all over the property, dilapidated cars, boats on trailers without tags, overgrown grass. The property right next door to the church is the one she meant to say. Also please call her before going out she would like to speak with you. Dorsey's number #(863) 491-8947. There is a case open already CE #16-0247. Nothing has been done since 2020 though might want to recheck the property.
Inspection / Site Visit	Thomas Turnbull	04/22/2026	9:04 am	There is all type of debris on the property, appliance derelict boats and other stuff. They have two RV trailers that are hook to utility and being live in. Took photos.
Notice of Violation	Thomas Turnbull	04/22/2026	2:03 pm	> Inspection Time:9:04 am, Send to (Owner - Cert no=9589071052702678573494), Extra days(0)
Inspection / Site Visit	Thomas Turnbull	04/23/2026	9:04 am	Posted the N2C and mail out the letter, took photos. Talk with a man that is living in one of the RV.
Meeting / Conference	Thomas Turnbull	05/04/2026	8:36 am	MR Luther came in the office, and he is still working on the property.
Return Receipt Received	Sarah Milstead	05/04/2026	2:42 pm	Green card received back into the office.
Inspection / Site Visit	Thomas Turnbull	05/07/2026	9:54 am	The property is still in violation; there is lots of debris still. Took photos.
Inspection / Site Visit	Thomas Turnbull	05/20/2026	9:16 am	He has cleaned up a lot at this time, still in violation, took photos.

Inspection / Site Visit	Thomas 06/03/2026 12:22 pm He is still in violation, took photos. Turnbull
Inspection / Site Visit	Thomas 06/22/2026 9:06 am He is still in violation, took photos. Turnbull
Special Master Mandatory Hearing Case Submittal Checklist Template	Thomas 06/22/2026 11:12 am Send to (Owner) Turnbull
Submitted for Special Master Review and approval	Thomas 06/22/2026 12:05 pm Turn into for review for Special Turnbull Master Hearing.

<i>Violations</i>			
#	Violation Type	Due Date	Status Closed Date
1	DCCO Section 11-302 - Unauthorized dumping and accumulation prohibited Corrections Required:Remove all garbage, refuse, rubbish, appliances, derelict doats, junk, and debris from the property.		Open
2	LDR Sec. 20-97 (b) - Parking and Storage of Certain Vehicles and Trailers Corrections Required:RV trailers cannot be hooked to any utility or be used to live in.		Open

<i>Additional Addresses</i>	
Address Type:Complainant Name:DORSEY MERLEAN Address:7779 SW HULL AVE ARCADIA, FL 34269 Phone:(863) 491-8947 Cell #:	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	34	\$	5.10
SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$	10.44
TOTAL			\$	25.98

<u>X</u>	PROPERTY CARD
<u>X</u>	TAX RECORD
<u>X</u>	DEED

		Accepted	Rejected
<u>5/4/2026</u>	N2C GREEN CARD RETURN DATE	<u>X</u>	
<u></u>	HEARING GREEN CARD RETURN DATE	<u></u>	

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

Parcel: << 06-39-24-0000-0450-0000 (14437) >>

2025 Certified Values

updated: 6/18/2026

Owner & Property Info

Owner	LUTHER WILLIE JR ESTATE C/O TERRY LUTHER 1412 NE HICKORY ST ARCADIA, FL 34266		
Site	7625 SW HULL AVE, ARCADIA		
Description*	NE1/4 OF NW1/4 OF SW1/4 LYG E SAL RR R/W MPDAF:BEG AT SW COR SD LAND TH N 128 FT TH E 92 FT TH S 100 FT TH W 77 FT TO POB OR 117/106		
Area	0.27 AC	S/T/R	06-39-24
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.

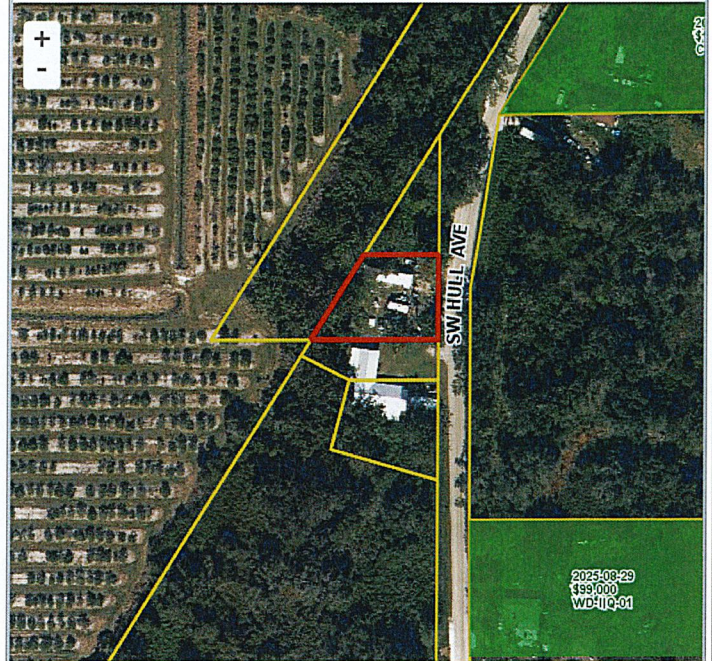
Property & Assessment Values

2024 Certified Values		2025 Certified Values	
Mkt Land	\$2,500	Mkt Land	\$2,500
Ag Land	\$0	Ag Land	\$0
Building	\$17,834	Building	\$19,816
XFOB	\$2,978	XFOB	\$2,959
Just	\$23,312	Just	\$25,275
Class	\$0	Class	\$0
Appraised	\$23,312	Appraised	\$25,275
SOH/10% Cap	\$15,201	SOH/10% Cap	\$16,929
Assessed	\$8,111	Assessed	\$8,346
Exempt	HX HB WX \$8,111	Exempt	HX HB WX \$8,346
Total	county:\$0	Total	county:\$0
Taxable	other:\$0 school:\$0	Taxable	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

☒ 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
Sketch	MOBILE HM (0800)	1983	784	784	\$19,816

*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
1774	MH-ELECT	2003	\$226.00	1.00	0 x 0
1776	MH-SEPTIC	1960	\$1,800.00	1.00	0 x 0
1778	MH-WELL	1960	\$900.00	1.00	0 x 0

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0102	SFR/MH (MKT)	1.000 LT (0.270 AC)	1.0000/1.0000 1.0000/ /	\$2,500 /LT	\$2,500	RMF-M

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

LUTHER WILLIE JR ESTATE
C/O TERRY LUTHER, 1412 NE HICKORY ST
ARCADIA, FL 34266

2025

06-39-24-0000-0450-0000

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**BILL #** R 1211400 2025 **PROPERTY #** R 06-39-24-0000-0450-0000

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

*** CERTIFICATE SOLD ***

Sale Date 06/01/2026
Certificate# 1082
Certificate Holder 9993124
Interest Rate 18.00
Original Amount \$618.88

LUTHER WILLIE JR ESTATE
C/O TERRY LUTHER
1412 NE HICKORY ST
ARCADIA , FL 34266

Interest Amount \$30.94
Fees \$6.25

NE1/4 OF NW1/4 OF SW1/4 LYG E
SAL RR R/W MPDAF:BEG AT SW COR
SD LAND TH N 128 FT TH E 92 FT
TH S 100 FT TH W 77 FT TO POB

UnPaid Balance **\$656.07**

TAXABLE VALUE **\$0.00**

Exemptions:

HX-\$8,346.00 HB- WX-

Property Address:7625 SW HULL AVE ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2025	R	1211400-I	\$618.88	\$37.19	\$656.07	1082 I
2024	R	1210500-I	\$539.75	\$66.18	\$605.93	1092 I
2023	R	1206200-I	\$532.38	\$136.57	\$668.95	1078 I
2022	R	1204600-I	\$521.41	\$195.15	\$716.56	1030 I
2021	R	1200400-I	\$511.36	\$209.83	\$721.19	1032 I
2020	R	1197500-I	\$505.57	\$468.85	\$974.42	1008 I
2019	R	1270600-I	\$658.64	\$529.87	\$1,188.51	1137 I
			Total Due		\$5,531.63	

These are current amounts that are due that change the first of each month, please call our office if you need a future amount.

This Warranty Deed Made the 11TH day of September A. D. 19 75 by
ROSA WOODARD, a Widow

hereinafter called the grantor, to WILLIE LUTHER, JR. AND LEOLA K. LUTHER,
Husband and wife as an estate by the entirety with right of survivorship
in the survivor thereof,

whose postoffice address is

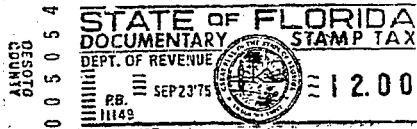
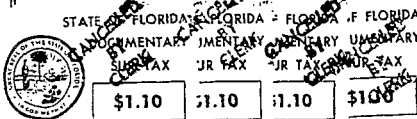
Arcadia, Florida 33821

hereinafter called the grantee:

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

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

That Portion of land lying East of the Seaboard Railroad in the
Northeast quarter of the Northwest quarter of the Southeast quarter,
in Section 6, Township 39, South, Range 24 East, DESCRIBED as follows:
Beginning at the Southwest Corner of said land and run North 128 feet,
thence East 92 feet, thence South 100 feet, thence West 77 feet to
Point of Beginning.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 74.

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

Signed, sealed and delivered in our presence:

Lugh M. Martin
Edna L. Keen

Rosa Woodard L.S.
L.S.

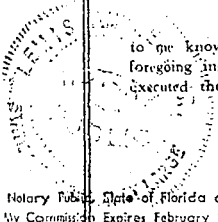
STATE OF FLORIDA
COUNTY OF DESOTO

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

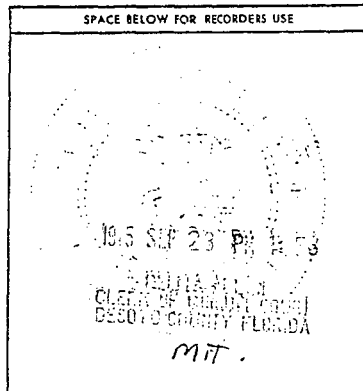
ROSA WOODARD, a Widow

to me known to be the person described in and who executed the
forgoing instrument and she acknowledged before me that she
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 11TH day of
September, A. D. 19 75.



Notary Public, State of Florida at Large
My Commission Expires February 23, 1976



This Instrument prepared by: Edna L. Keen
Address Arcadia, Florida 33821

Customer Information

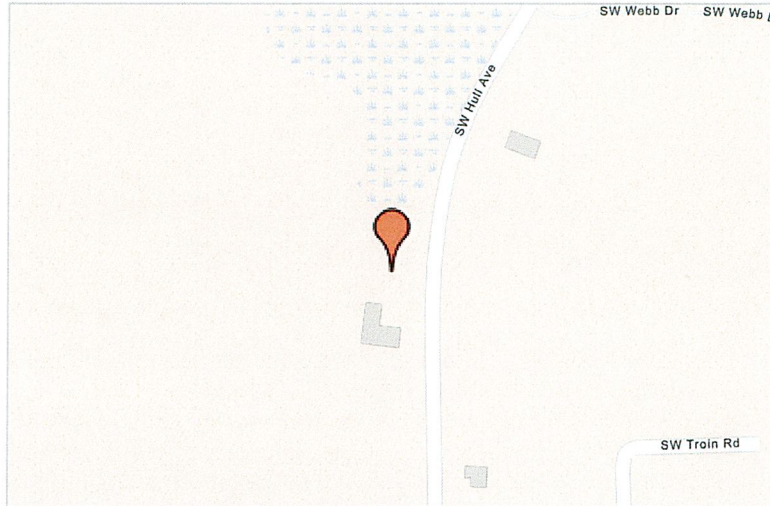
Name: MANDY ADMINISTRATION
DEPARTMENT (HINES)
Address: 201 East oak St., Suite 201
Arcadia, FL 34266

Phone: (863) 993-4800
Alt. Phone:
Email:

Request Classification

Topic: Prohibited Use
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 7625 SW Hull Ave

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN: 06-39-24-0000-0450-0000

Retention Disposition Date

Date File Scanned into DocuShare:

Description

FEMA RV's/Trailers.

Reason Closed

Tommy has an open case which is also addressing the travel trailer that is being occupied.

Date Expect Closed: 06/09/2026

Date Closed: 06/19/2026 4:50 PM **By:** Sharon Gray

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

COPY

NOTICE to CORRECT VIOLATION

Luther Willie Jr Estate
C/O Terry Luther
1412 NE Hickory St
Arcadia, FL 34266

RE: 7625 SW Hull Ave
PIN #: 06-39-24-0000-0450-0000
Case No: CE-26-0115

Date: April 22, 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 (b) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), a recreational vehicle, trailer or travel trailer is prohibited unless it is parked on property with a dwelling or is stored in an enclosed structure, and is owned by the owner or occupant of that property; provided, however, that other than as authorized in zoning districts TTRVC and RVC, or for medical hardship under [Section 20-728\(e\)](#), said recreational vehicle, trailer or travel trailer may not be connected to any water utility or well, wastewater utility or septic tank, occupied or used for storage

Facts constituting violation (including date, time, and place of violation): On April 22, 2026 at 9:04 am, the property located at 7625 SW Hull Ave was visited and revealed the following:

Need to clean up and remove all the type of debris, appliances, derelict boats and other stuff. RV trailers cannot be used to live in and cannot be connected to the any utility.

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

Remove all garbage, refuse, rubbish, appliances, derelict doats, junk, and debris from the property. **Due by: May 6, 2026**

RV trailers cannot be hooked to any utility or be used to live in.

Due by: May 6, 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: 9589071052702678573494

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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 X ☒ Agent ☐ Addressee	
1. Article Addressed to: LUTHER WILLIE JR ESTATE C/O TERRY LUTHER 1412 NE HICKORY ST ARCADIA, FL 34266  9590 9402 9567 5121 7500 40		B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 2678 5734 94		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 2678 5734 94

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) \$ **4.40**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage
\$ **.74**

ARCADIA, FL 34266-0115
POST OFFICE
APR 23 2020
Postmark Here
34266-USPS

Total Postage and Fees
\$ **10.44**

LUTHER WILLIE JR ESTATE
C/O TERRY LUTHER
1412 NE HICKORY ST
ARCADIA, FL 34266

26-0115
TOT

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



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
261 East Oak Street, Suite 204
Arcadia, Florida 34269
Telephone (863) 491-6181
Fax (863) 491-6181

NOTICE TO CORRECT VIOLATION

Kathie Willie Jr Estate
C/O Terry Luther
1412 NE Hickory St
Arcadia, FL 34266

REF: 7625 SW Hull Ave
PEV #: 16-09-24-000-070-004
Case No: CE-24-0117

Date: April 22, 2026

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

Desoto Section 11-302 Unauthorized dumping and accumulation prohibited

No person shall dump or cause to be dumped, or place or cause to be placed, kept or stored in accordance with garbage, refuse, rubbish, junk, debris, structures, appliances, equipment and debris, or other material, or any kind of material or thing, building materials on any lands or premises, improved or unimproved, or other the County.

(Code 2007, § 9.11, Ord. No. 1987-7, § 2, 3-24-1987)

LDR Sec. 20-07 (a) Parking and Storage of Certain Vehicles and Trailers: Other than as authorized in zoning districts T1 RVC and RVC, or for medical hardship under Section 20-07 (b), no recreational vehicle, travel trailer or other vehicle shall be parked on property, such as a driveway, or be stored in or around a structure, and is owned by the owner or occupant of that property, provided, however, that such vehicle or recreational vehicle, trailer or travel trailer may not be connected to any water supply or vent, water or utility or supply tank, occupied or used for storage.

Each continuing violation (including date, time, and place of violation) on April 22, 2026 at 7625 SW Hull Ave property located at 7625 SW Hull Ave was visited and revealed the following:

Need to clean up and remove all the type of debris, appliances, discarded items and other that RV trailer cannot be used to live in and cannot be connected to the any utility.

You must correct the violations by taking the appropriate steps:

Remove all garbage, refuse, rubbish, appliances, discarded items, junk, and debris from the property. **150-50 A.M.C. 125**
RV trailers cannot be hooked to any utility or be used to live in. **20-07 A.M.C. 508**

Failure to correct the violations may result in a citation being issued to you by a county inspector who is authorized to issue citations for violations of the County Code. If the violation is corrected and then returns or if the violation is not corrected by the date given on the citation, the code inspector, the case may be presented to the Special Magistrate if the violation is not corrected by the date given on the citation.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation. If the violation is not corrected by the date given on the citation, the case may be presented to the Special Magistrate if the violation is not corrected by the date given on the citation.

04/23/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE



04/23/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

STATE OF FLORIDA COUNTY OF DESOTO

I, Thomas Turnbull, duly sworn, deposes and says: That on 4-23-26 @ 9:04, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER

Luther Willie Jr Estate

C/O Terry Luther

1412 NE Hickory St

Arcadia, FL 34266

at the following location(s): 7625 SW Hull Ave

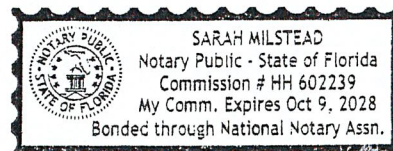
I declare under penalty of perjury that the forgoing is true and correct.

DATE: April 22, 2026

affiant

Sworn to and subscribed before me this 23rd day of April, 2026 by Thomas Turnbull who is personally known OR Produced Identification

Notary Public







06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



06/22/2026 09:07

TOMMY TURNBULL
7625 SW HULL AVE



SHARON GRAY
7625 SW HULL AVE



SHARON GRAY
7625 SW HULL AVE



06/03/2026 12:22

TOMMY TURNBULL
7625 SW HULL AVE



06/03/2026 12:22

TOMMY TURNBULL
7625 SW HULL AVE



06/03/2026 12:22

TOMMY TURNBULL
7625 SW HULL AVE



06/03/2026 12:23

TOMMY TURNBULL
7625 SW HULL AVE





05/20/2026 09:16

TOMMY TURNBULL
7625 SW HULL AVE



05/20/2026 09:16

TOMMY TURNBULL
7625 SW HULL AVE



05/20/2026 09:16

TOMMY TURNBULL
7625 SW HULL AVE



05/20/2026 09:20

TOMMY TURNBULL
7625 SW HULL AVE





05/07/2026 09:54

TOMMY TURNBULL
7625 SW HULL AVE



05/07/2026 09:54

TOMMY TURNBULL
7625 SW HULL AVE





04/22/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE



04/22/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE



04/22/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE



04/22/2026 09:04

TOMMY TURNBULL
7625 SW HULL AVE





04/13/2026 13:02

SHARON GRAY
7625 SW HULL AVE



04/13/2026 13:02

SHARON GRAY
7625 SW HULL AVE



04/13/2026 13:02

SHARON GRAY
7625 SW HULL AVE



04/13/2026 13:02

SHARON GRAY
7625 SW HULL AVE