

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0161

Blackwolf Holdings LLC

Respondents,

TO: Blackwolf Holdings LLC
3299 SW Morton Dr
Arcadia, FL 34266

RE: 11394 Sw Primrose Dr, 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 **May 22, 2025 at 11:00 A.M.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

Certified Mailing Number: 9589071052701588384060

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0161

Steve Game

Respondents,

TO: Steve Game
19561 S Tamiami Trl
Fort Myers, FL 33908

RE: 11394 Sw Primrose Dr, 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 **May 22, 2025 at 11:00 A.M.** 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.
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8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

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

Certified Mailing Number: 9589071052701588384053

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0161

Blackwolf Holdings LLC

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: Blackwolf Holdings LLC, 11394 Sw Primrose Dr, ARCADIA FL 34269.

1. An inspection on March 28, 2025, Code Enforcement Officer visited your property located at 11394 Sw Primrose Dr, ARCADIA FL 34269 described and zoned as: RSF-3

DeSoto County Tax Parcel Number #25-39-23-0366-0010-0080 more particularly described by deed or instrument number #202214002662 of the Official Records of DeSoto County, Florida.

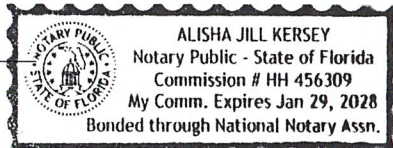
2. **The inspection resulted in the findings that the property is: Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e), copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 27, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

Sharon Gray
Sharon Gray

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

Sworn to and subscribed before me this 1st day of April, 2025 Affiant is personally known to me.

Alisha Jill Kersey
Notary Public



Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>BlackWolf Holdings LLC</u>	Case # <u>25-0161</u>
	Site Address <u>11394 SW Primrose Dr</u>	
	Respondent's Mailing Address <u>3299 SW Morton Dr</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) <u>N2C</u>	
✓	Green Card if received, and or Track and Confirm information from the USP website	
✓	Original Notice to Correct in the envelope with green card attached if unclaimed	
✓	Copy of Notice to Correct that was posted and sent by regular Mail	
✓	Photograph of posting, if applicable	
✓	Affidavit of posting or hand delivery	
✓	Photographs of site visits in support of the case	
	Any correspondence to or from the Respondent or the Respondent's representative	
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)	

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

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

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

Will have to be posted and sent by regular mail in addition to the Certified Mail with return receipt.
Will need an Affidavit of posting

Special Instructions

Officers' Name Sharon Gray
Reviewed by: [Signature]

Special Master Hearing on: May 22, 2025

Date: 4/1/2025

SMCE 25-0161

CODE ENFORCEMENT CASE

CASE NUMBER: 25-0161

Name	BLACKWOLF HOLDINGS LLC	
Property Address	11394 SW PRIMROSE DR	
Zoning	RSF-3	
Violation (1)	LDR SEC 20-1616 (A)(5)(E) OVERGROWN	0
Violation (2)	0	0
Violation (3)	0	0

CASE NOTES

2/12/2025	COMPLAINT RECEIVED
2/24/2025	SITE VISIT, PHOTOS TAKE, IN VIOLATION
2/27/2025	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
3/7/2025	NOTICE RETURNED UNCLAIMED FROM THE OWNER
3/14/2025	SITE VISIT, PHOTOS TAKE, IN VIOLATION
3/24/2025	NOTICE RETURNED UNCLAIMED FROM THE AGENT
3/28/2025	SITE VISIT, PHOTOS TAKE, IN VIOLATION
4/1/2025	TURN IN FOR SPECIAL MASTERS HEARING

Special Master Order

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

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	25	\$	3.75
SERVICE	Number of Certified letters	2	\$	19.28
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	32.67

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

	Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE	<u> </u>
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<u> </u>	HEARING GREEN CARD RETURN DATE	<u> </u>
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Code Enforcement Case: CE-25-0161

Entered on: 02/12/2025 00:00

Printed on: 04/01/2025

Topic: Overgrown grass, weeds, bushes

Due Date: 03/28/25

Initiated by: Citizen

Hearing Date:

SM Case No:

Status: Open

Assigned To: Sharon Gray

Area #: RSF-3

Hearing Time:

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 11394 Sw Primrose Dr , 34269

Phone:

Cell #:

APN : 25-39-23-0366-0010-0080

Owner Information

Owner Name: Blackwolf Holdings LLC

Address: 3299 Morton Dr
Arcadia, FL 34266

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	02/12/2025	12:27 pm	My address is 11316 SW Primrose drive and the lots next to us all the way down to the end of the road are severely overgrown, causing snakes, rats and other vermin to come to our yard. We have small kids that play outdoors and now seeing the snakes and rats concerns me for their safety, not to mention the thought of rats near my home is gross.
Inspection / Site Visit	Sharon Gray	02/24/2025	10:13 am	Site visit photos taken in violation overgrown
Notice of Violation	Sharon Gray	02/27/2025	10:31 am	> Inspection Time:10:13 am, Send to (Owner - Cert no=9589071052701588383179, Agent of Process - Steve Game - Cert no=9589071052701588383162), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	02/27/2025	12:56 pm	Mailed and posted notice to correct photos taken
Notice Returned unclaimed	Sharon Gray	03/07/2025		Notice returned unclaimed from the owner
Inspection / Site Visit	Sharon Gray	03/14/2025	8:49 am	Site visit photos taken in violation set up for Special Masters for May
Notice Returned unclaimed	Sharon Gray	03/24/2025		Notice to the agent was returned unclaimed
Inspection / Site Visit	Sharon Gray	03/28/2025	1:58 pm	Site visit photos taken in violation
Turn in for Special Master Hearing	Sharon Gray	04/01/2025	8:25 am	

Violations

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

Additional Addresses

Address Type:Complainant Name:Jennifer Wolf Address:11316 SW Primrose Drive	Address Type:Agent of Process Name:Steve Game Address:19561 South Tamiami Trl
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Arcadia, FL 34269
Phone:9418305433 Cell #:9418305433

Fort Myers, FL 33908
Phone: Cell #:

Inspection Notes

Date: _____ Time: _____

Findings: _____

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 3/27/2025

Parcel: << 25-39-23-0366-0010-0080 (2241) >>

Owner & Property Info

Result: 1 of 5

Owner	BLACKWOLF HOLDINGS LLC 3299 MORTON DR ARCADIA, FL 34266		
Site	11394 SW PRIMROSE DR, ARCADIA		
Description*	SUNNY BREEZE HARBOR SEC 1 LOT 8 BLK 1 OR 345/1115 INST:201614005625 INST:202214002662		
Area	0.396 AC	S/T/R	25-39-23
Use Code**	VACANT COMMERCIAL (1000)	Tax District	7

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

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

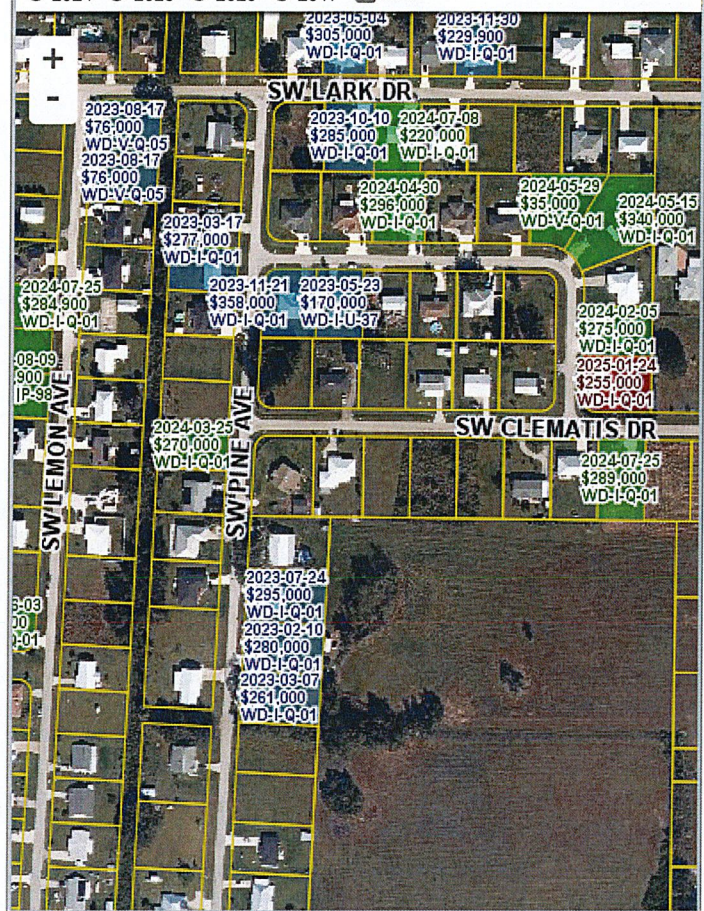
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$20,000	Mkt Land	\$25,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$20,000	Just	\$25,000
Class	\$0	Class	\$0
Appraised	\$20,000	Appraised	\$25,000
SOH/10% Cap	\$0	SOH/10% Cap	\$3,000
Assessed	\$20,000	Assessed	\$25,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$20,000 other:\$20,000 school:\$20,000	Total Taxable	county:\$22,000 other:\$22,000 school:\$25,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

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
1/21/2022	\$29,000	202214002662	WD	V	Q	01
10/12/2016	\$100	201614005625	WD	V	U	11
4/27/1995	\$2,400	345 / 1115	WD	V	Q	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0000	VAC RES (MKT)	1.000 LT (0.396 AC)	1.0000/1.0000 1.0000/ /	\$25,000 /LT	\$25,000	RSF-3

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

Search Result: 1 of 5

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

by: GrizzlyLogic.com

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

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 204600 2024

R 25-39-23-0366-0010-0080

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$167.54
COUNTY LAW ENF	.0024399	\$53.68
SCHOOL LRE	.0030960	\$77.40
SCHOOL DISC	.0022480	\$56.20
SOUTHWEST WATER MGMT	.0001909	\$4.20
TOTAL AD-VALOREM:		\$359.02

BLACKWOLF HOLDINGS LLC
3299 MORTON DR
ARCADIA , FL 34266

0.396 ACRES
 SUNNY BREEZE HARBOR SEC 1
 LOT 8 BLK 1
 OR 345/1115 INST:201614005625
 INST:202214002662

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
TOTAL NON-AD VALOREM:	\$38.00

FAIR MKT VALUE	\$25,000.00	DIST	7
ASSESS	\$22,000.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$22,000.00		

COMBINED TAXES & ASMTS: \$397.02
DISCOUNT: \$0.00
UNPAID BALANCE: **\$408.93**

Exemptions:

Property Address:
11394 SW PRIMROSE DR ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2023	R	202600-I	\$413.60	\$37.51	\$451.11	130 I
2022	R	201700-I	\$280.29	\$69.37	\$349.66	123 I
			Total Due		\$800.77	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
253923036600100080	R	2024	\$359.02	\$38.00	N/A	\$0.00	\$408.93
253923036600100080	R	2023	\$317.65	\$38.00	N/A	\$0.00	\$451.11
253923036600100080	R	2022	\$194.39	\$38.00	N/A	\$0.00	\$349.66
253923036600100080	R	2021	\$177.57	\$38.00	5/31/2022	\$225.64	\$0.00
253923036600100080	R	2020	\$128.03	\$38.00	5/28/2021	\$174.61	\$0.00
253923036600100080	R	2019	\$110.24	\$38.00	4/3/2020	\$148.24	\$0.00
253923036600100080	R	2018	\$95.44	\$38.00	3/26/2019	\$133.44	\$0.00
253923036600100080	R	2017	\$92.71	\$28.00	1/20/2018	\$118.30	\$0.00
253923036600100080	R	2016	\$85.85	\$28.00	11/29/2016	\$109.30	\$0.00
253923036600100080	R	2015	\$92.03	\$30.00	2/8/2016	\$120.81	\$0.00
253923036600100080	R	2014	\$83.91	\$30.00	11/20/2014	\$109.35	0.00

Prepared by:
Veronica L. Rivera
DeSoto Abstract & Title Co.
11 N. Polk Avenue
Arcadia, Florida 34266

File Number: D2021-257

Warranty Deed

Made this January __, 2022 A.D. By Over the Hill Pirates, LLC, a Florida limited liability company, whose address is: 1442 Aqui Esta Dr, Punta Gorda, Florida 33950, hereinafter called the grantor, to Blackwolf Holdings LLC, a Florida limited liability company, whose post office address is: 3299 Morton Dr, Arcadia, Florida 34266, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in DeSoto County, Florida, viz:

Lot 8, Block 1, Sunbreeze Harbor Section No. 1, a subdivision according to the map or plat thereof recorded in Plat Book 6, page 83, of the Public Records of DeSoto County, Florida.

Parcel ID Number: 25-39-23-0366-0010-0080

Subject to reservations, restrictions and easements of record and taxes for the current year and all subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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

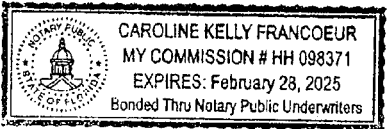
Signed, sealed and delivered in our presence:

Lauren Tacy
Witness #1 signature above
Witness #1 Printed Name **Lauren Tacy**
Caroline Francoeur
Witness #2 signature above
Witness #2 Printed Name **Caroline Francoeur**

Over the Hill Pirates, LLC
Mark T. Miller (Seal)
By: Mark T. Miller, Manager
Address: 1442 Aqui Esta Dr, Punta Gorda, Florida 33950

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2022, by Mark T. Miller as Manager for Over the Hill Pirates, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.



Caroline Francoeur
Notary Public
Print Name: **Caroline Francoeur**
My Commission Expires: _____
Notary Seal



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: 25

6 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
BLACKWOLF HOLDINGS LLC	T	10/10/2023	LN	202314009635	0/0	2	\$0.00	\$17,770.51 CASE #CE 2023-016 View Image
BLACKWOLF HOLDINGS LLC	T	10/10/2023	LN	202314009636	0/0	2	\$0.00	\$17,770.51 CASE #CE 2023-016 CC View Image
BLACKWOLF HOLDINGS LLC	T	05/24/2023	NOT	202314005513	0/0	8	\$0.00	NOTICE OF SHERIFF'S LEVY View Image
BLACKWOLF HOLDINGS LLC	F	05/23/2022	AFF	202214004282	0/0	3	\$0.00	DECLARATION OF UNITY OF TITLE View Image
BLACKWOLF HOLDINGS LLC	T	04/01/2022	D	202214002662	0/0	1	\$29,000.00	LT 8, BLK 1, SUNNYBREEZE HARBOR SECT 1... View Image
BLACKWOLF HOLDINGS LLC	T	03/21/2022	D	202214002287	0/0	1	\$29,000.00	LT 5, BLK 1, SUNNYBREEZE HARBOR SEC NO 1... View Image

6 items found, displaying all items.

1

Request #: 4995 Entered on: 02/12/2025 12:27

Customer Information

Name: Jennifer Wolf
Address: 11316 SW Primrose Drive
Arcadia, FL 34269

Phone: 9418305433
Alt. Phone: 9418305433
Email: oceaneyes90@gmail.com

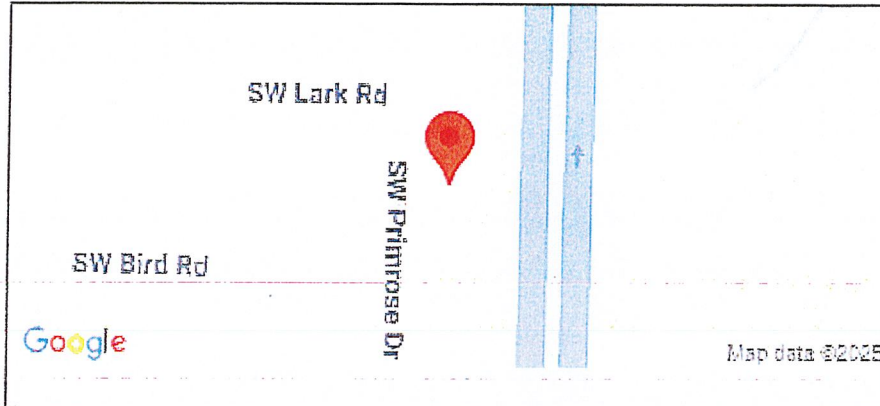
Request Classification

Topic: Overgrown Vegetation
Status: Open

Request type: Problem
Priority: Normal
Entered Via: Web

Assigned to: Sharon Gray

Property Address: 11316 SW Primrose Dr



Property APN:

Description

My address is 11316 SW Primrose drive and the lots next to us all the way down to the end of the road are severely overgrown, causing snakes, rats and other vermin to come to our yard. We have small kids that play outdoors and now seeing the snakes and rats concerns me for their safety, not to mention the thought of rats near my home is gross.

Reason Closed

Date Expect Closed: 02/26/2025

Enter Field Notes Below

Notes:

11394 SW Primrose Dr

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

Sec. 20-1616. - Public nuisance defined.

- (a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.
- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
 - (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
 - (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting from the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings, dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
 - (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
 - (5) Vegetation:
 - a. Which harbors or aids in harboring rats or other vermin.
 - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
 - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
 - d. Which hinders the removal of accumulations of junk, garbage and debris.
 - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
 - 1.

Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;

2. Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and
 3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
 - (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
 - (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or 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)



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

Blackwolf Holdings LLC
3299 Morton Dr
Arcadia, FL 34266

RE: 11394 Sw Primrose Dr
PIN #: 25-39-23-0366-0010-0080
Case No: CE-25-0161

Date: February 27, 2025

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

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

Facts constituting violation (including date, time, and place of violation): On **February 24, 2025** at **10:13 am**, the property located at **11394 Sw Primrose Dr** was visited and revealed the following:

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

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

Mow and maintain the property

Due by: March 14, 2025

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: 9589071052701588383179



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

Steve Game
19561 South Tamiami Trl
Fort Myers, FL 33908

RE: 11394 Sw Primrose Dr
PIN #: 25-39-23-0366-0010-0080
Case No: CE-25-0161

Date: February 27, 2025

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

Mow and maintain the property

Due by: March 14, 2025

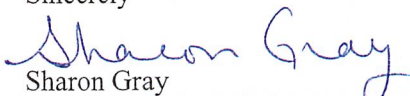
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation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

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Sincerely

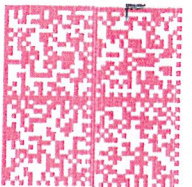
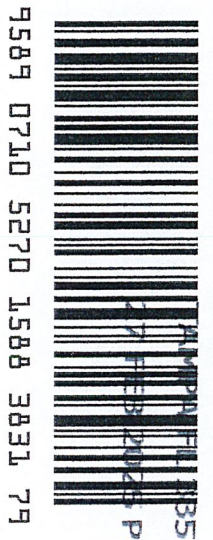

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588383162

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

**RETURN RECEIPT
REQUESTED**

Blackwolf Holdings LLC
3299 Morton Dr
Arcadia, FL 34269



quadrant
FIRST-CLASS MAIL
IMI
\$009.64
02/27/2025 ZIP 34266
043M31248516

US POSTAGE

9332004622013783

NMR
34266445154

NIXIE 339 DE 1 0003/05/25
RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD
BC: 34266445154 1901-01504-28-00

Handwritten signature

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 \$ 4.85

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

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

Postage \$ 69

Total Postage and Fees \$ 9.64

Postmark Here

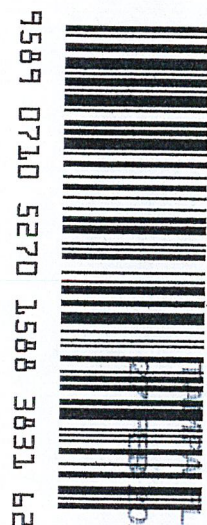
ARCADIA POST OFFICE
FEB 27 2025
34266-USPS

Blackwolf Holdings LLC
3299 Morton Dr
Arcadia, FL 34269

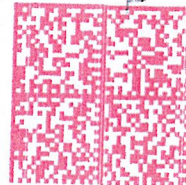
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

64 TERE 985T 0225 0120 6856

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



111114 - 335
02 FEB 2025 PM 4 11



quodient
FIRST-CLASS MAIL
IMI
\$009.64²
02/27/2025 ZIP 34266
043M31248516

US POSTAGE

RETURN RECEIPT
REQUESTED

Steven Game
19561 South Tamiami Trl
Fort Myers, FL 33908

WALKER03123700029

33908-44055
34266-4451

NIXIE 339 DE 1 0003/21/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 34266445154 *2101-02804-27-47

3/1
SW
236

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only: 05-0161 Agent

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

OFFICIAL USE

Certified Mail Fee \$ 4.85

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

☒ Return Receipt (hardcopy)	\$ 1.10
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 4.69

Total Postage and Fees \$ 9.64

Steven Game
19561 South Tamiami Trl
Fort Myers, FL 33908

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

29 TERE 885T 0225 0120 6856



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

NOTICE to CORRECT VIOLATION

Blackwolf Holdings LLC
3299 Morton Dr
Arcadia, FL 34266

RE: 11394 Sw Primrose Dr
PIN #: 25-39-23-0366-0010-0000
Case No: CE-25-0161

Date: February 27, 2025

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

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmaintained and is over 6 inches.

Facts constituting violation (including date, time, and place of violation): On February 18, 2025, during a routine area patrol, the property located at **11394 Sw Primrose Dr** was visited and revealed the following:

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

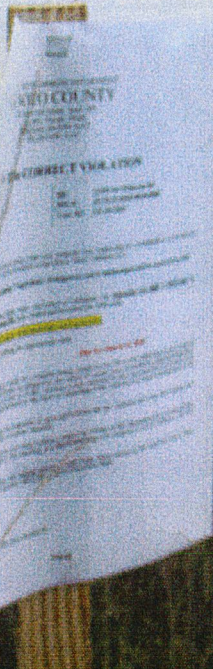
You must correct the violation(s) by taking the appropriate steps.

Mow and maintain the property.

Due By: March 10, 2025

02/27/2025 12:56

SHARON GRAY
11394 SW PRIMROSE DR



02/27/2025 12:56

SHARON GRAY
11394 SW PRIMROSE DR



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 2/27/2025 @ 12:56 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Blackwolf Holdings LLC
3299 Morton Dr
Arcadia, FL 34266

Agent of Process
Steve Game
19561 South Tamiami Trl
Fort Myers, FL 33908

at the following location(s): 11394 Sw Primrose Dr

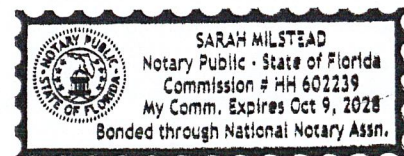
I declare under penalty of perjury that the forgoing is true and correct.

DATE: February 27, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 28th day of February, 2025 by
Sharon Gray who is personally known OR Produced Identification

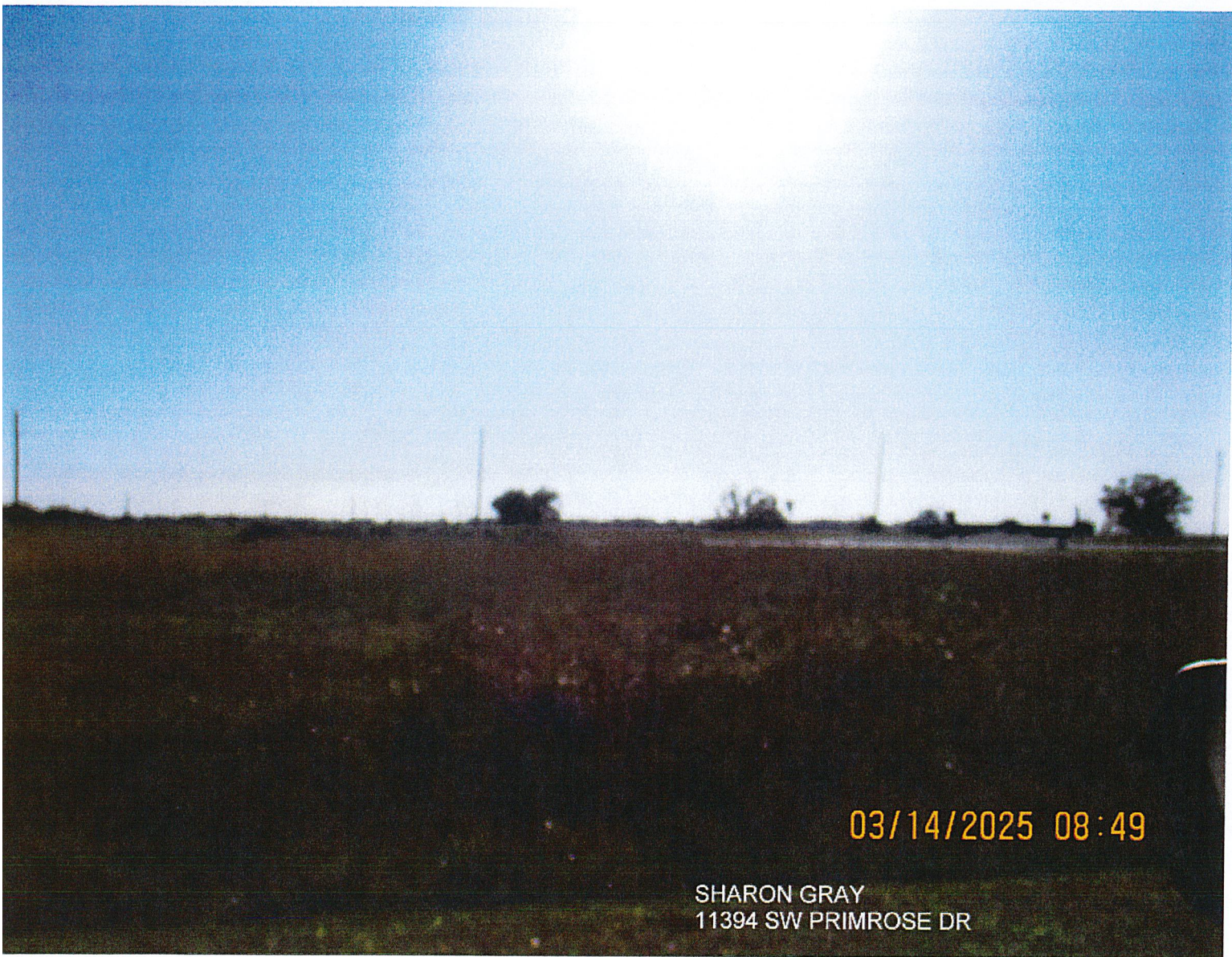
Sarah Milstead
Notary Public





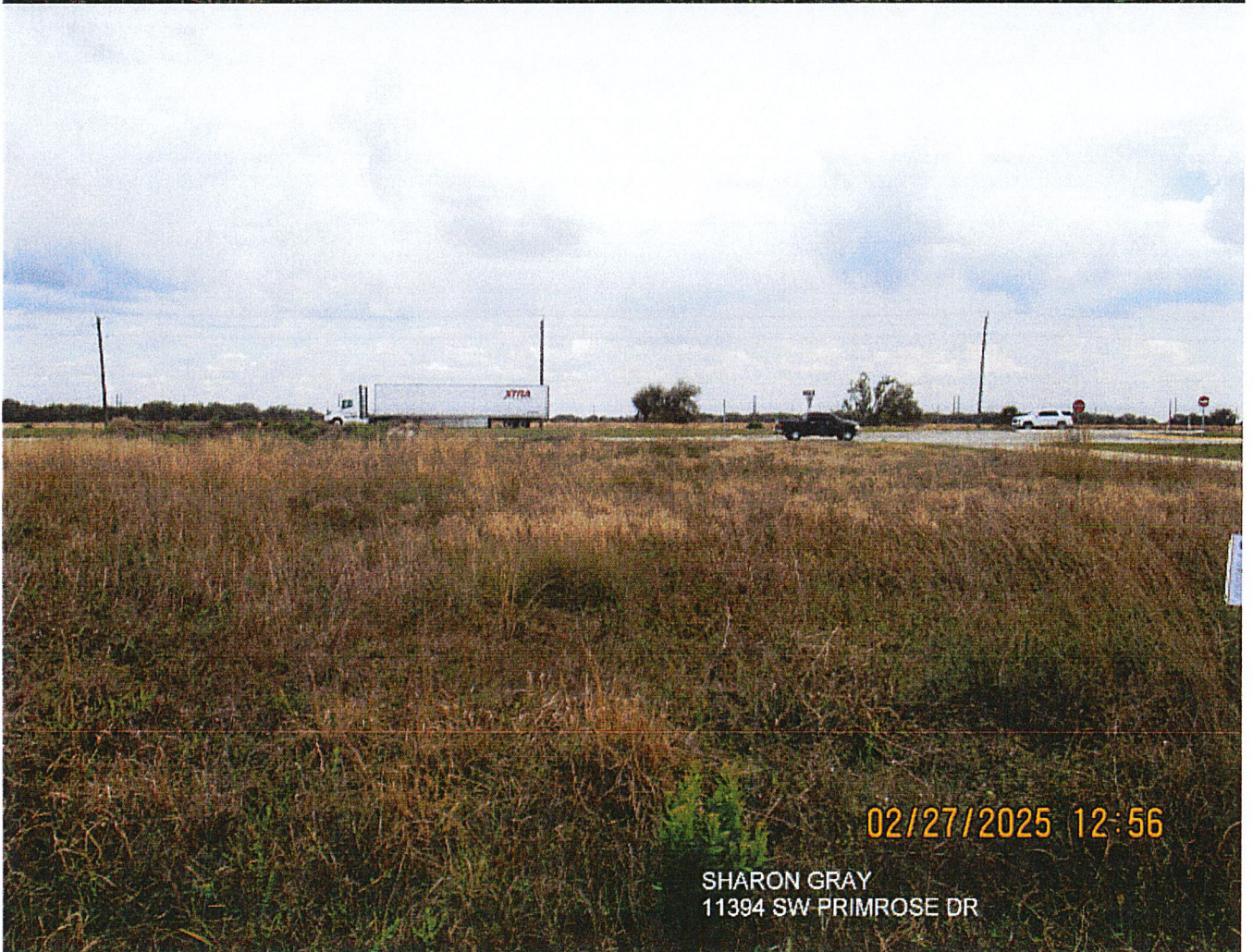
03/28/2025 13:58

SHARON GRAY
11394 SW PRIMROSE DR



03/14/2025 08:49

SHARON GRAY
11394 SW PRIMROSE DR





02/24/2025 10:13

SHARON GRAY
11338, 11350, 11374 & 11394 SW PRIMROSE DR



02/24/2025 10:13

SHARON GRAY
11338, 11350, 11374 & 11394 SW PRIMROSE DR



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Detail by Entity Name

Florida Limited Liability Company

BLACK WOLF HOLDINGS LLC

Filing Information

Document Number	L17000171024
FEI/EIN Number	N/A
Date Filed	08/10/2017
Effective Date	08/10/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/10/2024
Event Effective Date	NONE

Principal Address

19561 SOUTH TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 01/10/2024

Mailing Address

19561 SOUTH TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 01/10/2024

Registered Agent Name & Address

GAME, STEVEN
19561 SOUTH TAMIAMI TRAIL
FORT MYERS, FL 33908

Name Changed: 01/10/2024

Address Changed: 01/10/2024

Authorized Person(s) Detail

Name & Address

Title MGR

GAME, STEVEN
2403 STATE ROAD 80 EAST
LABELLE, FL 33935

Annual Reports

Report Year	Filed Date
2023	01/27/2023
2024	02/06/2024
2024	04/22/2024

Document Images

04/22/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
01/10/2024 -- LC Amendment	View image in PDF format
12/14/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
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02/07/2020 -- REINSTATEMENT	View image in PDF format
11/15/2017 -- LC Amendment	View image in PDF format
08/10/2017 -- Florida Limited Liability	View image in PDF format