

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 23-0521

3039 HIGHWAY 70 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: 3039 HIGHWAY 70 LLC, 3039 SE HWY 70, ARCADIA FL .  
Bass Sox Mercer - Registered Agent, 2822 Remington Green Cir, Tallahassee, FL 32308

- 1. An inspection on July 21, 2025, Code Enforcement Officer visited your property located at 3039 SE HWY 70, ARCADIA FL described and zoned as: IL

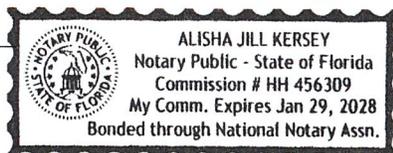
DeSoto County Tax Parcel Number #04-38-25-0000-0801-0000 more particularly described by deed or instrument number #202114002479 of the Official Records of DeSoto County, Florida.

- 2. **The inspection resulted in the findings that the property is: Development Permit Required , Development Permit Requirements & Conditions (post-permit changes).**
- 3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342 , LDR Sec. 20-1346, 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 October 27, 2023 and served by certified receipt requested/posting.
- 5. You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits , Insure that all requirements and conditions of approval for your development permit have been met.. 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 28th day of July, 2025 Affiant is personally known to me.

Alisha Jill Kersey  
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

3039 HIGHWAY 70 LLC

Respondents,

CASE NO. SM-CE 23-0521

TO: 3039 HIGHWAY 70 LLC  
3039 SE HWY 70  
ARCADIA FL

**RE: 3039 SE HWY 70, ARCADIA FL**

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 **September 23, 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: 9589071052701588387399

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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 23-0521

Bass Sox Mercer

Respondents,

\_\_\_\_\_  
TO: Bass Sox Mercer  
3039 SE HWY 70  
ARCADIA FL

**RE: 3039 SE HWY 70, ARCADIA FL**

**NOTICE OF MANDATORY HEARING**

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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: 9589071052701588387405

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

# Special Master Mandatory Hearing Case Checklist

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

J or N/A	Respondents Name <u>3039 Highway 70 LLC</u> Case # <u>23-0521</u> Site Address <u>3039 SE Hwy 70</u> Respondent's Mailing Address <u>3039 SE Hwy 70</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 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 20-1342 Development Permit Required  
LDR Sec 20-1346 Development Permit Requirements  
& Conditions (Post Permit Changes)

\_\_\_\_\_ 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 Special Master Hearing on: September 23, 2025  
 Reviewed by: [Signature] Date: 7/23/2025

SMCE 23-0521



11/3/2023 EMAIL FROM RYAN HAY

11/6/2023 RECEIVED SIGNED GREEN CARD FROM THE OWNER

11/9/2023 EMAILED RYAN AND COPIED CHAD

11/10/2023 RECEIVED EMAIL FROM CHAD WILLIAMS TO LET ME KNOW THAT HAY ENGINEERING COULDN'T DO ALL OF THE PAPERWORK FOR THE ENTIRE PROCESS & CAN ONLY DO THE BUILDING. HE REQUESTED MORE TIME TO FIND SOMEONE TO DO PLANS & SO HAY'S ENGINEERING CAN GET WHAT THEY NEED FOR THE PLANS FOR THE BUILDING SINCE THEY HAVE BEEN HAVING ISSUES.

11/13/2023 I SPOKE TO RYAN THEY ARE WORKING ON THE BUILDING PORTION. THEY ARE WAITING ON THE MANUFACTURES TO SEND THEM THE CORRECT INFORMATION FOR THE BUILDING SO THEY CAN MAKE SURE IT WAS BUILT TO CODE.

11/13/2023 RESPONDED TO CHAD & ALSO COPIED RYAN & RONALD HAY IN REGARDS TO THE EXTENSION REQUEST.

1/9/2024 RECEIVED EMAIL FROM CHAD WILLIAMS TO LET ME KNOW THAT HE HIRED ATLAS ENGINEERING

3/21/2024 EMAIL FROM CHAD WILLIAMS LETTING ME KNOW THAT THE COMPANY HE HIRED RICHARDSON ENGINEERING IN ORLANDO FLORIDA. I AM WORKING WITH HIM & JUST NEED TO SEND HIM THE SURVEY & ANSWER A COUPLE QUESTIONS TO MOVE FORWARD THIS WILL BE DONE NEXT WEEK.

1/2/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION

1/3/2025 EMAILED TARA TO SEE IF THEY EVER RECEIVED ANY APPLICATIONS FROM FORD.

1/8/2025 TARA'S RESPONSE: NO WE HAVE NOT

6/12/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION

7/21/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION

7/23/2025 TURN IN FOR SPECIAL MASTERS

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	59	\$	8.85
SERVICE	Number of Certified letters	2	\$	17.06
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	35.55

- x PROPERTY CARD
- x TAX RECORD
- x DEED

		Accepted	Rejected
<u>          </u>	N2C GREEN CARD RETURN DATE	<u>          </u>	<u>          </u>
<u>          </u>	HEARING GREEN CARD RETURN DATE	<u>          </u>	<u>          </u>

## Code Enforcement Case: CE-23-0521

Entered on: 07/11/2023 00:00

Printed on: 07/23/2025

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 07/22/25

Assigned To: Sharon Gray

Initiated by: Building Department

Area #: IL

Hearing Date:

Hearing Time:

SM Case No:

**Permit**

Permit #:

Business name:

License #:

**Property Location**

Occupant Name:

Address: 3039 SE HWY 70 ,

Phone:

Cell #:

APN : 04-38-25-0000-0801-0000

**Owner Information**

Owner Name: 3039 HIGHWAY 70 LLC

Address: 1045 STATE ROAD

PRINCETON, NJ 08540

Phone:

Cell #:

**Actions**

Action	By	Date	Time	Note/Observation
E-mail Correspondence	Sharon Gray	07/11/2023	12:49 pm	Tara emailed the application for general development order and development application.
Inspection / Site Visit	Sharon Gray	07/11/2023	3:16 pm	Site visit photos taken
Complaint	Sharon Gray	07/12/2023	8:09 am	Request 3831- Building Dept (Lee) - Building built without permit.
E-mail Correspondence	Sharon Gray	07/18/2023	8:55 am	Emailed Tara to see if there are any zoning verifications or improvement plans for any new buildings.
E-mail Correspondence	Sharon Gray	07/18/2023	4:13 pm	Tara's response: No ma'am I emailed them the applications they would need last week.
				Have A Great Day, Tara Wilson Planning Technician
Inspection / Site Visit	Sharon Gray	09/05/2023	12:34 pm	Site visit photos taken no change. Send out a notice since they haven't submitted any applications with Planning.
E-mail Correspondence	Sharon Gray	10/16/2023	9:40 am	Tara, Any change with this one?  Sharon  Sharon Gray
E-mail Correspondence	Sharon Gray	10/16/2023	10:06 am	Still haven't received anything.
				Have A Great Day, Tara Wilson
Inspection / Site Visit	Sharon Gray	10/24/2023	9:14 am	Site visit photos taken no change.
Notice of Violation	Sharon Gray	10/27/2023	8:43 am	> Inspection Time:9:14 am, Send to (Owner - Cert no=70212720000044123331, Agent of Process - - Cert no=70212720000044123232), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	10/27/2023	2:03 pm	Posted and mailed notice to correct photos taken.
Phone Call	Sharon Gray	11/01/2023	9:27 am	Chad Willaims from Ford Called He said that Hay Engineering is working on the Improvement plan application. I asked him to have

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E-mail Correspondence Sharon 11/01/2023 9:45 am Gray  
Bumper email me so I have something for the file. 603-930-6974  
From: Ryan Hay [mailto:rhay15@yahoo.com]  
Sent: Wednesday, November 1, 2023 9:45 AM  
To: Sharon Gray <s.gray@desotobocc.com>;  
cwilliams@desotoautomall.com  
Subject: Case No CE-23-0521

This email originated outside of Desoto County BOCC. Think before you click!!!  
To whom it may concern,

We are currently working with Chad Williams and DeSoto Auto Group LLC to bring their photo booth to compliance. We are waiting for plans from manufacturer to complete this project.

Ryan Hay  
Hay Engineering  
407-569-7598

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E-mail Correspondence Sharon 11/01/2023 4:14 pm Gray  
Tara's email of correspondence with ford:  
See below original emails I sent them

Have A Great Day,  
Tara Wilson please send all emails to  
Planning Technician [planning@desotobocc.com](mailto:planning@desotobocc.com)  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

From: Tara Wilson  
Sent: Tuesday, July 11, 2023 12:50 PM  
To: 'cwilliams@desotoautomall.com'  
<cwilliams@desotoautomall.com>  
Cc: Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
Subject: IMPROVEMENT PLAN APPLICATION

See attached improvement plan application.

Have A Great Day,  
Tara Wilson  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

From: Tara Wilson  
Sent: Tuesday, July 11, 2023 12:49 PM  
To: 'cwilliams@desotoautomall.com'  
<cwilliams@desotoautomall.com>  
Cc: Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
Subject: APPLICATIONS FOR ADDED BUILDING

Good Afternoon,

See attached application's, the General Development Order & Development Plan application go together. I will have to get the total fee for the Development Plan application once I get with June, then I will email that information.

Once that is approved the Improvement Plan application will follow.  
The Improvement plan fee is \$1000.00

Have A Great Day,

Tara Wilson  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
www.desotobocc.com

Return Receipt Received	Sharon Gray	11/02/2023	Received signed green card from the agent.
E-mail Correspondence	Sharon Gray	11/03/2023 9:39 am	Sharon,  We are currently on working to get the structure compliant.  Ryan Hay
Return Receipt Received	Sharon Gray	11/06/2023	Received signed green card from the owner.
E-mail Correspondence	Sharon Gray	11/09/2023 4:36 pm	Ryan,  Can you or Bumper give me a call in regards to Ford's Development Plan and Improvement Plan applications I need more information.  Best Regards, Sharon  Sharon Gray
E-mail Correspondence	Sharon Gray	11/10/2023 8:54 am	Sharon Gray Code Enforcement Officer I also copied Chad Williams and Ronald Hay Good Morning Sharon  This is Chad Williams from Desoto Auto Mall. just spoke with Haya Engineering about getting another plan for the property previously which I will get going today for you and will let you know who I hire for this process if you could give me an extension due to getting all paperwork together I thought they could do it all unfortunately they can just do the new structure not what was previously there concrete etc. I would appreciate they extension and moving forward will go thru they proper channels. So haya Enginerring will continue there part and I will additionally hire another person for the previous state on property.  Thank You Chad Williams General Manager
Phone Call	Sharon Gray	11/13/2023 10:10 am	Spoke to Ryan Hay. They are working on the building portion. They are waiting on the manufacture to send them the correct information for the building so they can make sure it was built to code.
E-mail Correspondence	Sharon Gray	11/13/2023 10:31 am	Responded to Chad and also copied Ryan and Ronald Hay: Chad,  I spoke to Ryan and Ronald Hay this morning. They explained that they are doing the building portion and have had some issues with getting the correct building plans for the Building. I will give you and extension of 60 days to get the Development Plan application submitted first since that will need to go before the board and be approved before you can submit the Improvement application. This will give the Engineers time to hopefully get what they need if not Ryan or Ronald can shoot me an email to let me know that they are still having issues. They did tell me that Engineers are extremely busy which I knew. When you find another Engineer for the rest of it please have them email myself. Please let me know if there is anything else you need or if you have any questions.  Best Regards, Sharon  Sharon Gray

Sharon Gray Code Enforcement Officer

E-mail Correspondence Sharon 01/09/2024 9:03 am Gray Good Afternoon,  
 Chad Williams from Desoto Auto Mall seems you were correct about engineers being extremely busy I did lock in someone and then they have not answered my emails nor calls so I have went somewhere else called Atlas Engineering i am working with now. Trust me this has been an obstacle I thought everything was being handled and I'm assuming not the case. I even tried reaching out to people in Orlando region for assistance. Any advice would be greatly appreciated.

Thank You  
 Chad Williams  
 Desoto Auto Mall

E-mail Correspondence Sharon 03/21/2024 2:34 pm Gray Email from Chad:  
 Name of Company is Richardson Engineering in Orlando Florida

Contact is Richard Richardson is who I am working with just needing to send him the survey and answer a couple questions to move forward this will be done next week. Thank you for your patience.

Thank You  
 Chad Williams  
 Desoto Automall

Inspection / Site Visit Sharon 01/02/2025 10:43 am Gray Site visit photos taken

E-mail Correspondence Sharon 01/03/2025 3:24 am Gray Tara,  
 Did we ever received anything from Ford for the new building they built?

Best Regards,  
 Sharon

Sharon Gray  
 Code Enforcement Officer

E-mail Correspondence Sharon 01/08/2025 10:38 am Gray No we have not

Tara Wilson  
 Associate Planner

Inspection / Site Visit Sharon 06/12/2025 8:41 am Gray Site visit photos taken in violation

Inspection / Site Visit Sharon 07/21/2025 10:27 am Gray Site visit photos taken in violation

Turn in for Special Master Hearing Sharon 07/23/2025 8:19 am Gray Turn in for Special Masters

**Violations**

#	Violation Type	Due Date	Status	Closed Date
1	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	
2	LDR Sec. 20-1346 - Development Permit Requirements & Conditions (post-permit changes) Corrections Required:Insure that all requirements and conditions of approval for your development permit have been met.		Open	

**Additional Addresses**

Address Type:Complainant Name:Building Dept (Lee) Address:201 East Oak St., Ste 204 Phone: Cell #:	Address Type:Agent of Process Name:Bass Sox Mercer Address:2822 Remington Green Cir Tallahassee, FL 32308 Phone: Cell #:
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**Inspection Notes**

Date: \_\_\_\_\_ Time: \_\_\_\_\_

# DeSoto County Property Appraiser

David A. Williams, CFA

**2024 Certified Values**

updated: 7/17/2025

Parcel: [<<](#) **04-38-25-0000-0801-0000 (18392)** [>>](#)

## Owner & Property Info

Result: 1 of 2

Owner	3039 HIGHWAY 70 LLC 3039 SE HWY 70 ARCADIA, FL 34266		
Site	3039 SE HWY 70, ARCADIA		
Description*	BEG NW COR TH S 13D36M27S W 172.23 FT TO INT WITH SLY R/W SR 70 & POB TH N 89D26M41S E ALG R/W 400 FT TH S 13D36M27S W 1123.14 FT TH S 89D26M41S W 400 FT TH N 13D36M27S E 1123.14 FT TO POB & BEG NW COR TH S ALG W LI OF NW1/4 1296.37 FT FOR POB TH S 89D26M4 ...more>>>		
Area	11.23 AC	S/T/R	04-38-25
Use Code**	VEH SALE/REPAIR (2700)	Tax District	7

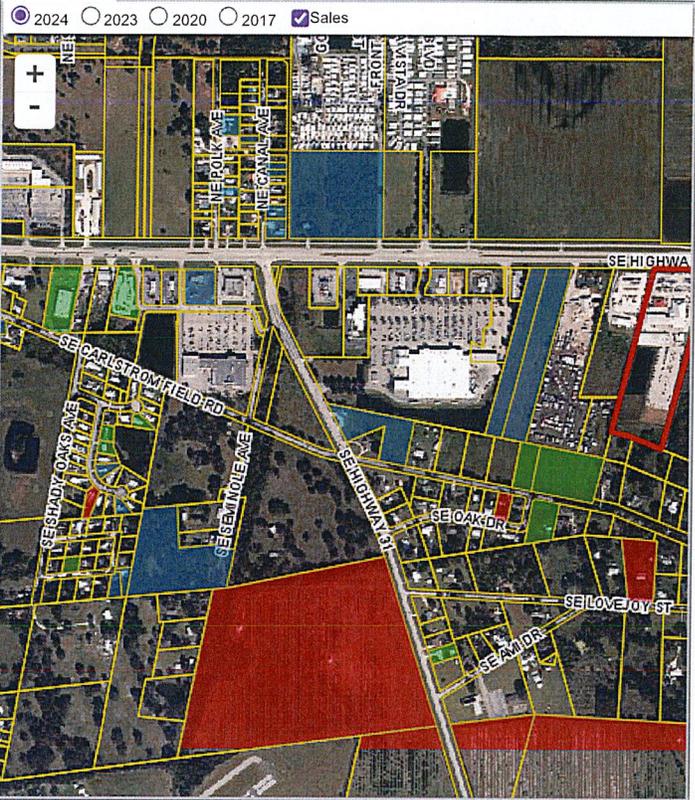
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning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

## Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$391,343	Mkt Land	\$391,343
Ag Land	\$0	Ag Land	\$0
Building	\$1,415,804	Building	\$1,395,705
XFOB	\$136,196	XFOB	\$127,147
Just	\$1,943,343	Just	\$1,914,195
Class	\$0	Class	\$0
Appraised	\$1,943,343	Appraised	\$1,914,195
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,943,343	Assessed	\$1,914,195
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,943,343 other:\$1,943,343 school:\$1,943,343	Total Taxable	county:\$1,914,195 other:\$1,914,195 school:\$1,914,195

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

Aerial Viewer Building Photo Google Maps



## Sales History

Show Similar Sales within 1/2 mile [Fill out Sales Questionnaire](#)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/29/2021	\$5,400,000	202114002479	SW	I	Q	05 (Multi-Parcel Sale) - <a href="#">show</a>
8/1/1994	\$107,400	333 / 1162	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
<a href="#">Sketch</a>	VEH SALE/R (6600)	1996	23151	32446	\$972,861
<a href="#">Sketch</a>	SERV SHOP (6700)	1996	9600	11880	\$193,750
<a href="#">Sketch</a>	VEH SALE/R (6600)	1999	6190	7988	\$279,362
<a href="#">Sketch</a>	BARN/STORG (8602)	2024	900	900	\$12,357

\*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
1760	MEZZ-F	1996	\$6,395.00	3158.00	0 x 0
1410	FNC CH L6	1996	\$5,461.00	1312.00	0 x 0
1925	PVMT C	1996	\$53,375.00	118610.00	0 x 0
0251	BRN-PO-FL	1997	\$2,444.00	529.00	23 x 23
1410	FNC CH L6	1998	\$6,248.00	1299.00	0 x 0
1430	FNC CH L12	1999	\$413.00	40.00	0 x 0
0801	BLK TOP B	2001	\$40,425.00	86010.00	0 x 0
1900	OHDOR L	1996	\$1,458.00	9.00	0 x 0
1900	OHDOR L	2002	\$1,613.00	7.00	0 x 0
0850	CONCR SLAB	1996	\$488.00	260.00	0 x 0
2040	WD DECK	1996	\$406.00	328.00	41 x 8

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
2700	AUTO SALES (MKT)	489,178.800 SF (11.230 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$391,343	IL

\* 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 2

BEG NW COR TH S 13D36M27S W  
 172.23 FT TO INTER WITH SLY R/W  
 SR 70 & POB TH N 89D26M13 E  
 ARCADIA, FL 34256

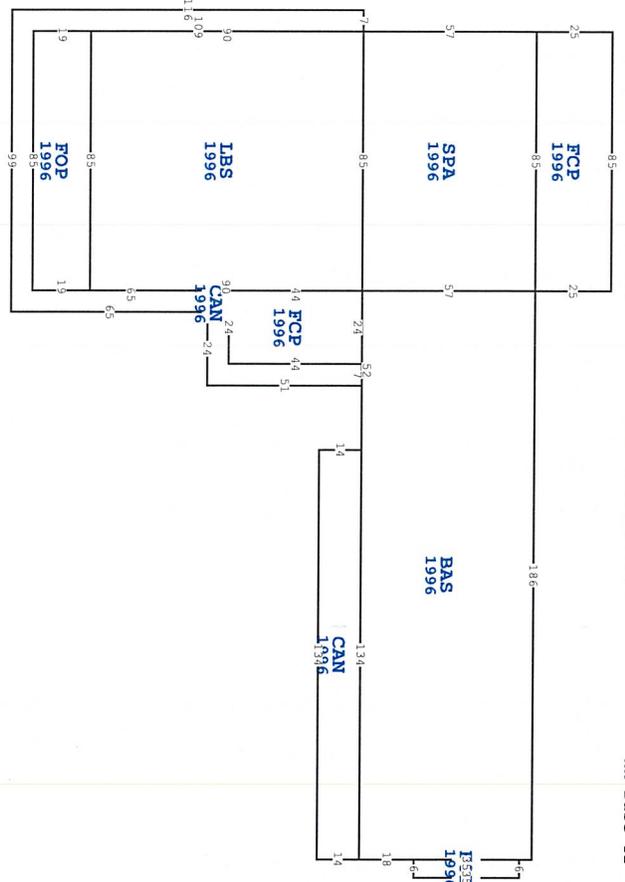
3039 HIGHWAY 70 LLC  
 3039 SE HWY 70  
 ARCADIA, FL 34256

2024

04-38-25-0000-0801-0000  
 DESOTO COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
Element	CD	Type	MDL
Exterior Wall	25	MOD METAL	100
Roof Structure	10	STEEL FRME	100
Roof Cover	12	METAL	100
Interior Wall	10	INSULATED	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing	05	STEEL	100
Frame	05	STEEL	100
Story Height	20	100	
RMS	0	100	
Stories	0	100	
Units	0	100	

MARKET ADJUSTMENTS	
TYPE	MLL EFF AREA
6600	06 36,888
TOT ADJPTS	141,7020
EFF. BASE RATE	35.43
REPL. COST NEW	1,306,942
AVB	1996
EVB	1996
EGON FNCT	0
NORM	028.00
% COND	72.00



EXTRA FEATURES	
TOTALS	32,366
EXTRA FEATURES	36,888
TOTALS	940,998

AREA	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ MARKET VALUE
BAS	10,602	100	270,453
CAN	1,876	30	563
CAN	2,387	30	716
FCP	1,056	50	528
FCP	2,125	50	1,062
FOP	210	105	2,678
FOP	1,615	50	808
IBS	7,650	215	16,448
SPA	4,845	125	6,056

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		
		1996	1996	3	48	5,825		
		1996	1996	3	48	5,933		
		1997	1997	3	79	2,507		
		1998	1998	3	55	6,609		
		1999	1999	3	58	435		
		2001	2001	3	51	43,865		
		1996	1996	3	48	1,555		
		2002	2002	3	66	1,663		
		1996	1996	3	77	501		

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
20214002479	3/29/2021	SW	Q	I	05	5,400,000
GRANTEE: DESOTO AUTOMOTIVE ENT						
GRANTEE: 3039 HIGHWAY 70 LLC						
GRANTOR: DEES & RINEHAMMER						
GRANTEE: DESOTO FORD						

VALUATION BY	Tax Dist:	STANDARD
BUILDING MARKET VALUE	7	1,395,705
TOTAL MARKET OBX/F VALUE		1,271,147
TOTAL LAND VALUE - MARKET		391,343
TOTAL MARKET VALUE		1,914,195
SOH/AGL Deduction		0
ASSESSED VALUE		1,914,195
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,914,195
TOTAL JUST VALUE		1,914,195
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		1,943,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-2577	Remove and repla	8,500	01/20/2023
21-6916	BATHROOM BUIIDOU	64,482	11/08/2021

ADDRESS	PERMIT
CORPORATE NAME CHANGED PER EMAIL	
CORPORATE NAME CHANGED FILED W/ SEC OF STATE IN 19	

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
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BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
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BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
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BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
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BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
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06/21/2022		1996	1996	3	48	6,821		

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06/21/2022		1996	1996	3	48	6,821		

BLD DATE	INC DATE	YEAR	ACTUAL	Q	% COND	UNIT PRICE	AG DATE	NOTES
06/21/2022		1996	1996	3	48	6,821		

BEG NW COR TH S 13D36M27S W  
 172.23 FT TO INT WITH SIX R/W  
 SR 70 & POB TH N 89D26M41S E  
 3039 HIGHWAY 70 LLC  
 3039 SE HWY 70  
 ARCADIA, FL 34266

2024

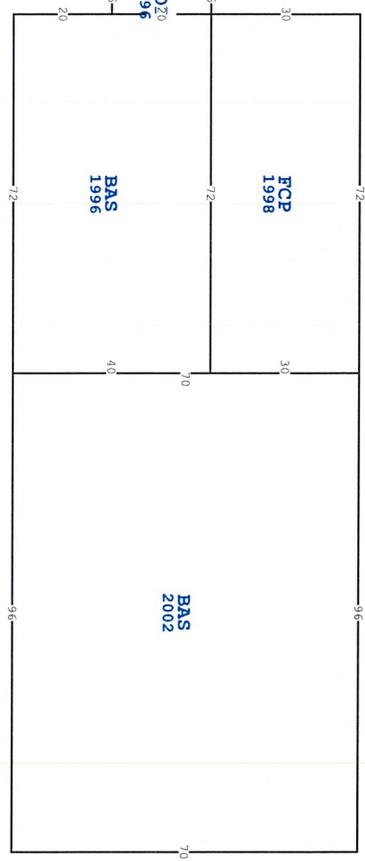
04-38-25-0000-0801-0000  
 DESOTO COUNTY PROPERTY VALUATION SUMMARY  
 PAGE 2 of 3

**BUILDING CHARACTERISTICS**

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	10	STEEL FRGE 100
Roof Cover	12	METAL 100
Interior Wall	10	INSULATED 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	0	100
Frame	05	STEEL 100
Story Height	14	100
RMS	0	100
Stories	0	100
Units	0	100

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF AREA	TOT ADJ PTS	EFF BASE RATE	REPL COST NEW	AVB	EVB	EGON	FRCT	NORM	% COND
6700	06	10,740	120,2800	34.28	368,167	1996	1996	0	0	50.00	50.00
2 SERV SHOP - 0% - 2022											
Heated Area: 9600											
HX Base Yr											



Quality 03 AVERAGE  
 DOR CODE 2700 VEH SALE/REPAIR  
 MAP NUM MKT AREA 03  
 NEIGHBORHOOD LOC 300300.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	49,363
BAS	6,720	100	6,720	115,181
FCP	2,160	50	1,080	18,511
FOP	120	50	60	1,029

TOTALS 11,880 10,740 184,084

**EXTRA FEATURES**

L N CODE	DESCRIPTION	BUD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/E MKT VALUE	NOTES
11	2040	WD DECK	0	0	41	8		2.75	100	1996	1996	3	48	433	

3039 SE HWY 70, ARCADIA

**LAND DESCRIPTION**

L N CODE	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR CONSRV

TOTAL OBX/E 433

BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				06/21/2022

BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MARKET	AGRICULTURAL	COMMON
				06/21/2022	0	0	0

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
202114002479	3/29/2021	SM	Q	I	05	5,400,000
GRANTOR: DESOTO AUTOMOTIVE ENT						
GRANTEE: 3039 HIGHWAY 70 LLC						
0333/1162	8/01/1994	WD	Q	V		107,400
GRANTOR: DEBS & RINSHAMMER						
GRANTEE: DESOTO FORD						

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 7		
BUILDING MARKET VALUE		1,395,705
TOTAL MARKET OBX/E VALUE		127,147
TOTAL LAND VALUE - MARKET		391,343
TOTAL MARKET VALUE		1,914,195
SOH/AGL Deduction		0
ASSESSED VALUE		1,914,195
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,914,195
TOTAL JUST VALUE		1,914,195
INCON VALUE		0
PREVIOUS YEAR MKT VALUE		1,943,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BUILDING NOTES			
BAS=[YR=2002] W96 FCP=[YR=1998] W72 S30 FOP=[YR=1996] W6			
S20B6 BAS=[YR=1996] S20 E72 N40 W72 S20S N20S E72 N30S S70			
E96 N70S.			

BUILDING DIMENSIONS			
BAS=[YR=2002] W96 FCP=[YR=1998] W72 S30 FOP=[YR=1996] W6			
S20B6 BAS=[YR=1996] S20 E72 N40 W72 S20S N20S E72 N30S S70			
E96 N70S.			

REVIEW DATE	BY	Total Acres:	Total Land Value:	Market:	Agricultural:	Common:
02/09/2022	KG	11.23	391,343	0	0	0

BEG NW COR TH S 13D36M27S W  
17'.23 FT TO INT WITH SLY R/W  
SR 70 & POB TH N 89D26M41S E

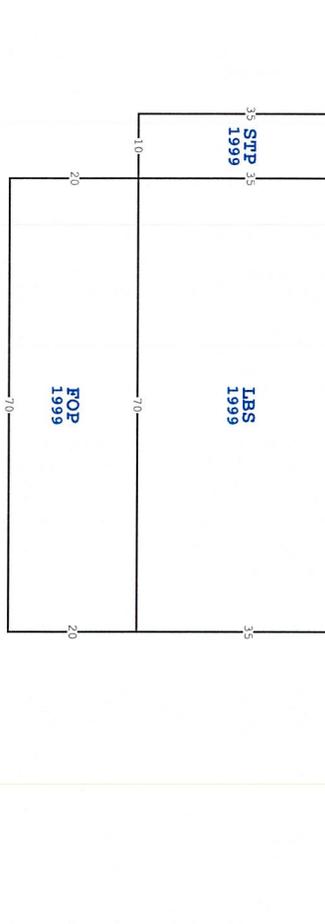
3039 HIGHWAY 70 LLC  
3039 SE HWY 70  
ARCADIA, FL 34266

2024

04-38-25-0000-0801-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		MARKET ADJUSTMENTS	
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJPTS
Exterior Wall	25	MOD METAL	06	9,917	141,7472
Roof Structure	10	STEEL FRME			
Roof Cover	12	METAL			
Interior Wall	10	INSULATED			
Interior Floor	03	CONC FINSH			
Air Condition	01	NONE			
Heating Type	01	NONE			
Plumbing	05	STEEL			
Frame	05	STEEL			
Story Height	20				
RMS	0				
Stories	0				
Units	0				

REPL. COST NEW	AVB	EVB	ECON	FNCT	NORM	% COND
351,458	1,999	1,999	0	0	23.00	77.00
Heated Area: 6190						
HX Base Yr						



QUALITY	03	AVERAGE		
DOR CODE	2700	VEH SALE/REPAIR		
MAP NUM		MKT AREA		
NEIGHBORHOOD/LOC	300300.00	1.00/		
AOE	320	150	480	13,098
BAS	3,420	100	3,420	93,328
FOP	1,400	50	700	19,102
LBS	2,450	215	5,268	143,757
STP	350	10	35	955
UOP	48	30	14	382

TOTALS	7,988	9,917	270,623
EXTRA FEATURES			
L O/BX/F	DESCRIPTION	BLD CAP	L W
N CODE			

LAND DESCRIPTION		LAND USE		CAP		R		LOC		FRONT		DEPTH		TOT		LND		UTS		UNTT		DPTH		FACT		COND		TOT		ADJ		UNIT		PRICE		ORIG		COND		YEAR		ACTUAL		Q		%		COND		LGL		DATE		AG		DATE		MKT		VALUE		NOTES																	
TOTAL O/BX/F																																								0																																							

REVIEW DATE	02/09/2022	BY	KG	Total Acres:	11.23	Total Land Value:	391,343	Market:	0	Agricultural:	0	Common:	391,343	PRINTED	11/06/2024	BY	SYS
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DESOTO COUNTY PROPERTY VALUATION SUMMARY		PAGE 3 of 3	
VALUATION BY	Tax Group: 7	Tax Dist:	STANDARD
BUILDING MARKET VALUE	1,395,705		
TOTAL MARKET O/BX/F VALUE	1,271,147		
TOTAL LAND VALUE - MARKET	391,343		
TOTAL MARKET VALUE	1,914,195		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,914,195		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,914,195		
TOTAL JUST VALUE	1,914,195		
INCOM VALUE	0		
PREVIOUS YEAR MKT VALUE	1,943,343		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA		DATE		TYPE		Q		V		RSN		SALE	
OFF RECORD	Number	DATE	INST	U	I	CD	SW	Q	I	05	PRICE		
	202114002479	3/29/2021									5,400,000		
GRANTOR: DESOTO AUTOMOTIVE ENT													
GRANTEE: 3039 HIGHWAY 70 LLC													
GRANTOR: DEES & RINEHAMMER													
GRANTEE: DESOTO FORD													

BUILDING NOTES	
DODGE-CHRYSLER-PLYMOUTH SHOWROOM	

BUILDING DIMENSIONS	
BAS=[YR=1999] W114 S10 AOE=[YR=1999] W16 S20 E16 N20S S20	
STP=[YR=1999] S35 E10 FOP=[YR=1999] S20 E70 N20 LBS=[YR=1999]	
N35 W70 S35 E70S W70S N35 W10S E114 N16 UOP=[YR=1999] E4 N12	
W4 S12S N14S.	

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 1572700 2024**

**R 04-38-25-0000-0801-0000**

**REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$14,577.17
COUNTY LAW ENF	.0024399	\$4,670.44
SCHOOL LRE	.0030960	\$5,926.35
SCHOOL DISC	.0022480	\$4,303.11
SOUTHWEST WATER MGMT	.0001909	\$365.42
<b>TOTAL AD-VALOREM:</b>		<b>\$29,842.49</b>

**3039 HIGHWAY 70 LLC  
3039 SE HWY 70  
ARCADIA , FL 34266**

**11.230 ACRES  
BEG NW COR TH S 13D36M27S W  
172.23 FT TO INT WITH SLY R/W  
SR 70 & POB TH N 89D26M41S E  
ALG R/W 400 FT TH S 13D36M27S**

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$3,420.00
Asmt - FIRE	\$6,705.00
Asmt - SOLID WASTE	\$91.00
<b>TOTAL NON-AD VALOREM:</b>	<b>\$10,216.00</b>

FAIR MKT VALUE	<b>\$1,914,195.00</b>	DIST	<b>7</b>
ASSESS	<b>\$1,914,195.00</b>	EXEMPT VALUE	<b>\$0.00</b>
TAXABLE VALUE	<b>\$1,914,195.00</b>		

**COMBINED TAXES & ASMTS: \$40,058.49**  
**DISCOUNT: \$0.00**  
**UNPAID BALANCE: \$0.00**

**\*\* PAID \*\***

**Last Payment:** 11/14/2024 **Receipt Number:** 9800370

**Amount Collected:** \$38,456.15 **Discount Amount:** \$0.00

**Exemptions:**

**Property Address:  
3039 SE HWY 70 ARCADIA 34266**

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
04382500008010000	R	2024	\$29,842.49	\$10,216.00	11/14/2024	\$38,456.15	\$0.00
04382500008010000	R	2023	\$30,864.17	\$11,341.00	4/8/2024	\$43,471.33	\$0.00
04382500008010000	R	2022	\$30,043.38	\$11,341.00	4/5/2024	\$49,615.84	\$0.00
04382500008010000	R	2021	\$32,491.72	\$11,341.00	4/5/2024	\$49,809.23	\$0.00
04382500008010000	R	2020	\$33,518.31	\$11,341.00	11/16/2020	\$43,064.94	\$0.00
04382500008010000	R	2019	\$34,330.69	\$11,341.00	12/2/2019	\$43,844.82	\$0.00
04382500008010000	R	2018	\$35,302.39	\$11,341.00	11/16/2018	\$44,777.65	\$0.00
04382500008010000	R	2017	\$34,212.65	\$8,891.00	11/16/2017	\$41,379.50	\$0.00
04382500008010000	R	2016	\$35,596.65	\$8,891.00	11/17/2016	\$42,708.14	\$0.00
04382500008010000	R	2015	\$38,238.92	\$7,807.00	11/18/2015	\$44,204.08	\$0.00
04382500008010000	R	2014	\$35,091.15	\$7,807.00	11/19/2014	\$41,182.22	0.00

Prepared by:  
Gregory A. May, Esq.  
Bass Sox Mercer  
2822 Remington Green Circle  
Tallahassee, FL 32308

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*Documentary Stamp Tax: \$158,200.00*

*Parcel Nos.: 04-38-25-0000-0801-0000 and 05-38-25-0000-0168-0000*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 29<sup>th</sup> day of March, 2021, by **DESOTO AUTOMOTIVE ENTERPRISES, INC.**, a Florida corporation whose address is 2880 Mill Creek Road, Port Charlotte, Florida 33953 ("**Grantor**") to **3039 HIGHWAY 70, LLC**, a Florida limited liability company whose address is 1045 State Road, Princeton, New Jersey 0840 ("**Grantee**"). Wherever used herein, the terms "Grantor" and "Grantee" shall include the singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, all that certain land situated in DeSoto County, Florida (the "**Property**"), as more fully described in **Exhibit A** (attached hereto and incorporated herein),

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining,

**TO HAVE AND TO HOLD**, the Property in fee simple, subject to the matters set forth on Exhibit B (attached hereto and incorporated herein) (the "**Permitted Exceptions**"), unto Grantee, and Grantee's successors and assigns, forever; and Grantor will warrant and defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but against none other. No other covenants or warranties, express or implied, are given by this Deed.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed on the day and year first above written.

**Signed, sealed and delivered in our presence:**



\_\_\_\_\_  
First Witness Signature  
David A. Holmes  
Printed name of First Witness

DESOTO AUTOMOTIVE ENTERPRISES,  
INC., a Florida corporation

By:   
\_\_\_\_\_  
Mark Schlundt  
President

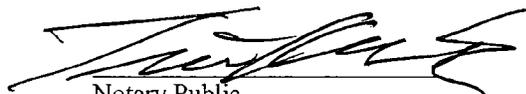


\_\_\_\_\_  
Second Witness Signature  
Timothy KRATZER SR  
Printed name of Second Witness

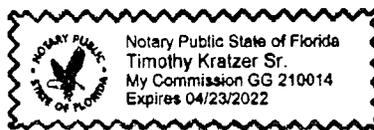
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF Desoto

I HEREBY CERTIFY that the foregoing Special Warranty Deed was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of MARCH, 2021 by Mark Schlundt, as the President of DeSoto Automotive Enterprises, Inc., who is personally known to me or has produced DRIVER LICENSE as identification and who did not take an oath.



Notary Public  
My commission expires:



**EXHIBIT A  
SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of De Soto, State of Florida, and described as follows:

**Tract 1:**

A parcel of land lying in the NW 1/4 of Section 4, Township 38 South, Range 25 East, DeSoto County, Florida. Being more particularly described as follows:

Commence at the NW corner of said Section 4, thence S 13 degrees 36' 27" W along the West line of said Section 4, a distance of 172.23 feet to the point of intersection of the West line of said Section 4, and the southerly right of way line of SR 70 (200 ft. R/W) said point also being the point of beginning; Thence N 89° 26' 41" E along said southerly right of way line a distance of 400.00 feet; thence S 13 degrees 36' 27" W and parallel with the West line of said Section 4, a distance of 1123.14 feet; thence S 89 degrees 26' 41" W and parallel with the Southerly right of way line of SR 70, a distance of 400.00 feet to a point on the West line of said Section 4, thence N 13 degrees 36'27" E along the West line of said Section 4, a distance of 1123.14 feet to the point of beginning.

AND

**Tract 2:**

A parcel of Land in Section 4, Township 38 South, Range 25 East, DeSoto County, Florida and being particularly described as follows:

Commence at the NW corner of said Section 4, thence S 13° 36' 27" W along the West line of the NW 1/4 of said Section 4, a distance of 1295.37 feet to the Point of Beginning; thence N 89° 26' 41" E a distance of 400.00 feet; thence S 13° 36' 27" W a distance of 206.71 feet; thence N 69° 17' 08" West a distance of 253.57 feet; thence N 79° 33' 52" W a distance of 136.43 feet; thence N 13° 36' 27" E a distance of 85.02 feet to the point of beginning.

AND

Begin at the Northeast corner of Section 5, Township 38 South, Range 25 East; thence S 14° 37' 35" W along East line of Section 5, a distance of 167.14 feet to South right of way of S.R. 70 for P.O.B.; thence continue same line 951 feet; thence N 89° 31' 34" W and parallel to S.R. 70, a distance of 295 feet; thence N 14° 37' 35" E and parallel to East line of Section 5, a distance of 951 feet to South Right of Way of S.R. 70; thence S 89° 31' 34" E along right of way, 295 feet to Point of beginning.

**For informational purposes only, aka:**

Tax Identification Nos. 04-38-25-0000-0801-0000 and 05-38-25-0000-0168-0000

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Any minerals or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
3. Oil, gas and mineral reservations contained in instrument recorded in Deed Book 249, page 330.  
NOTE: No determination has been made as to current owner of record.
4. Notice pursuant to Section 704.05 and 712.06 Florida Statutes as set forth in instrument recorded in Book 120, page 882.
5. Easement granted to United Telephone Company of Florida by instrument recorded in Book 176, page 700.
6. All of the terms and provisions set forth and contained in that certain Lease between H.C. Lloyd DMV, PA, Lessor, and Robate Media Group dba Boardworks Outdoor Advertising Co., Lessee, recorded in Book 284, page 897, Assigned to Wauchula State Bank in Book 320, page 21.
7. Well License Agreement and Easement as set forth in instrument recorded in Book 348, page 1040; and Book 390, page 603.
8. Driveway Easement and Agreement as set forth in instrument recorded in Book 348, page 1052.



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:

11 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
3039 HIGHWAY 70 LLC	T	04/26/2023	D	202314004615	0/0	2	\$900,000.00	PARCEL 1: BEGIN AT THE NE CORNER OF SEC 5, TOWNSHIP 38 S... <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	05/13/2022	NOC	202214004000	0/0	1	\$0.00	3039 SE HWY 70 <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	11/18/2021	NOC	202114008789	0/0	1	\$0.00	3039 SE HWY 70 <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	FIN	202114002486	0/0	8	\$0.00	SEE EXHIBIT 'A' <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	ASG	202114002485	0/0	12	\$0.00	ASSIGNMENT OF LEASES AND RENTS <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	MTG	202114002484	0/0	27	\$2,825,000.00	SEE EXHIBIT 'A' <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	AGR	202114002483	0/0	9	\$0.00	PARI PASSU AGREEMENT <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	FIN	202114002482	0/0	8	\$0.00	SEE EXHIBIT 'A' <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	ASG	202114002481	0/0	12	\$0.00	ASSIGNMENT OF LEASES AND RENTS <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	F	04/07/2021	MTG	202114002480	0/0	27	\$2,825,000.00	SEE EXHIBIT 'A' <a href="#">View Image</a>
3039 HIGHWAY 70 LLC	T	04/07/2021	D	202114002479	0/0	4	\$5,400,000.00	A PARCEL OF LAND LYING IN THE NW 1/4 OF SECT 4, TOWNSHIP 38 S, RNG 25 E... <a href="#">View Image</a>

11 items found, displaying all items.

1

**Customer Information**

**Name:** Building Dept (Lee)  
**Address:** 201 East Oak St., Ste 204

**Phone:**  
**Alt. Phone:**  
**Email:**

**Request Classification**

**Topic:** Development without Permits  
**Status:** Open  
**Assigned to:** Sharon Gray  
**Property Address:** 3039 SE Hwy 70

**Request type:** Complaint  
**Priority:** Normal  
**Entered Via:** Phone



**Property APN:**

**Description**

Building built without permit.

**Reason Closed**

**Date Expect Closed:** 07/27/2023

**Enter Field Notes Below**

**Notes:**

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**Notes Taken By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Sec. 20-1342. - Development permit required prior to undertake any development activity.

Development is the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. No development activity shall be undertaken unless authorized by a development order or development permit.

(LDR, § 12002; Ord. No. 2012-01, § 12002, 5-22-2012)

Sec. 20-1346. - Post-permit changes.

After a permit has been issued, it shall be unlawful to change, modify, alter or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit. A modification may be applied for in the same manner as the original permit. A written record of the modification shall be entered upon the original permit and maintained in the files of the Development Department.

(LDR, § 12006; Ord. No. 2012-01, § 12006, 5-22-2012)



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

3039 HIGHWAY 70 LLC  
1045 STATE ROAD  
PRINCETON, NJ 08540

RE: 3039 SE HWY 70 70  
PIN #: 04-38-25-0000-0801-0000  
Case No: CE-23-0521

Date: October 27, 2023

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. 20-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.**

**LDR Sec. 20-1346 Development Permit Requirements & Conditions (post-permit changes): it shall be unlawful to change, modify, alter or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit.**

Facts constituting violation (including date, time, and place of violation): On **October 24, 2023** at **9:14 am**, the property located at **3039 SE HWY 70 70** was visited and revealed the following:

**An additional building has been added to the property without an improvement plan or zoning approval. Please obtain a improvement plan and zoning approval.**

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

**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: November 10, 2023**

**Insure that all requirements and conditions of approval for your development permit have been met.** **Due by: November 10, 2023**

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*

Sharon Gray  
Code Enforcement Officer

Certified Mailing Number: 7021272000044123331



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

Bass Sox Mercer  
2822 Remington Green Cir  
Tallahassee, FL 32308

RE: 3039 SE HWY 70 70  
PIN #: 04-38-25-0000-0801-0000  
Case No: CE-23-0521

Date: October 27, 2023

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. 20-1342 Development Permit Required: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Order or Development Permit.**

**LDR Sec. 20-1346 Development Permit Requirements & Conditions (post-permit changes): it shall be unlawful to change, modify, alter or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit.**

Facts constituting violation (including date, time, and place of violation): On **October 24, 2023** at **9:14 am**, the property located at **3039 SE HWY 70 70** was visited and revealed the following:

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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*

Sharon Gray  
Code Enforcement Officer

Certified Mailing Number: 70212720000044123232

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only  
 For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
 \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 3.55  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
 \$ 6.3

Total Postage and Fees  
 \$ 8.53

ARCADIA POST OFFICE  
 OCT 27 2023  
 34266-USPS

Postmark Here

3039 Highway 70 LLC  
 1045 State Road  
 Princeton, NJ 08540

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4412 3331

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only  
 For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
 \$ 4.35

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage  
 \$ 6.3

Total Postage and Fees  
 \$ 8.53

ARCADIA POST OFFICE  
 OCT 27 2023  
 34266-USPS

Postmark Here

Bass Sox Mercer  
 2822 Remington Green Cir  
 Tallahassee, FL 32308

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4412 3332

**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:  
 3039 Highway 70 LLC  
 1045 State Road  
 Princeton, NJ 08540

2. Article Number (Transfer from service label)  
 021 2720 0000 4412 3331

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  
 Insured Mail Restricted Delivery (0)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *Camille Mercer*  Agent  Address

B. Received by (Printed Name)  
 Camille Mercer

C. Date of Delivery  
 10/30

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**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:  
 Bass Sox Mercer  
 2822 Remington Green Cir  
 Tallahassee, FL 32308

2. Article Number (Transfer from service label)  
 721 2720 0000 4412 3232

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  
 Insured Mail Restricted Delivery (0)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X *K McElreath*  Agent  Address

B. Received by (Printed Name)  
 K McElreath

C. Date of Delivery  
 10/30/23

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

203 East Oak Street, Suite 204  
Acworth, Florida 34206  
Telephone: (904) 291-6165  
Fax: (904) 291-6163

**NOTICE to CORRECT VIOLATION**

203 HIGHWAY 70 LLC  
141 STATE ROAD  
PRINCE GEORGE, FL 32909

RE: 3039 SE HWY 70 S  
PIN #: 04-38-25-000-001-000  
Case No: CE-23-0321

Date: October 27, 2023

Please be advised that a site visit was conducted on 10/26/23 to determine if the property was in compliance with the conditions of the approved site plan. The following violations were noted:

- 1. **CE-23-0321** The subject property is located in the zoning district of CE-23-0321. Development in this zoning district is subject to the following conditions:
  - a. Development shall be undertaken only as authorized by a Development Order or Development Permit.
  - b. CE-23-0321 The subject property shall be used for the purposes of the zoning district. It shall be used for the purposes of the zoning district. It shall be used for the purposes of the zoning district.

Each violation noted on this notice shall be corrected by the owner on or before the date specified in the notice. If the violations are not corrected by the date specified, the County may take the following actions:

**Failure to correct a violation may result in the County initiating enforcement action, including the issuance of a stop-work order, a fine, or a court order to enforce compliance with the zoning ordinance.**

The owner is advised that the County may take the following actions:

- 1. The County may issue a stop-work order to the owner.
- 2. The County may issue a fine to the owner.
- 3. The County may file a court action to enforce compliance with the zoning ordinance.

The County may also take the following actions:

- 1. The County may issue a stop-work order to the owner.
- 2. The County may issue a fine to the owner.
- 3. The County may file a court action to enforce compliance with the zoning ordinance.

If you have any questions regarding this notice, please contact the Planning and Zoning Department at 203 East Oak Street, Suite 204, Acworth, Florida 34206. Telephone: (904) 291-6165 or (904) 291-6163.

10/27/2023 14:03

SHARON GRAY  
3039 SE HWY 70



COUNTY DEVELOPMENT DEPARTMENT  
**DESOTO COUNTY**

203 East Oak Street, Suite 204  
Acworth, Florida 34206  
Telephone: (904) 291-6165  
Fax: (904) 291-6163

**NOTICE to CORRECT VIOLATION**

203 HIGHWAY 70 LLC  
141 STATE ROAD  
PRINCE GEORGE, FL 32909

RE: 3039 SE HWY 70 S  
PIN #: 04-38-25-000-001-000  
Case No: CE-23-0321

Date: October 27, 2023

Please be advised that a site visit was conducted on 10/26/23 to determine if the property was in compliance with the conditions of the approved site plan. The following violations were noted:

- 1. **CE-23-0321** The subject property is located in the zoning district of CE-23-0321. Development in this zoning district is subject to the following conditions:
  - a. Development shall be undertaken only as authorized by a Development Order or Development Permit.
  - b. CE-23-0321 The subject property shall be used for the purposes of the zoning district. It shall be used for the purposes of the zoning district.

Each violation noted on this notice shall be corrected by the owner on or before the date specified in the notice. If the violations are not corrected by the date specified, the County may take the following actions:

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- 1. The County may issue a stop-work order to the owner.
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10/27/2023 14:03

SHARON GRAY  
3039 SE HWY 70



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 10/27/2023 @ 2:03pm, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER  
3039 HIGHWAY 70 LLC  
1045 STATE ROAD  
PRINCETON, NJ 08540

Agent of Process  
Bass Sox Mercer  
2822 Remington Green Cir  
Tallahassee, FL 32308

at the following location(s): 3039 SE HWY 70 70

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

DATE: October 27, 2023

affiant Sharon Gray

Sworn to and subscribed before me this 27<sup>th</sup> day of October, 2023 by Sharon Gray who is personally known OR Produced Identification

Yojaida Hernandez  
Notary Public

YOJAIDA HERNANDEZ  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH145225  
MY COMMISSION EXPIRES AUG. 26, 2025



06/12/2025 08:41

SHARON GRAY  
3039 SE HWY 70



06/12/2025 08:42

SHARON GRAY  
3039 SE HWY 70



07/21/2025 10:27

SHARON GRAY  
3039 SE HWY 70



01/02/2025 10:43

SHARON GRAY  
3039 SE HWY 70



10/24/2023 09:14

SHARON GRAY  
3039 SE HWY 70



09/07/2023 12:34

SHARON GRAY  
3039 SE HWY 70



07/11/2023 15:16

SHARON GRAY  
3039 SE HWY 70

## Sharon Gray

---

**From:** Tara Wilson  
**Sent:** Wednesday, January 8, 2025 10:38 AM  
**To:** Sharon Gray  
**Subject:** RE: IMPROVEMENT PLAN APPLICATION

No we have not

## 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](mailto:t.wilson@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)



**Please send all emails to [planning@desotobocc.com](mailto:planning@desotobocc.com) to ensure they are received.**

**From:** Sharon Gray <s.gray@desotobocc.com>  
**Sent:** Friday, January 3, 2025 3:24 PM  
**To:** Tara Wilson <T.wilson@desotobocc.com>  
**Subject:** FW: IMPROVEMENT PLAN APPLICATION

Tara,

Did we ever received anything from Ford for the new building they built?

Best Regards,  
Sharon

## Sharon Gray

Code Enforcement Officer

*DeSoto County Board of County Commissioners*

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

**Desk: 863-491-6165**

[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

[www.desotobocc.com](http://www.desotobocc.com)



**From:** Tara Wilson  
**Sent:** Wednesday, November 1, 2023 4:14 PM  
**To:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** RE: IMPROVEMENT PLAN APPLICATION

See below original emails I sent them

*Have A Great Day,*  
*Tara Wilson*  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

*please send all emails to*  
[planning@desotobocc.com](mailto:planning@desotobocc.com)



**From:** Tara Wilson  
**Sent:** Tuesday, July 11, 2023 12:50 PM  
**To:** 'cwilliams@desotoautomall.com' <[cwilliams@desotoautomall.com](mailto:cwilliams@desotoautomall.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** IMPROVEMENT PLAN APPLICATION

See attached improvement plan application.

*Have A Great Day,*  
*Tara Wilson*  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266

Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

**From:** Tara Wilson  
**Sent:** Tuesday, July 11, 2023 12:49 PM  
**To:** 'cwilliams@desotoautomall.com' <[cwilliams@desotoautomall.com](mailto:cwilliams@desotoautomall.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** APPLICATIONS FOR ADDED BUILDING

Good Afternoon,

See attached application's, the General Development Order & Development Plan application go together. I will have to get the total fee for the Development Plan application once I get with June, then I will email that information.

Once that is approved the Improvement Plan application will follow.  
The Improvement plan fee is \$1000.00

Have A Great Day,

*Tara Wilson*

Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

**Sharon Gray**

---

**From:** Chad Williams <cwilliams@desotoautomall.com>  
**Sent:** Thursday, March 21, 2024 2:34 PM  
**To:** Sharon Gray  
**Subject:** Engineering Company

**This email originated outside of Desoto County BOCC. Think before you click!!!**

Name of Company is Richardson Engineering in Orlando Florida

Contact is Richard Richardson is who I am working with just needing to send him the survey and answer a couple questions to move forward this will be done next week. Thank you for your patience.

Thank You  
Chad Williams  
Desoto Automall

## Sharon Gray

---

**From:** Chad Williams <cwilliams@desotoautomall.com>  
**Sent:** Tuesday, January 9, 2024 1:33 PM  
**To:** Sharon Gray  
**Subject:** Re: Structure

Good Afternoon,

Chad Williams from Desoto Auto Mall seems you were correct about engineers being extremely busy I did lock in someone and then they have not answered my emails nor calls so I have went somewhere else called Atlas Engineering i am working with now. Trust me this has been an obstacle I thought everything was being handled and I'm assuming not the case. I even tried reaching out to people in Orlando region for assistance. Any advice would be greatly appreciated.

Thank You  
Chad Williams  
Desoto Auto Mall

---

**From:** Sharon Gray <s.gray@desotobocc.com>  
**Sent:** Monday, November 13, 2023 10:30 AM  
**To:** Chad Williams <cwilliams@desotoautomall.com>  
**Cc:** Ryan Hay <rhay15@yahoo.com>; bumper hay <bumperhay@yahoo.com>  
**Subject:** RE: Structure

Chad,

I spoke to Ryan and Ronald Hay this morning. They explained that they are doing the building portion and have had some issues with getting the correct building plans for the Building. I will give you and extension of 60 days to get the Development Plan application submitted first since that will need to go before the board and be approved before you can submit the Improvement application. This will give the Engineers time to hopefully get what they need if not Ryan or Ronald can shoot me an email to let me know that they are still having issues. They did tell me that Engineers are extremely busy which I knew. When you find another Engineer for the rest of it please have them email myself. Please let me know if there is anything else you need or if you have any questions.

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)*

**From:** Chad Williams [mailto:cwilliams@desotoautomall.com]  
**Sent:** Friday, November 10, 2023 8:54 AM  
**To:** Sharon Gray <s.gray@desotobocc.com>  
**Subject:** Structure

**This email originated outside of Desoto County BOCC. Think before you click!!!**

Good Morning Sharon

This is Chad Williams from Desoto Auto Mall. just spoke with Hays Engineering about getting another plan for the property previously which I will get going today for you and will let you know who I hire for this process if you could give me an extension due to getting all paperwork together I thought they could do it all unfortunately they can just do the new structure not what was previously there concrete etc. I would appreciate they extension and moving forward will go thru they proper channels. So Hays Engineering will continue there part and I will additionally hire another person for the previous state on property.

Thank You  
Chad Williams  
General Manager

How was my service today? Please feel free to report your experience at: [feedback@desotobocc.com](mailto:feedback@desotobocc.com) E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

## Sharon Gray

---

**From:** Sharon Gray  
**Sent:** Monday, November 13, 2023 10:31 AM  
**To:** 'Chad Williams'  
**Cc:** 'Ryan Hay'; 'bumper hay'  
**Subject:** RE: Structure

Chad,

I spoke to Ryan and Ronald Hay this morning. They explained that they are doing the building portion and have had some issues with getting the correct building plans for the Building. I will give you an extension of 60 days to get the Development Plan application submitted first since that will need to go before the board and be approved before you can submit the Improvement application. This will give the Engineers time to hopefully get what they need if not Ryan or Ronald can shoot me an email to let me know that they are still having issues. They did tell me that Engineers are extremely busy which I knew. When you find another Engineer for the rest of it please have them email myself. Please let me know if there is anything else you need or if you have any questions.

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Chad Williams [mailto:cwilliams@desotoautomall.com]  
**Sent:** Friday, November 10, 2023 8:54 AM  
**To:** Sharon Gray <s.gray@desotobocc.com>  
**Subject:** Structure

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Good Morning Sharon

This is Chad Williams from Desoto Auto Mall. just spoke with Hays Engineering about getting another plan for the property previously which I will get going today for you and will let you know who I hire for this process if you could give me an extension due to getting all paperwork together I thought they could do it all unfortunately they can just do the new structure not what was previously there concrete etc. I would appreciate they extension and moving forward will go thru they proper channels. So Hays Engineering will continue there part and I will additionally hire another person for the previous state on property.

Thank You  
Chad Williams  
General Manager

## Sharon Gray

---

**From:** Ryan Hay <rhay15@yahoo.com>  
**Sent:** Friday, November 3, 2023 9:39 AM  
**To:** Sharon Gray  
**Subject:** Re: Case No CE-23-0521

Sharon,

We are currently on working to get the structure compliant.

Ryan Hay

On Wednesday, November 1, 2023 at 02:09:45 PM EDT, Sharon Gray <s.gray@desotobocc.com> wrote:

Ryan,

Are y'all filling out the improvement plan application for Ford?

Best Regards,

Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*

*201 East Oak St., Suite 204*

*Arcadia, FL 34266*

*Phone: 863-491-6165*

*Fax: 863-491-6163*

[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Ryan Hay [mailto:rhay15@yahoo.com]  
**Sent:** Wednesday, November 1, 2023 9:45 AM  
**To:** Sharon Gray <s.gray@desotobocc.com>; cwilliams@desotoautomall.com  
**Subject:** Case No CE-23-0521

This email originated outside of Desoto County BOCC. Think before you click!!!

To whom it may concern,

We are currently working with Chad Williams and DeSoto Auto Group LLC to bring their photo booth to compliance. We are waiting for plans from manufacturer to complete this project.

Ryan Hay

Hay Engineering

407-569-7598

How was my service today? Please feel free to report your experience at: [feedback@desotobocc.com](mailto:feedback@desotobocc.com) E-mail addresses are public record under Florida Law and are not exempt from public-records requirements. If you do not want your e-mail address to be subject to being released pursuant to a public-records request do not send electronic mail to this entity. Instead, contact this office by telephone or in writing, via the United States Postal Service.

## Sharon Gray

---

**From:** Tara Wilson  
**Sent:** Thursday, August 31, 2023 9:42 AM  
**To:** Sharon Gray  
**Cc:** Planning Dept  
**Subject:** RE: 3039 SE Hwy 70

We still have not received anything.

Have A Great Day,

*Tara Wilson*

Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

*please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)*

**From:** Sharon Gray <s.gray@desotobocc.com>  
**Sent:** Thursday, August 31, 2023 8:41 AM  
**To:** Tara Wilson <T.wilson@desotobocc.com>  
**Subject:** FW: 3039 SE Hwy 70

Tara,

Checking to see if they applied for the improvement plan for the work they did without permits?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Sharon Gray  
**Sent:** Thursday, July 27, 2023 8:39 AM  
**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

Tara,

Did someone from the Ford place contact you? Do the new owners have a current COU?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Tara Wilson  
**Sent:** Tuesday, July 18, 2023 4:13 PM  
**To:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

No ma'am I emailed them the applications they would need last week.

*Have A Great Day,*

*Tara Wilson*

*Planning Technician*  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

*please send all emails to*  
[planning@desotobocc.com](mailto:planning@desotobocc.com)

**From:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Sent:** Tuesday, July 18, 2023 8:55 AM  
**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>  
**Subject:** 3039 SE Hwy 70

This email originated inside of Desoto County BOCC.

Tara,

Are there any zoning verifications or improvement plans for 3039 SE Hwy 70 for any new buildings?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

## Sharon Gray

---

**From:** Ryan Hay <rhay15@yahoo.com>  
**Sent:** Wednesday, November 1, 2023 9:45 AM  
**To:** Sharon Gray; cwilliams@desotoautomall.com  
**Subject:** Case No CE-23-0521

**This email originated outside of Desoto County BOCC. Think before you click!!!**

To whom it may concern,

We are currently working with Chad Williams and DeSoto Auto Group LLC to bring their photo booth to compliance. We are waiting for plans from manufacturer to complete this project.

Ryan Hay  
Hay Engineering  
407-569-7598

**Sharon Gray**

---

**From:** Tara Wilson  
**Sent:** Wednesday, November 1, 2023 4:14 PM  
**To:** Sharon Gray  
**Cc:** Planning Dept  
**Subject:** RE: IMPROVEMENT PLAN APPLICATION

See below original emails I sent them

*Have A Great Day,  
Tara Wilson  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)*

*please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)*



*Chad Williams  
w/Ford General  
Manager  
Hay Engineering  
603-930-6974*

**From:** Tara Wilson  
**Sent:** Tuesday, July 11, 2023 12:50 PM  
**To:** 'cwilliams@desotoautomall.com' <cwilliams@desotoautomall.com>  
**Cc:** Planning Dept <Planning@desotobocc.com>  
**Subject:** IMPROVEMENT PLAN APPLICATION

See attached improvement plan application.

*Have A Great Day,  
Tara Wilson  
Planning Technician  
201 East Oak Street, Ste 204*

Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

**From:** Tara Wilson  
**Sent:** Tuesday, July 11, 2023 12:49 PM  
**To:** 'cwilliams@desotoautomall.com' <[cwilliams@desotoautomall.com](mailto:cwilliams@desotoautomall.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** APPLICATIONS FOR ADDED BUILDING

Good Afternoon,

See attached application's, the General Development Order & Development Plan application go together. **I will have to get the total fee for the Development Plan application once I get with June, then I will email that information.**

Once that is approved the Improvement Plan application will follow.  
**The Improvement plan fee is \$1000.00**

Have A Great Day,

*Tara Wilson*

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Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

**Sharon Gray**

---

**From:** Tara Wilson  
**Sent:** Monday, October 16, 2023 10:06 AM  
**To:** Sharon Gray  
**Cc:** Planning Dept  
**Subject:** RE: 3039 SE Hwy 70

Still haven't received anything.

*Have A Great Day,  
Tara Wilson  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)*

*please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)*



**From:** Sharon Gray <s.gray@desotobocc.com>  
**Sent:** Monday, October 16, 2023 9:40 AM  
**To:** Tara Wilson <T.wilson@desotobocc.com>  
**Subject:** FW: 3039 SE Hwy 70

Tara,

Any change with this one?

Sharon

*Sharon Gray*



Sharon Gray Code Enforcement Officer  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Tara Wilson  
**Sent:** Tuesday, September 26, 2023 10:37 AM  
**To:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

No we have not.

Have A Great Day,  
*Tara Wilson*  
Planning Technician  
201 East Oak Street, Ste 204  
Arcadia, Florida 34266  
Office: 863-993-4806  
Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)

**From:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Sent:** Tuesday, September 26, 2023 10:17 AM  
**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>  
**Subject:** FW: 3039 SE Hwy 70

Tara,  
Have you ever received the improvement plan and zoning for the shed for the Ford Place?

Best Regards,  
Sharon

*Sharon Gray*



Sharon Gray Code Enforcement Officer

201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Tara Wilson  
**Sent:** Thursday, August 31, 2023 9:42 AM  
**To:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

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Have A Great Day,

*Tara Wilson*

Planning Technician  
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Arcadia, Florida 34266  
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**From:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Sent:** Thursday, August 31, 2023 8:41 AM  
**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>  
**Subject:** FW: 3039 SE Hwy 70

Tara,

Checking to see if they applied for the improvement plan for the work they did without permits?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
201 East Oak St., Suite 204  
Arcadia, FL 34266  
Phone: 863-491-6165  
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[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)

**From:** Sharon Gray  
**Sent:** Thursday, July 27, 2023 8:39 AM  
**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

Tara,

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Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer  
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**From:** Tara Wilson  
**Sent:** Tuesday, July 18, 2023 4:13 PM  
**To:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>  
**Cc:** Planning Dept <[Planning@desotobocc.com](mailto:Planning@desotobocc.com)>  
**Subject:** RE: 3039 SE Hwy 70

No ma'am I emailed them the applications they would need last week.

*Have A Great Day,*

*Tara Wilson  
Planning Technician  
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*please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)*

**From:** Sharon Gray <[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)>

**Sent:** Tuesday, July 18, 2023 8:55 AM

**To:** Tara Wilson <[T.wilson@desotobocc.com](mailto:T.wilson@desotobocc.com)>

**Subject:** 3039 SE Hwy 70

This email originated inside of Desoto County BOCC.

Tara,

Are there any zoning verifications or improvement plans for 3039 SE Hwy 70 for any new buildings?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer  
201 East Oak St., Suite 204  
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Phone: 863-491-6165  
Fax: 863-491-6163  
[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)*

**Sharon Gray**

---

**From:** Tara Wilson  
**Sent:** Tuesday, August 1, 2023 9:13 AM  
**To:** Sharon Gray  
**Subject:** FW: APPLICATIONS FOR ADDED BUILDING WAL-MART  
**Attachments:** General DO application.pdf; Development Plan Application.pdf

This email originated inside of Desoto County BOCC.

See below. 😊

Have A Great Day,

*Tara Wilson*

Planning Technician

201 East Oak Street, Ste 204

Arcadia, Florida 34266

Office: 863-993-4806

Fax: 863-491-6163

[www.desotobocc.com](http://www.desotobocc.com)

please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)

**From:** Tara Wilson  
**Sent:** Tuesday, July 11, 2023 12:49 PM  
**To:** 'cwilliams@desotoautomall.com' <cwilliams@desotoautomall.com>  
**Cc:** Planning Dept <Planning@desotobocc.com>  
**Subject:** APPLICATIONS FOR ADDED BUILDING

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**The Improvement plan fee is \$1000.00**

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Planning Technician

201 East Oak Street, Ste 204

Arcadia, Florida 34266

Office: 863-993-4806

Fax: 863-491-6163  
[www.desotobocc.com](http://www.desotobocc.com)

## Sharon Gray

---

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**Sent:** Tuesday, July 18, 2023 4:13 PM  
**To:** Sharon Gray  
**Cc:** Planning Dept  
**Subject:** RE: 3039 SE Hwy 70

No ma'am I emailed them the applications they would need last week.

*Have A Great Day,*

*Tara Wilson*

*Planning Technician*

*201 East Oak Street, Ste 204*

*Arcadia, Florida 34266*

*Office: 863-993-4806*

*Fax: 863-491-6163*

*[www.desotobocc.com](http://www.desotobocc.com)*

*please send all emails to  
[planning@desotobocc.com](mailto:planning@desotobocc.com)*

**From:** Sharon Gray <s.gray@desotobocc.com>  
**Sent:** Tuesday, July 18, 2023 8:55 AM  
**To:** Tara Wilson <T.wilson@desotobocc.com>  
**Subject:** 3039 SE Hwy 70

This email originated inside of Desoto County BOCC.

Tara,

Are there any zoning verifications or improvement plans for 3039 SE Hwy 70 for any new buildings?

Best Regards,  
Sharon

*Sharon Gray*



*Sharon Gray Code Enforcement Officer*  
*201 East Oak St., Suite 204*  
*Arcadia, FL 34266*  
*Phone: 863-491-6165*  
*Fax: 863-491-6163*  
*[s.gray@desotobocc.com](mailto:s.gray@desotobocc.com)*



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## Detail by Entity Name

Florida Limited Liability Company  
3039 HIGHWAY 70, LLC

### Filing Information

**Document Number** L20000326144  
**FEI/EIN Number** 85-3735869  
**Date Filed** 10/14/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

3039 Southeast Highway 70  
Arcadia, FL 34266

Changed: 04/08/2021

### Mailing Address

3039 Southeast Highway 70  
Arcadia, FL 34266

Changed: 11/09/2021

### Registered Agent Name & Address

BASS SOX MERCER  
2822 REMINGTON GREEN CIRCLE  
TALLAHASSEE, FL 32308

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BAKER, BRANDON  
314 EGRET BLVD  
NAPLES, FL 34108

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	01/30/2023
2024	02/05/2024
2025	01/29/2025

**Document Images**

<a href="#">01/29/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/14/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>