



**Desoto County**  
**Board of County Commissioners**  
**Planning and Zoning**  
**201 East Oak Street; Suite 204**  
**Arcadia, Florida 34266**

July 8, 2025

Ivor Wigham, CEO  
Power Auto Corporation  
5000 SE Power Drive  
Arcadia, FL 34266

and

Noel J. Davies, Esq.  
DAVIES DUKE, PLLC  
1415 Panther Lane, Suite 442  
Naples, Florida 34109

RE: Formal Notice of Lapsing of Concept Development Plan for Resolution 2015-41;  
Notice of Intent by Maria's Rentals LLC to Rezone Certain Parcels<sup>1</sup>; and  
Notice of County's Intent to Possibly Rezone in the Future

Dear Mr. Wigham and Mr. Davies,

As you are aware, in 2015, pursuant to an application filed by Power Auto Corporation ("Power Auto") the DeSoto County (the "County") Board of County Commissioners approved a rezoning of approximately 797± acres (the "Property") within the County from Agricultural-10 ("A-10") to Planned Unit Development ("PUD") pursuant to Resolution 2015-41. As noted in Resolution 2015-41, the PUD was to be developed in accordance with the approved Concept Development Plan.

As of the date of this correspondence, no significant construction has occurred within the PUD in furtherance of developing the approved Concept Development Plan. Therefore, pursuant to Section 20-144 (f)(10)(c) of the County's Land Development Regulations, the County has determined that the Concept Development Plan associated with Resolution 2015-41 has lapsed, as no significant construction had occurred within 5 years of the time of the PUD enactment as required therein. Moreover, it is apparent that as a result of Power Auto selling portions of the Property to third parties, the Concept Development Plan associated with Resolution 2015-41 will never be developed as originally contemplated and approved.

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<sup>1</sup> 27-38-25-0000-0071-0000; 27-38-25-0000-0072-0000; 27-38-25-0000-0074-0000; 34-38-25-0000-0013-0000; 34-38-25-0000-0016-0000

Please be further advised that the County is in receipt of an application by Maria's Rentals LLC to rezone certain parcels that are contained within the boundaries of the former PUD.

Property, which rezoning the Board will consider at a future hearing date to be determined, but no sooner than 60 days from the date of this correspondence.

Lastly, the County remains interested in working with Power Auto and other third parties that own parcels within the former PUD Property to resolve any zoning challenges that were created when the Concept Development Plan was never effectuated, and the individual parcels were sold. To that end, effective 60 days following the date of this correspondence, please be advised that the County will begin to process and consider rezonings initiated by applicants who own parcels within the former PUD Property. Furthermore, the County may pursue County-initiated rezonings and Future Land Use Map amendments for the remaining parcels that are within the boundaries of the former PUD Property. The County's sole goal is to correct the zoning designation for the area so that it is compatible with the current and intended uses of the existing parcels, and to ensure that property owners have the ability to develop and make improvements to their property.

Respectfully,

Misty Servia, AICP  
Planning Director

VV/ms

cc: Mandy Hines, County Administrator  
Valerie Vicente, County Attorney  
Rui Huang, PD, Power Auto Corporation