

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY  
Petitioner,

vs.

CASE NO. SM-CE 24-0710  
CE 24-0710

SHARPE ROGER  
Respondents,  
\_\_\_\_\_ /

TO: SHARPE ROGER  
8051 FRIENDSHIP LN  
NAPLES, FL 34120

**RE: SE HWY 70, ARCADIA FL 34266, APN: 04-38-25-0000-0803-0000**

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Non-Compliance, (copy attached) alleging that you have failed to comply with the order entitled FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER entered on September 9, 2025, and previously provided to you by mail.

The Special Master hearing has been set for March 26, 2026 at 11:00 am or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.

If you have cleared the violation by the time stated in the Final Order dated on October 9, 2025, AND have received written notification from the Director of the Department that all violations have been cleared, the hearing will be canceled, and you will not be required to appear.

**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.**

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.

**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.

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.

If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

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.

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.

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.

You may come with or without an attorney.

Dated at Arcadia, DeSoto County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) \_\_\_\_\_ Certified Mail, Return Receipt Requested/ or \_\_\_\_\_ Regular U.S. Mail on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

**Special Master Mandatory Imposition of Lien Hearing Checklist**  
 \*\* This checklist must be completed and accompany each case being reviewed for Lien Hearing\*\*

? or N/A	Respondents Name <u>SHARPE ROGER</u> Case # <u>24-0710</u> Site Address <u>SE HWY 70</u> Respondent's Mailing Address <u>8051 FRIENDSHIP LN NAPLES, FL 34120</u>
/	Case Notes in date order
/	Case Cost for Lien Hearing to date
/	Copies of receipts, if any, for any payments of or towards initial case cost
/	Property card after being verified
/	Tax Record after being verified
/	Deed Information after being verified
/	Complaint/Request
/	Affidavit of Non-Compliance
/	Copy of Facts and Finding from the original Special Master Hearing
/	Photographs of site visits in support of the case
/	Any correspondence to or from the Respondent or the Respondent's representative
n/a	Additional documentation that will be referenced or presented during the Mandatory Imposition of Lien Hearing (IE, Division of corporate information, Certificate of Use from Planning and Zoning, copies of permits, Right-of-Way (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:

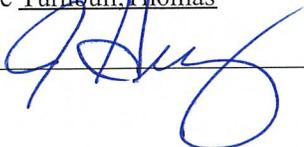
Section LDR Sec. 20-1342 of the County Code for Development Permit Required

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

**Special Instructions**

Officer's Name Turnbull, Thomas

Special Master Hearing on: 3/26/26

Reviewed by: 

Date: 2/20/26

SMCE 24-0710

**Code Enforcement Case: CE-24-0710**

Entered on: 08/12/2024 12:22 PM

Printed on: 02/19/2026

Topic: Waste Management Ordinance  
 Due Date: 02/20/26  
 Initiated by: Womack Sanitation  
 Hearing Date: 08/28/2025  
 SM Case No: 24-0710

Status: Open - @ Planning and Zoning  
 Assigned To: Thomas Turnbull  
 Area #: IL  
 Hearing Time: 11:00 am

**Permit**

Permit #: \_\_\_\_\_ Business name: \_\_\_\_\_ License #: \_\_\_\_\_

**Property Location**

Occupant Name:

Address: SE HWY 70 , 34266

Phone:

APN : 04-38-25-0000-0803-0000

Cell #:

**Owner Information**

Owner Name: SHARPE ROGER  
 Address: 8051 FRIENDSHIP LN  
 NAPLES, FL 34120  
 Phone:

Cell #: 239-253-6454

**Actions**

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	08/08/2024	11:17 am	Request 4606-Womack Sanitation - Illegal roll off dumpster - There are two containers on site, one is being used for trash. CWI 239-643-5667
Inspection / Site Visit	Thomas Turnbull	08/12/2024	9:10 am	They have two dumpsters on the property. They have put down shell and is parking and storage commercial vehicles on the property without a development plan from Planning & Zoning. Took photos.
Notice of Violation	Thomas Turnbull	08/13/2024	7:45 am	> Inspection Time:9:10 am, Send to (Owner - Cert no=9589071052700462267550), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	08/13/2024	8:59 am	Posted the N2C and mail out the letter, took photos.
Meeting / Conference	Thomas Turnbull	08/19/2024	3:55 pm	He came in and pick up the application to development plans.
E-mail Correspondence	Thomas Turnbull	08/27/2024	9:59 am	Bumper Hay email me, he is the engineer that will be doing the plans. Bumper phone 863-993-5102
Notice Returned unclaimed	Thomas Turnbull	09/09/2024	12:12 pm	The letter was returned and unable to forward.
Inspection / Site Visit	Thomas Turnbull	10/17/2024	8:36 am	He has removed the dumpsters from the property. He is working with Bumper Hay on the plans for Planning & Zoning.
Meeting / Conference	Thomas Turnbull	12/11/2024	10:45 am	Meet with Bumper, he said he is still working on the plans. He asks for more time.
Inspection / Site Visit	Thomas Turnbull	02/18/2025	9:21 am	They removed all but 3 trucks and one trailer. Took photos.
Inspection / Site Visit	Thomas Turnbull	04/16/2025	8:34 am	They are still using the property to park vehicles. They do not have development plans form Planning & Zoning Department. Took photos.

Inspection / Site Visit	Thomas Turnbull	04/30/2025 8:35 am	They still did not turn any plans for the development on the property. Took photos. Need to go to special master hearing.
Inspection / Site Visit	Thomas Turnbull	05/15/2025 8:50 am	They still have not turn in any development plans for the property, took photos.
Submitted for Special Master Review and approval	Thomas Turnbull	05/16/2025 8:14 am	Turn in for review for special master hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	05/19/2025 12:58 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for August 28, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Thomas Turnbull	05/19/2025 3:29 pm	> Instrument No:202214006214,
Notice of Mandatory Hearing	Thomas Turnbull	05/19/2025 3:33 pm	Send to (Owner - Cert no=9589071052702525408955)
Proof of Posting	Thomas Turnbull	05/19/2025 3:39 pm	Send to (Owner - Cert no=9589071052702525408955)
Submitted for entry into Legistar	Thomas Turnbull	05/19/2025 3:50 pm	Turn in for Legistar.
Entered into Legistar for Hearing Agenda	Jill Kersey	05/20/2025 8:54 am	
Mail and Post Notice of Hearing and Violation	Thomas Turnbull	05/29/2025 8:47 am	Posted the notice for the hearing and mail out the letter. Took photos.
Return Receipt Received	Sarah Milstead	06/06/2025 1:08 pm	Green card received back into office.
E-mail Correspondence	Thomas Turnbull	06/25/2025 7:50 am	E mail Planning Department, they need to development plans
E-mail Correspondence	Thomas Turnbull	06/25/2025 8:21 am	They have not received anything.
Inspection / Site Visit	Thomas Turnbull	07/09/2025 9:01 am	They are still parking comical vehicles on the property without a development plan. Took photos.
Inspection / Site Visit	Thomas Turnbull	07/30/2025 10:48 am	They are still parking vehicles and still have not have a development plan, took photos.
Inspection / Site Visit	Thomas Turnbull	08/06/2025 10:52 am	They still have not pulled a development plan or remove the trucks.
Inspection / Site Visit	Thomas Turnbull	08/13/2025 9:07 am	They still have not turn in a development plan. took photos.
Phone Call	Thomas Turnbull	08/19/2025 9:00 am	Bumper Hay called and said he is working on the development plans for the property.
Inspection / Site Visit	Thomas Turnbull	08/20/2025 8:48 am	They are still in violation, took photos.
Inspection / Site Visit	Thomas Turnbull	08/27/2025 8:34 am	They are still parking vehicles and equipment without a development plan from planning & Zoning. Took photos.
Special Master Hearing	Thomas Turnbull	08/28/2025 11:00 am	Respondent present. In violation, correction violation within 30 days of order. 2-years C&D. Non-Compliance fine up to \$250.00 per day, per violation. Case cost \$24.83 to be paid in 30 days of order.
Special Master Facts and Findings	Thomas Turnbull	09/10/2025 4:02 pm	The order was signed on 9/9/2025, they have 30 days to comply. The order was mail out.
Return Receipt Received	Sarah Milstead	09/18/2025 2:00 pm	Green card received back into the office (owner).
Inspection / Site Visit	Thomas Turnbull	10/09/2025 10:12 am	They have turn in a site plan for the property, took photos It is in review.
Case Cost Paid in Full	Sarah Milstead	10/20/2025 2:45 pm	PAID WITH CHECK #1859 ON 10/20/2025 BY SMM
E-mail Correspondence	Thomas Turnbull	11/10/2025 7:51 am	E-mail Planning for an update on the site plans.

E-mail Correspondence	Thomas Turnbull	11/10/2025 8:19 am	Per Tara, they have until 11/29/2025 to do a resubmittal.
E-mail Correspondence	Thomas Turnbull	12/01/2025 1:15 pm	I email for an update from Planning.
E-mail Correspondence	Thomas Turnbull	12/03/2025 10:27 am	Planning email, them to see if they need more time. Check in two weeks
Case Notes	Thomas Turnbull	12/17/2025 8:25 am	Per Tara, they are still in the works. It is moving right along.
Inspection / Site Visit	Thomas Turnbull	02/17/2026 8:34 am	They one truck parked on the property. took photo. Will check with Planning to see how far they are with the development plans.
Affidavit of Non Compliance for Lien Hearing	Thomas Turnbull	02/19/2026 1:38 pm	Send to (Owner)
Special Master Mandatory Imposition of Lien Hearing Checklist	Thomas Turnbull	02/19/2026 1:45 pm	Send to (Owner)
Submitted for Special Master Review and approval	Thomas Turnbull	02/19/2026 4:15 pm	Turn for review, for a Lien Hearing.

### *Violations*

#	Violation Type	Due Date	Status	Closed Date
	LDR Sec. 20-1342 - Development Permit Required		Open	
1	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			

### *Additional Addresses*

Address Type: Complainant  
Name: Womack Sanitation  
Address: PO BOX 247  
Nocatee, Florida 34268  
Phone: (863) 494-1580 Cell #: 863-494-1580

### *Fees*

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	08/28/2025	24.83		Case cost
Case Cost - Paid in Full	10/20/2025		24.83	PAID WITH CHECK #1859 ON 10/20/2025 BY SMM
		<b>24.83</b>	<b>24.83</b>	

### *Inspection Notes*

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

Findings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per photo	20	\$	3.00
SERVICE	Number of Certified letters @ \$6.73 per letter	1	\$	10.44
LEGAL SERVICE	Number of Certified letters @ \$6.95 per letter	1	\$	10.44
	DAYS			
		PENALTY	\$	23.88
Non compliant days		1	\$ 250.00	\$ 250.00
Previous SM Case costs				
Affadavit/hearing days			\$	-
<u>X</u>	<u>PROPERTY CARD</u>		<b>TOTAL</b>	<b>\$ 273.88</b>
<u>X</u>	<u>TAX RECORD</u>			
<u>X</u>	<u>DEED</u>			
		Accepted	Rejected	
	<u>N2C GREEN CARD RETURN DATE</u>			
	<u>HEARING GREEN CARD RETURN DATE</u>			

1859

63-0202/070  
040

CHECKS AND/OR  
DEPOSIT SLIPS

DATE 10/10/25

\$ 24.83

DOLLARS

CULVERT WORKS  
8051 FRIENDSHIP LANE  
NAPLES, FL 34120  
239-253-6454

PAY TO THE ORDER OF Desoto County

Twenty-four + 03/100

First Citizens Bank

FOR C.A.R. # SM-CE 24-0710

Instrument # 20224006114

⑈001859⑈ ⑈06709202⑈ ⑈0090630426⑈ ⑈21⑈

Security Features Included. Details on Back.

DESOTO COUNTY BOCC  
863-993-4800

REC#: 00247924 10/20/2025 2:47 PM  
OPER: SM TERM: 040  
REF#: 1859

TRAN: 9.1000 CODE ENF CASE COST  
SM&CE #24-0710 SHARPE, R  
0 SE HWY 70  
001-00003540010000  
CODE ENFORCEMENT FI 24.83CR

TENDERED: 24.83 CHECK  
APPLIED: 24.83-

CHANGE: 0.00

DESOTO COUNTY BOCC  
863-993-4800

REC#: 00247924 10/20/2025 2:47 PM  
OPER: SM TERM: 040  
REF#: 1859

TRAN: 9.1000 CODE ENF CASE COST  
SM&CE #24-0710 SHARPE, R  
0 SE HWY 70  
001-00003540010000  
CODE ENFORCEMENT FI 24.83CR

TENDERED: 24.83 CHECK  
APPLIED: 24.83-

CHANGE: 0.00



BEG NW COR TH S 13D36M27S W  
 172.23 FT TO SLY R/W SR 70 TH  
 N 89D26M41S E ALG R/W 724.87

SHARPE ROGER  
 8051 FRIENDSHIP LN  
 NAPLES, FL 34120

2025

04-38-25-0000-0803-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										DESOTO COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 7 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 346,738 TOTAL MARKET VALUE 346,738 SOH/AGL Deduction 0 ASSESSED VALUE 346,738 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 346,738 TOTAL JUST VALUE 346,738 INCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 346,738														
DOR CODE 1000 VACANT COMMERCIAL															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 03															SALES DATA														
NEIGHBORHOOD/LOC 300300.00 1.00/															OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / CD PRICE 202214006214 7/29/2022 WD Q V 01 484,000 GRANTOR: BARAJAS HECTOR GRANTEE: SHARPE ROGER 202014005922 10/05/2020 SW U V 12 175,000 GRANTOR: EDWARD JONES TRUST CO GRANTEE: BARAJAS HECTOR														
TOTALS															BLD DATE LGL DATE 06/21/2022 MLU														
EXTRA FEATURES SE HWY 70, ARCADIA															BUILDING NOTES														
L OB/XF N CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES															BUILDING DIMENSIONS														
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	4000	C	INDUSTRIAL	0		IL	0.00	0.00	433,422.00	SF		1.00	1.00	1.00	0.80	0.80	346,738	433422.00 SF											
REVIEW DATE 12/18/2023 BY SH Total Acres: 9.95 Total Land Value: 346,738 Market: 0 Agricultural: 0 Common: 346,738 PRINTED 10/22/2025 BY SYS																													

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

**Bill # R 1574600 2025**

**R 04-38-25-0000-0803-0000**

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

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0068675	\$2,381.22
COUNTY LAW ENF	.0029406	\$1,019.62
SCHOOL LRE	.0030330	\$1,051.66
SCHOOL DISC	.0022480	\$779.47
SOUTHWEST WATER MGMT	.0001831	\$63.49
<b>TOTAL AD-VALOREM:</b>		<b>\$5,295.46</b>

**SHARPE ROGER  
8051 FRIENDSHIP LN  
NAPLES , FL 34120**

9.950 ACRES  
BEG NW COR TH S 13D36M27S W  
172.23 FT TO SLY R/W SR 70 TH  
N 89D26M41S E ALG R/W 724.87  
FT TO POB TH CONT SAME LI 300

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$57.00
<b>TOTAL NON-AD VALOREM:</b>	<b>\$57.00</b>

**COMBINED TAXES & ASMTS: \$5,352.46**

**DISCOUNT: \$0.00**

**UNPAID BALANCE: \$0.00**

FAIR MKT VALUE	<b>\$346,738.00</b>	DIST	<b>7</b>
ASSESS	<b>\$346,738.00</b>	EXEMPT VALUE	<b>\$0.00</b>
TAXABLE VALUE	<b>\$346,738.00</b>		

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

**Exemptions:**

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

**Last Payment:** 11/16/2025 **Receipt Number:** 9800474  
**Amount Collected:** \$5,138.36 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
043825000008030000	R	2025	\$5,295.46	\$57.00	11/16/2025	\$5,138.36	\$0.00
043825000008030000	R	2024	\$5,405.68	\$38.00	11/4/2024	\$5,225.93	\$0.00
043825000008030000	R	2023	\$5,506.90	\$38.00	4/17/2024	\$5,711.25	\$0.00
043825000008030000	R	2022	\$5,559.49	\$38.00	4/17/2024	\$6,674.74	\$0.00
043825000008030000	R	2021	\$5,891.92	\$38.00	3/28/2022	\$5,929.92	\$0.00
043825000008030000	R	2020	\$5,945.41	\$38.00	6/14/2021	\$6,828.88	\$0.00
043825000008030000	R	2019	\$5,988.83	\$38.00	11/8/2019	\$5,785.76	\$0.00
043825000008030000	R	2018	\$6,016.75	\$38.00	11/20/2018	\$5,812.56	\$0.00
043825000008030000	R	2017	\$5,845.32	\$28.00	11/20/2017	\$5,638.39	\$0.00
043825000008030000	R	2016	\$5,953.36	\$28.00	11/15/2016	\$5,742.11	\$0.00
043825000008030000	R	2015	\$6,382.24	\$30.00	11/9/2015	\$6,155.75	0.00
043825000008030000	R	2014	\$5,818.80	\$30.00	1/2/2015	\$5,673.34	0.00

This instrument was prepared  
without opinion of title by:  
Noel J. Davies, Esq.  
Davies Duke, PLLC  
1415 Panther Lane, Suite 442  
Naples, FL 34109  
239-216-2792

File Number: 2033-00001  
Consideration: \$484,000.00

### General Warranty Deed

THIS GENERAL WARRANTY DEED, made this 29th day of July, 2022, by **Hector Barajas**, whose address is 1279 SE Townsend Ave., Arcadia, Florida 34266 (hereinafter called "Grantor"), to **Roger Sharpe, a single person**, whose post office address is 8051 Friendship Ln., Naples, Florida 34120 (hereinafter called "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 Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in DeSoto County, Florida, viz:

A parcel of land in Section 4, Township 38 South, Range 25 East, DeSoto County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 4; thence S 13 degrees 36'27" W, along the West line of the NW 1/4 of said Section 4, a distance of 172.23 feet to a point on the Southerly right-of-way line of State Road #70; thence N 89 degrees 26'41" E, along said right-of-way, a distance of 724.87 feet to the Point of Beginning; thence continue N 89 degrees 26'41" E, along said right-of-way, a distance of 300.00 feet; thence S 13 degrees 22'10" W, a distance of 1558.34 feet; thence N 69 degrees 1'08" W, a distance of 293.59 feet; thence N 13 degrees 36'27" E, a distance of 1448.62 feet to the Point of Beginning.

Parcel ID Number: 04-38-25-0000-0803-0000

**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** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 liens, easements and encumbrances of record, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

The Property herein conveyed does not constitute the homestead property of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for who support the Grantor is responsible, resides on or adjacent to said land.

(remainder of page intentionally left blank)

In Witness Whereof, Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered as to both in our presence:

*TAM*  
Witness #1 Signature

*Hector Barajas*  
Hector Barajas

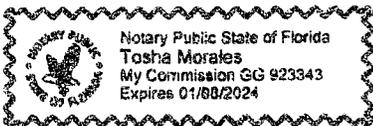
Tosha Morales  
Witness #1 Printed Name

*Jeffrey W. Haitman*  
Witness #2 Signature

Jeffrey W. Haitman  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF DeSoto

The foregoing instrument was acknowledged and witnessed before me by means of X physical presence or \_\_\_\_\_ online notarization, on this 18<sup>th</sup> day of July, 2022, by Hector Barajas, who \_\_\_\_\_ is personally known to me or X produced a valid driver's license or \_\_\_\_\_ as identification.



*TAM*  
Print Name: Tosha Morales  
My commission expires: 1/8/24

(PLACE NOTARIAL SEAL)

**Customer Information**

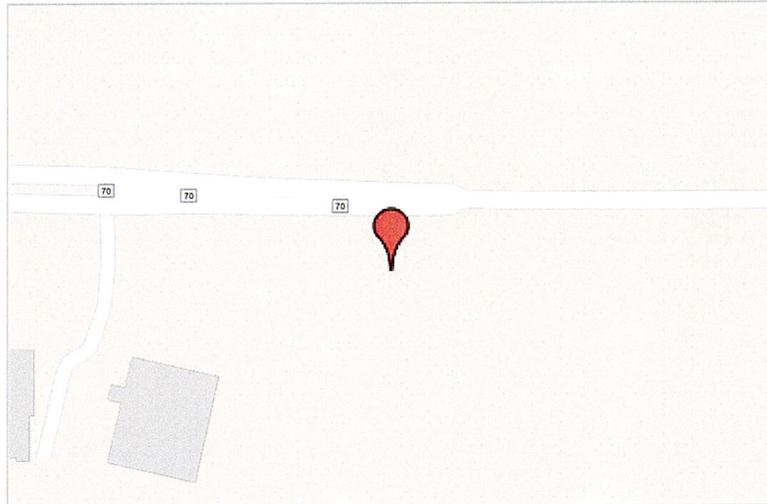
**Name:** Womack Sanitation  
**Address:** PO BOX 247  
Nocatee, Florida 34268

**Phone:** (863) 494-1580  
**Alt. Phone:** 863-494-1580  
**Email:** billing@womacksanitation.com

**Request Classification**

**Topic:** Dumpster Ordinance Violation  
**Status:** Closed  
**Assigned to:** Thomas Turnbull  
**Property Address:** 4913 SE Hwy 70

**Request type:** Problem  
**Priority:** Normal  
**Entered Via:** Web



**Property APN:**  
**Retention Disposition Date**  
**Date File Scanned into DocuShare:**

**Description**

Illegal roll off dumpster - There are two containers on site, one is being used for trash.  
CWI  
239-643-5667

**Reason Closed**

Turn into a code case, number CE 24-0710

**Date Expect Closed:** 08/23/2024

**Date Closed:** 08/12/2024 12:28 PM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Turnbull, Thomas** hereby notifies the Special Master that the previous order of the Special Master (**CE 24-0710**) has not been complied with by the time specified therein and requests that the Special Master enter an order assessing the violator with a fine and unpaid court costs plus any additional costs incurred up to the hearing date.

Description of non-compliance/violation(s) continuing from the previous Special Master Order:

**LDR Sec. 20-1342 Development Permit Required: 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 3 or more parcels. No development activity shall be undertaken unless authorized by a Development Order or Development Permit**

Dates of violation:

From **10/09/2025** the date set for compliance (or the date of the most recent prior inspection) To **02/17/2026** the date of my last inspection equals: **1 days in violation, with 1 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$0**

The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name SHARPE ROGER  
Case # **24-0710**



\_\_\_\_\_  
Thomas Turnbull  
Code Enforcement Officer  
201 E. Oak Street  
Arcadia, Florida 34266

Before me, a notary public in and for said county and state, appeared Thomas Turnbull, personally known to me to be a Code Enforcement Officer of DeSoto County, authorized to assure code compliance, who being duly sworn upon his/her oath deposes and says that the statements above are true and correct. Sworn to and subscribed before me this 19th day of February, 2026.

  
\_\_\_\_\_  
Notary Public

**BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA**

**DESOTO COUNTY,**  
Petitioner,

vs.

**Case Number SM-CE 24-0710**

**SHARPE, ROGER**  
Respondents

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE was heard by ROBERT H. BERNTSSON, Esquire, Special Master, on August 28, 2025, upon Notice of Violation filed against the Respondent. Ronald Hay, an engineer working on development plans for the property, was present representing the Respondent. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusion of law.

**FINDINGS OF FACT**

1. The Respondent owns and/or occupies the following real property located in DeSoto County, Florida, to wit:

Parcel I.D # 04-38-25-0000-0803-0000

as described by Instrument Number 202214006214 in the Official Records of DeSoto County, Florida and more commonly-known as SE HWY 70, ARCADIA, 34266.

2. At all times material hereto, the subject real property was zoned IL.

3. On August 12, 2024, an inspection was conducted of the subject property resulting in the finding that the property had three (3) violations, for (1) refuse container violation, (2) performing work without a development permit, and (3)

use of the propriety in violation of zoning district regulations for the Industrial Light Zoning District. Subsequent inspections reflected that as of the date of the August 28, 2025 hearing, the violations remained.

4. The County has alleged that the Respondent has violated DeSoto County Ordinance No. 2006-35, and DeSoto County Land Development Regulations Section 20-1342, and Section 20-139, which prohibits these conditions.

5. Service of the Notice of Violation and of the hearing in this case was duly made upon the Respondent.

#### **CONCLUSIONS OF LAW**

6. Respondent by these acts, conduct, or omissions have created or allowed a condition which is in violation of DeSoto County Ordinance No. 2006-35, and DeSoto County Land Development Regulations Section 20-1342, and Section 20-139.

#### **ORDER**

**Respondent is hereby ordered to:**

- A. Cease and Desist for a period of two (2) years, from any future violations of DeSoto County Ordinance No. 2006-35, and DeSoto County Land Development Regulations Section 20-1342, and Section 20-139.
- B. Within 30 days of the date of this Order, do all acts necessary to correct the violation, which include (1) removing the unauthorized dumpster for the property, (2) providing proof of permit/exception to the development being conducted on the property or obtain the required permits, (3) cease and desist the prohibited use for the zoning district and contact the

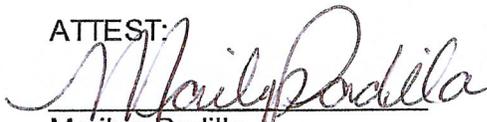
Development Department for assistance in finding a remedy through the permitting and zoning process.

- C. Pay costs in the amount of \$24.83 which are assessed against the Respondent in this cause and are payable within 30 days of the date of this Order.
- D. Failure to comply with any provision of this Order shall subject the Respondent to a fine up to \$250.00 per day, for each violation, for each day such violation shall be shown to exist in the future. This fine may become a lien upon Respondent's property pursuant to Section 162.09, Florida Statutes.
- E. The Special Master hereby reserves jurisdiction to issue further orders as may be proper and necessary in this cause, including but not limited to an order imposing a fine and costs for non-compliance with this Order.

DONE AND ORDERED this 9<sup>th</sup> day of September, 2025.

  
ROBERT H. BERNTSSON, Esquire  
Special Master of DeSoto County, Florida  
Florida Bar No. 0804400

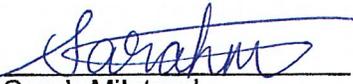
ATTEST:

  
Marilyn Padilla  
Transcribing Secretary

Copies furnished to:  
Valerie Vicente, Esquire, DeSoto County Attorney, 201 E. Oak Street, Suite 201,  
Arcadia Florida 34266 and

Respondent:  
SHARPE, ROGER, 8051 FRIENDSHIP LN., NAPLES, FL 34120

on this 10<sup>th</sup> day of September, 2025.

By:   
Sarah Milstead  
Administrative Assistant



02/17/2026 08:34

TOMMY TURNBULL  
SE HWY 70

## Thomas Turnbull

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**From:** Tara Wilson  
**Sent:** Wednesday, December 3, 2025 10:27 AM  
**To:** BUMPERHAY@YAHOO.COM; culvertworks@gmail.com  
**Cc:** Planning; Code Enforcement Dept  
**Subject:** RE: SITE-0175-2025 Sharpe- Development Plan

Good Morning,

We have reached our 30 day resubmittal deadline, do you have an update on when we can expect that. Or do you need an extension?

Thank you 😊

### **Tara Wilson**

*Associate Planner*

*DeSoto County Board of County Commissioners*

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

**Phone: 863-993-4806**

**Fax: 863-491-6163**

[t.wilson@desotobocc.com](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:** Tara Wilson <T.wilson@desotobocc.com>  
**Sent:** Wednesday, October 29, 2025 4:57 PM  
**To:** BUMPERHAY@YAHOO.COM; culvertworks@gmail.com  
**Cc:** Planning <Planning@desotobocc.com>  
**Subject:** SITE-0175-2025 Sharpe- Development Plan

**This email originated inside of Desoto County BOCC.**

Good Afternoon,

Please see attached comments.

Thank you

### **Tara Wilson**

*Associate Planner*

*DeSoto County Board of County Commissioners*

## Thomas Turnbull

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**From:** Tara Wilson  
**Sent:** Wednesday, February 18, 2026 4:21 PM  
**To:** Thomas Turnbull; Planning  
**Subject:** RE: Roger Sharpe

Tommy,

We have not received a resubmittal on this, comments were sent out on 10/29/25 they had a meeting on 12/12/25 I do not know what came of the meeting.

I have not received any further communication on this project.

Thank you

**Tara Wilson**

*Associate Planner*

*DeSoto County Board of County Commissioners*

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

**Phone: 863-993-4806**

**Fax: 863-491-6163**

[t.wilson@desotobocc.com](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:** Thomas Turnbull <t.turnbull@desotobocc.com>  
**Sent:** Tuesday, February 17, 2026 12:29 PM  
**To:** Planning <Planning@desotobocc.com>  
**Subject:** Roger Sharpe

**This email originated inside of Desoto County BOCC.**

How is the development plans coming for Roger Sharpe at the address SE Hwy 70, APN:04-38-25-0000-0803-0000. Do you think we should take it to Special Master Hearing?

Respectfully,

**Tommy Turnbull**

Code Enforcement Officer

*DeSoto County Board of County Commissioners*

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

**Desk: 863-491-6165**

Fax: 863-491-6163

[t.turnbull@desotobocc.com](mailto:t.turnbull@desotobocc.com)

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

