

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0118

Arcadia Village Dev Company

Respondents,

TO: Arcadia Village Dev Company
2692 NE Hwy 70 # 532
ARCADIA FL 34266

RE: 2692 NE Hwy 70 # 29, ARCADIA FL 34266

NOTICE OF MANDATORY HEARING

1. You are hereby notified that the DeSoto County Development Department has filed an Affidavit of Violation (copy attached) against you for violation of DeSoto County Land Development Regulations, as shown on the Affidavit of Violation.
2. The Special Master hearing has been set for **May 22, 2025 at 11:00am** 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.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702525408733

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0118

LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE

Respondents,

_____/

TO: LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE
2 N Taniami Trail Suite 500
Sarasota, FL 34236

RE: 2692 NE Hwy 70 # 29, ARCADIA FL 34266

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12. You may come with or without an attorney.

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

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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.

Valerie Vicente, County Attorney
Florida Bar Number 71010
201 East Oak Street, Suite 201
Arcadia, Florida 34266
Certified Mailing Number: 9589071052702525408740

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 25-0118

Arcadia Village Dev Company

Respondents,

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

STATE OF FLORIDA)
COUNTY OF DESOTO)

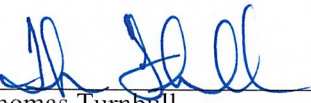
Before me, the undersigned authority authorized to administer oaths, personally appeared the undersigned Code Enforcement Officer, who, being first duly sworn, deposes and says the following is true to the best of his/her information and belief:

TO: Arcadia Village Dev Company, 2692 NE Hwy 70 # 532, ARCADIA FL 34266.

1. An inspection on April 24, 2025, Code Enforcement Officer visited your property located at 2692 NE Hwy 70 # 29, ARCADIA FL 34266 described and zoned as: MHP

DeSoto County Tax Parcel Number #32-37-25-0000-0185-0000 more particularly described by deed or instrument number #Book 398 & Page 032 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Development Permit Required.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342, copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated February 14, 2025 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. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.



Thomas Turnbull

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

Sworn to and subscribed before me this _____ day of _____, _____ Affiant is personally known to me.

Notary Public

Special Master Mandatory Hearing Case Checklist

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

✓ or N/A	Respondents Name <u>Arcadia Village Dev Co.</u>	Case # <u>25-0118</u>
	Site Address <u>2692 NE Hwy 70 Lot 29</u>	
	Respondent's Mailing Address <u>2692 NE Hwy 70 Lot 532</u>	
✓	Case Notes in date order	
✓	Case Cost to date	
✓	Property card	
✓	Tax Record	
✓	Deed Information	
✓	Complaint/Request	
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing	
✓	Notice of Mandatory Hearing (file copy)	
✓	Green Card if received, and or Track and Confirm information from the USP website	
n/a	Original Notice to Correct in the envelope with 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	
n/a	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:

_____ 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

They Built a Front Porch without a Building Permit.

Officers' Name Tommy Turnbull

Special Master Hearing on: 5/22/25

Reviewed by: [Signature]

Date: 4/25/25

SMCE 25-0118

CODE ENFORCEMENT CASE

CASE NUMBER: 0

Name	ARCADIA VILLAGE DEV COMPANY
Property Address	2692 NE HWY 70 LOT 29
Zoning	MHP
Violation (1)	LDR 20-1342 DEVELOPMENT PERMIT REQUIRED
Violation (2)	0

CASE NOTES

2/12/2025	COMPLAINT RECEIVED
2/13/2025	SITE VISIT IN VIOLATION TOOK PHOTO
2/14/2025	POSTED N2C TOOK PHOTOS
2/24/2025	PHONE CALL WITH THE RENTER OF PROPERTY
4/1/2025	SITE VISIT IN VIOLATION TOOK PHOTO
4/24/2025	SITE VISIT IN VIOLATION TOOK PHOTO
4/25/2025	TURN IN FOR SPICAL MASTER HEARING

Special Master Order

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

CODE ENFORCEMENT COST BREAKDOWN

COPY	Number of copy @ \$.15 per copy	30	\$	4.50
SERVICE	Number of Certified letters @ \$6.11 per letter	2	\$	19.28
LEGAL SERVICE	Number of Certified letters @ \$6.31 per letter	2	\$	19.28
TOTAL			\$	43.06

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

<u>2/20 & 21/2025</u>	N2C GREEN CARD RETURN DATE	Accepted	Rejected
	HEARING GREEN CARD RETURN DATE	XX	

Code Enforcement Case: CE-25-0118

Entered on: 02/13/2025 11:38 AM

Printed on: 04/25/2025

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 04/25/25

Assigned To: Jill Kersey

Initiated by: Building Department

Area #: MHP

Hearing Date: 05/22/2025

Hearing Time:

SM Case No: 25-0118

Permit

Permit #:

Business name:

License #:

Property Location

Occupant Name:

Address: 2692 NE Hwy 70 # 29, 34266

Phone:

Cell #:

APN : 32-37-25-0000-0185-0000

Owner Information

Owner Name: Arcadia Village Dev Company

Address: 2692 NE Hwy 70

Arcadia, FL 34266

Phone:

Cell #: (670) 750-3143

Actions

Action	By	Date	Time	Note/Observation
Complaint	Thomas Turnbull	02/12/2025	2:12 pm	Request 4996-MIKE LABARRE - LOT #29. Building a front porch without a Building Permit.
Inspection / Site Visit	Thomas Turnbull	02/13/2025	9:33 am	They are putting up a sunroom without a building permit, took photo.
Notice of Violation	Thomas Turnbull	02/14/2025	7:23 am	> Inspection Time:9:33 am, Send to (Owner - Cert no=9589071052700462268731, Agent of Process - LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE - Cert no=9589071052700462268748), Extra days(0)
Mail and Post Notice to Correct Violation	Thomas Turnbull	02/14/2025	8:48 am	Posted the N2C and mail out the letters, took photos.
Return Receipt Received	Sarah Milstead	02/20/2025	11:48 am	Green card received back into office. (Agent copy)
Return Receipt Received	Sarah Milstead	02/21/2025	2:36 pm	Green card received back into office. (Owner copy)
Phone Call	Sarah Milstead	02/24/2025	10:30 am	Vickie Desjardins called the office and said she is in the process of getting the permit for the front porch and she has an Engineer as well that came and checked the porch and just waiting on some paperwork from them to get it approved. She needs more time in order to come into compliance.
Inspection / Site Visit	Thomas Turnbull	04/01/2025	8:47 am	They have not pulled a building permit at this time. Took photo.
Inspection / Site Visit	Thomas Turnbull	04/24/2025	10:03 am	They still have not pulled a building permit for the front porch that they closed in. Took photo.
Submitted for Special Master Review and approval	Thomas Turnbull	04/25/2025	1:29 pm	Turn in for review for special master hearing.
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	04/25/2025	1:47 pm	Please prepare an affidavit of violation and Notice of Mandatory Hearing for May 22, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review

SM Affidavit of Violation	Thomas Turnbull	04/25/2025 1:50 pm	> Instrument No:Book 398 & Page 032,
Proof of Posting	Thomas Turnbull	04/25/2025 2:47 pm	Send to (Owner - Cert no=9589071052702525408733,Agent of Process - LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE - Cert no=9589071052702525408740)
Notice of Mandatory Hearing	Thomas Turnbull	04/25/2025 3:00 pm	Send to (Owner - Cert no=9589071052702525408733,Agent of Process - LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE - Cert no=9589071052702525408740)
Submitted for entry into Legistar	Thomas Turnbull	04/25/2025 3:07 pm	Turn in for Legistar

<i>Violations</i>				
#	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			

<i>Additional Addresses</i>	
Address Type:Complainant Name:MIKE LABARRE Address:BUILDING DEPARTMENT Phone: Cell #:	Address Type:Agent of Process Name:LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE Address:2 NORTH TAMIAMI TRAIL SUITE 500 SARASOTA, FL 34236 Phone: Cell #:
Address Type:Tenant Name:DESJARDINS, VICKIE Address:2692 NE HWY 70 LOT 29 Arcadia, FL 34266 Phone: Cell #:612-750-3143	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

David A. Williams, CFA

Parcel: 32-37-25-0000-0185-0000 (17698)

2024 Certified Values
updated: 4/24/2025

Owner & Property Info

Result: 1 of 5

Owner	ARCADIA VILLAGE DEV COMPANY 2692 NE HWY 70 LOT 532 ARCADIA, FL 34266		
Site	2692 NE HWY 70, ARCADIA		
Description*	E1/2 OF NW1/4 OF SE1/4 LESS W 25 FT & NE1/4 OF SW1/4 OF SE1/4 LESS W 25 FT R/W & E 70 FT OF W 360 FT OF SE1/4 OF SW1/4 OF SE1/4 LESS R/W ON S SUBJ TO AGRMT IN OR OR 398/32		
Area	30.89 AC	S/T/R	32-37-25
Use Code**	PARKING/MH LOT (2800)	Tax District	7

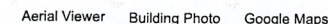
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

****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.**

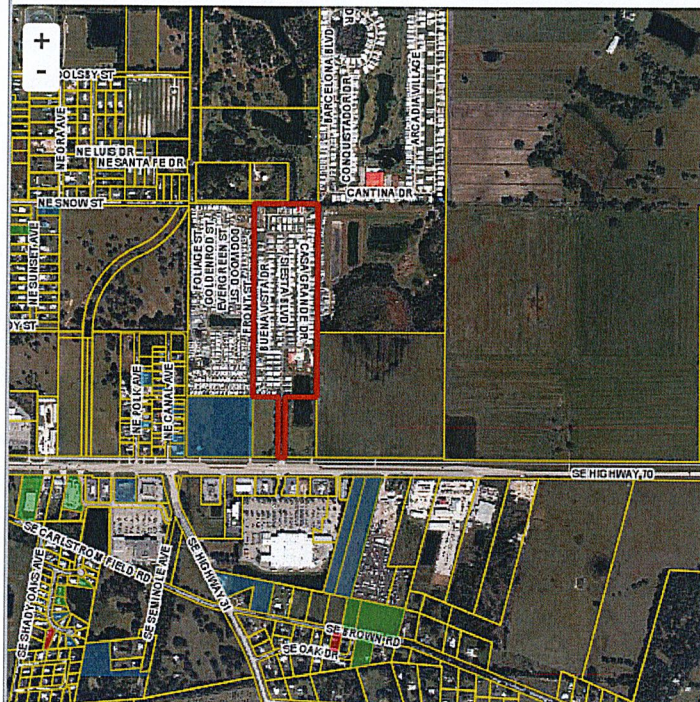
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$0	Ag Land	\$0
Building	\$3,306,000	Building	\$3,565,000
XFOB	\$0	XFOB	\$0
Just	\$3,306,000	Just	\$3,565,000
Class	\$0	Class	\$0
Appraised	\$3,306,000	Appraised	\$3,565,000
SOH/10% Cap	\$1,315,000	SOH/10% Cap	\$1,155,890
Assessed	\$3,306,000	Assessed	\$3,565,000
Exempt	\$0	Exempt	\$0
Total	county:\$1,991,000 other:\$1,991,000	Total	county:\$2,409,110 other:\$2,409,110
Taxable	school:\$3,306,000	Taxable	school:\$3,565,000

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



☒ 2024
 ☐ 2023
 ☐ 2020
 ☐ 2017
 ☒ Sales



▼ Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/22/1997	\$3,475,500	398 / 032	SW	I	U	
9/3/1992	\$3,500,000	303 / 553	CT	I	Q	03
7/17/1987	\$1,000	238 / 1045	QC	I	U	
3/1/1985	\$350,000	210 / 752	WD	V	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	CLUB HOUSE (6900)	1987	6276	8037	\$249,126
Sketch	GRG WRKSHp (6510)	1990	825	2625	\$13,460

*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
2035	WTR PLT	1986	\$16,250.00	50000.00	0 x 0
1975	SWR PLT	1986	\$9,750.00	30000.00	0 x 0
1797	MH ST B	1986	\$1,755,000.00	195.00	0 x 0
2001	SB CRT	1987	\$2,819.00	3213.00	63 x 51
1925	PVMT C	1987	\$1,223.00	4704.00	0 x 0
1950	POOL C	1987	\$7,153.00	840.00	42 x 20
1750	JACUZZI	1987	\$1,500.00	1.00	0 x 0
1917	PATIO C	1987	\$3,435.00	7550.00	0 x 0
1999	SHED-UC	1987	\$972.00	240.00	16 x 15
1999	SHED-UC	1987	\$1,106.00	315.00	x
0850	CONCR SLAB	1987	\$107.00	75.00	15 x 5
0850	CONCR SLAB	1987	\$192.00	135.00	15 x 9
1450	FENCE WD	1990	\$2,302.00	695.00	0 x 0
1440	FENCE CB	1987	\$5,597.00	633.00	0 x 0
1999	SHED-UC	1987	\$259.00	64.00	8 x 8
1996	SHED-GS	1987	\$109.00	36.00	6 x 6
0200	BAR-B-Q	1987	\$342.00	1.00	0 x 0
2040	WD DECK	1987	\$37.00	50.00	0 x 0
2040	WD DECK	1987	\$42.00	56.00	0 x 0
1999	SHED-UC	2007	\$1,642.00	540.00	30 x 18
1050	CARPRT-U	2007	\$1,705.00	775.00	31 x 25
1050	CARPRT-U	2007	\$2,046.00	930.00	31 x 30
2003	SIDEWALK	1987	\$2,936.00	2060.00	0 x 0
1996	SHED-GS	2015	\$373.00	36.00	6 x 6

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
2810	TRLR PARK (MKT)	30.890 AC	1.0000/1.0000 1.0000/ /	\$12,000 /AC	\$370.680	MHP

* 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

The information presented on this website was derived from data which was compiled by the **DeSoto County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/24/2025 and may not reflect the data currently on file at our office.

E1/2 OF NW1/4 OF SE1/4 LESS W
25 FT & NE1/4 OF SW1/4 OF
SE1/4 LESS W 25 FT R/W & E 70

ARCADIA VILLAGE DEV COMPANY
2692 NE HWY 70, LOT 532
ARCADIA, FL 34266

2024

32-37-25-0000-0185-0000

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					RECONCILE									
Exterior Wall	17	CB STUCCO 100	6900	04	6,679	117.4734	74.60	498,253	1987	1987	0	0	0.48.00	52.00	Tax Group: 7					Tax Dist:									
Roof Structure	04	WOOD TRUSS 100	1 CLUB HOUSE - 0% - 0												Heated Area: 6276					HX Base Yr									
Roof Cover	08	CLAY TILE 100													VALUATION BY					RECONCILE									
Interior Wall	04	PLYWOOD 50													BUILDING MARKET VALUE					3,565,000									
Interior Wall	05	DRYWALL 50													TOTAL MARKET OB/XF VALUE					0									
Interior Floor	14	CARPET 70													TOTAL LAND VALUE - MARKET					0									
Interior Floor	13	PARQ/LAM 30													TOTAL MARKET VALUE					3,565,000									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction					1,155,890									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE					2,409,110									
Fixtures	11	100													TOTAL EXEMPTION VALUE					0									
Frame	03	MASONRY 100													BASE TAXABLE VALUE					2,409,110									
Story Height	8	100													TOTAL JUST VALUE					3,565,000									
RMS	6	100	INCOM VALUE					0																					
Stories	0	100	INCOME VALUE					3,306,000																					
Units	0	100	PREVIOUS YEAR MKT VALUE					3,306,000																					
Quality	03	AVERAGE																											
DOR CODE	2800	PARKING/MH LOT																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	300200.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	6,276	100	6,276	243,459																									
FOP	80	30	24	931																									
FOP	80	30	24	931																									
FOP	128	30	38	1,474																									
FOP	128	30	38	1,474																									
FOP	848	30	254	9,853																									
PTO	52	5	3	116																									
PTO	445	5	22	853																									
TOTALS	8,037		6,679	259,092																									
EXTRA FEATURES										2692 NE HWY 70, ARCADIA																			
L N	OB/XF 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													
1	2035	WTR PLT	0	0	0	50,000.00	SF	1.25	1.25	100	1986	1986	3	27	16,875														
2	1975	SWR PLT	0	0	0	30,000.00	SF	1.25	1.25	100	1986	1986	3	27	10,125														
3	1797	MH ST B	0	0	0	195.00	UT	9,000.00	9,000.00	100	1986	1986	3	100	1,755,000														
4	2001	SB CRT	0	0	63	3,213.00	SF	3.25	3.25	100	1987	1987	3	28	2,924														
5	1925	PVMT C	0	0	0	4,704.00	SF	1.00	1.00	100	1987	1987	3	27	1,270														
6	1950	POOL C	0	0	42	840.00	SF	32.75	32.75	100	1987	1987	3	27	7,428														
7	1750	JACUZZI	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	25	1,500														
8	1917	PATIO C	0	0	0	7,550.00	SF	1.75	1.75	100	1987	1987	3	27	3,567														
9	1999	SHED-UC	0	0	16	240.00	SF	15.00	15.00	100	1987	1987	3	28	1,008														
10	1999	SHED-UC	0	0	15	180.00	SF	20.00	20.00	100	1987	1987	3	28	1,008														
LAND DESCRIPTION										TOTAL OB/XF										1,800,705									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	2810	C	TRLR PARK	0		MHP	0.00	0.00	30.89	AC		1.00	1.00	1.00	12,000.00	12,000.00	370,680												
REVIEW DATE 07/11/2023 BY KG Total Acres: 30.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 11/06/2024 BY SYS																													

ARCADIA VILLAGE DEV COMPANY
2692 NE HWY 70, LOT 532
ARCADIA, FL 34266

32-37-25-0000-0185-0000

[illegible]

ARCADIA VILLAGE DEV COMPANY
2692 NE HWY 70, LOT 532
ARCADIA, FL 34266

32-37-25-0000-0185-0000

[illegible]

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1512000 2024

R 32-37-25-0000-0185-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$18,346.10
COUNTY LAW ENF	.0024399	\$5,877.99
SCHOOL LRE	.0030960	\$11,037.24
SCHOOL DISC	.0022480	\$8,014.12
SOUTHWEST WATER MGMT	.0001909	\$459.90
TOTAL AD-VALOREM:		\$43,735.35

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - EMS	\$15,600.00
Asmt - FIRE	\$23,010.00
Asmt - SOLID WASTE	\$8,872.50
TOTAL NON-AD VALOREM:	\$47,482.50

COMBINED TAXES & ASMTS: \$91,217.85

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

ARCADIA VILLAGE DEV COMPANY

2692 NE HWY 70

LOT 532

ARCADIA , FL 34266 - 0000

30.890 ACRES

E1/2 OF NW1/4 OF SE1/4 LESS W

25 FT & NE1/4 OF SW1/4 OF

SE1/4 LESS W 25 FT R/W & E 70

FT OF W 360 FT OF SE1/4 OF

FAIR MKT VALUE \$3,565,000.00 DIST 7

ASSESS \$2,409,110.00 EXEMPT VALUE \$0.00

TAXABLE VALUE \$2,409,110.00

** PAID **

Exemptions:

Property Address:
2692 NE HWY 70 ARCADIA 34266

Last Payment: 11/12/2024 Receipt Number: 1000133

Amount Collected: \$87,569.14 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
323725000001850000	R	2024	\$43,735.35	\$47,482.50		11/12/2024	\$87,569.14	\$0.00
323725000001850000	R	2023	\$38,633.96	\$47,482.50		11/2/2023	\$82,671.80	\$0.00
323725000001850000	R	2022	\$29,021.00	\$47,482.50		11/9/2022	\$73,443.36	\$0.00
323725000001850000	R	2021	\$30,756.25	\$47,482.50		11/9/2021	\$75,109.20	\$0.00
323725000001850000	R	2020	\$31,035.71	\$47,482.50		11/10/2020	\$75,377.48	\$0.00
323725000001850000	R	2019	\$31,262.32	\$47,482.50		11/5/2019	\$75,595.03	\$0.00
323725000001850000	R	2018	\$31,408.03	\$47,482.50		11/27/2018	\$75,734.91	\$0.00
323725000001850000	R	2017	\$30,513.16	\$39,292.50		11/14/2017	\$67,013.43	\$0.00
323725000001850000	R	2016	\$31,077.16	\$36,874.50		11/15/2016	\$65,233.59	\$0.00
323725000001850000	R	2015	\$33,131.88	\$22,417.50		11/5/2015	\$53,327.40	\$0.00
323725000001850000	R	2014	\$30,206.88	\$22,417.50		11/18/2014	\$50,519.40	0.00

This Instrument was Prepared by, and After Recording Return to:

Christopher M. Fear, Esq.
LANE, TROHN, BERTRAND &
VREELAND, P.A.
P. O. Box 3
One Lake Morton Drive
Lakeland, Florida 33802-0003
(941) 284-2200

FL 9710386 B 398 P 32
CO: DESOTO ST: FL

FILED AND RECORDED
DATE 12/24/97 TIME 10:08

MITZIE W. MCGAVIC CLERK
CO: DESOTO ST: FL

DOC STAMPS 24,328.50
INTANG TAX .00



Recording Data Above

SPECIAL WARRANTY DEED

SUNTRUST BANK, MID-FLORIDA, NATIONAL ASSOCIATION, a national banking association (the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, and sold to ARCADIA VILLAGE DEVELOPMENT COMPANY, a Florida corporation (the "Grantee"), whose post office address is c/o Landmark Management, Co., 4933 Tamiami Trail, Naples, FL 34103, and whose federal employer identification number is applied for, and Grantee's heirs, successors and assigns, in fee simple, the real property located in DeSoto County, Florida described on the attached Exhibit "A" which has the following property appraiser's parcel identification numbers: 32-37-25-0000-0015-0000; 32-37-25-0000-0185-0000; and 32-37-25-0000-0186-0000.

This conveyance is made subject to: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) restrictions, easements, and rights-of-way of record; and (c) the permitted title matters set forth on the attached Exhibit "B."

Grantor hereby covenants with Grantee that the above-described property is free of all liens and encumbrances except as identified above, and that Grantor has good right and lawful authority to grant, bargain, sell, and convey the above-described property. Grantor warrants the title to the above-described property, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under Grantor.

("Grantor" and "Grantee" are used herein for singular or plural, as the context requires.)

EXCEPT FOR THE LIMITED WARRANTY OF TITLE AND EXCEPT FOR THOSE REPRESENTATIONS SPECIFICALLY SET FORTH IN THE AGREEMENT FOR SALE AND PURCHASE OF THE SUBJECT PROPERTY BETWEEN THE

GRANTOR AND THE GRANTEE, THE GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE, ZONING OR DEVELOPMENT OF REGIONAL IMPACT LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS SUBSTANCES, WASTES OR SUBSTANCES DEFINED IN ANY FEDERAL, STATE OR LOCAL LAWS OR ANY OTHER SPECIFICALLY REQUESTED MATERIALS, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, PETROLEUM PRODUCTS, POLYCHLORINATED BIPHENYLS, OR RADON GAS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED BY GRANTOR AND GRANTEE ACCEPTS THE PROPERTY AND WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS SUBSTANCES ON THE PROPERTY, EXCEPT FOR SUCH REPRESENTATIONS, WARRANTIES AND AGREEMENTS, IF ANY, WHICH ARE CONTAINED IN THE AGREEMENT FOR SALE AND PURCHASE AND WHICH ARE INTENDED TO SURVIVE CLOSING. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS"

CONDITION AND BASIS "WITH ALL FAULTS."

IN WITNESS WHEREOF, Grantor has executed this instrument this 22nd
day of December, 1997.

Subscribed before the
following two witnesses:

Robert H. Madden
Print Name: ROBERT H. MADDEN

C. M. FEAR
Print Name: C. M. FEAR

SUNTRUST BANK, MID-FLORIDA,
NATIONAL ASSOCIATION, a national
banking association

By Byron P. Kurtgis
First Vice President

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 22 day of
December, 1997, by Byron P. Kurtgis as First Vice President of SunTrust Bank,
Mid-Florida, National Association, a national banking association, on behalf of
such association, who is personally known to me or who has produced a Florida
driver's license as identification and who did not take an oath.



C. M. FEAR
Print Name: C. M. FEAR
NOTARY PUBLIC, State at Large
My Commission Expires:

EXHIBIT "A"

FL 9710386 B 398 P 35
CO:DESOTO ST:FL
I

LEGAL DESCRIPTION FOR ARCADIA VILLAGE

TRACT I: The East 1/2 of the NW 1/4 of the SE 1/4, LESS 25 feet road right-of-way on West side for use of adjacent owners; and the E 1/2 of the SW 1/4 of the SE 1/4, LESS 25 feet road right-of-way on West side for use of adjacent owners; in Section 32, Township 37 South, Range 25 East, DeSoto County, Florida, and less and except road right-of-way for State Road #70 on South side thereof.

TRACT II: The NE 1/4 of the SE 1/4; and the SE 1/4 of the NE 1/4; and the NE 1/4 of the NE 1/4 of Section 32, Township 37 South, Range 25 East, DeSoto County, Florida; LESS road right-of-way along the North side thereof.

PERMITTED TITLE MATTERS

1. Real property taxes and assessments for 1998 and subsequent years.
2. DeSoto County Zoning and land use ordinances, the provisions of the DeSoto County Comprehensive Plan, building and fire codes and ordinances and all other governmental laws, rules, regulations, ordinances and other governmental regulations and provisions affecting the Property.
3. Drainage Easement in favor of DeSoto County, Florida recorded in Official Records Book 257, page 1094.
4. Resolution No. 88-78 of DeSoto County Board of County Commissioners dated November 8, 1988, recorded in Official Records Book 253, page 1016, as amended by Resolution No. 89-54 dated October 10, 1989, recorded in Official Records Book 264, page 835, and as further amended by Development Agreement dated January 4, 1993, between DeSoto County, Florida and SunBank/Mid-Florida, National Association, which is unrecorded.
5. Developer Agreement between Arcadia Village Country Club as Developer and City of Arcadia dated April 2, 1990, and recorded in Official Records Book 269, page 996.
6. Notice of Arcadia Village Country Club Homeowners' Association, Inc. Right to Purchase under Section 723.071 of the Florida Statutes dated March 27, 1992, and recorded in Official Records Book 295, page 367.
7. Lifetime Lease Agreement with Guaranteed Lifetime Rent Certificate attached, for Lot 610, Arcadia Village, dated January 1, 1991, and recorded in Official Records Book 288, page 332-334.
8. Lifetime Lease Agreement for Lot 196, Arcadia Village, dated September 1, 1990, and recorded in Official Records Book 328, page 1028.
9. Title to the Property is subject to the rights of tenants in possession under unrecorded Leases and Rental Agreements (except for two leases which are recorded), whose rights of possession may only be terminated pursuant to the provisions of Chapter 723 of the Florida Statutes.
10. Notice of Mobile Homeowners' Association Right to Purchase Mobile Home Park filed by Homeowners Association of Arcadia Village Country Club, Inc. dated March 7, 1997, and recorded April 7, 1997, in Official Records Book 382, page 339.

11. Easement in favor of Comcast Cablevision of West Florida, Inc. in connection with the operation of the cable television and communication on the Property dated December 5, 1996 and recorded December 18, 1996, in Official Records Book 376, page 778.
12. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the Public Records as of the date hereof; and the consequences of any law, ordinance or governmental regulation, including, but not limited to, building and zoning ordinances.
13. Arcadia Village Country Club Lifetime Lease Agreement for Lot 466, Arcadia Village County Club, recorded December 17, 1996, in Official Records Book 376, page 553.
14. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the Property.
15. Easements for claims of easements not shown by the Public Records.
16. Document dated March 11, 1994, and recorded March 14, 1994, in Official Records Book 326, page 1142.

Customer Information

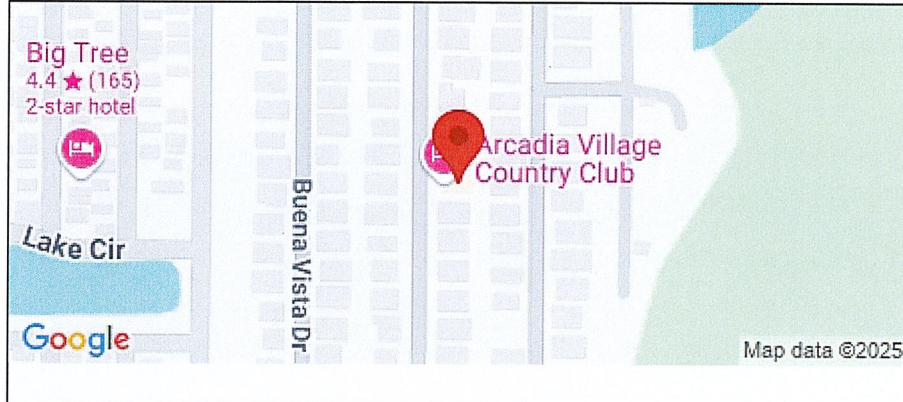
Name: MIKE LABARRE
Address: BUILDING DEPARTMENT

Phone:
Alt. Phone:
Email:

Request Classification

Topic: Development without Permits
Status: Closed
Assigned to: Thomas Turnbull
Property Address: 2692 FL-70

Request type: Complaint
Priority: Normal
Entered Via: Other



Property APN:
Property APN: 32-37-25-0000-0185-0000

Description

LOT #29. Building a front porch without a Building Permit.

Reason Closed

Turn into a code case, number CE 25-0118

Date Expect Closed: 03/05/2025

Date Closed: 02/13/2025 11:39 AM **By:** Thomas Turnbull

Enter Field Notes Below

Notes:

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)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163



NOTICE to CORRECT VIOLATION

Arcadia Village Dev Company
2692 NE Hwy 70
Arcadia, FL 34266

RE: 2692 NE Hwy 70 # 29
PIN #: 32-37-25-0000-0185-0000
Case No: CE-25-0118

Date: February 14, 2025

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

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or the making of any material change in the use or appearance of any structure. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **February 13, 2025** at **9:33 am**, the property located at **2692 NE Hwy 70 # 29** was visited and revealed the following:

Need a building permit for the work on the front porch (sunroom).

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: February 25, 2025

Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate if the violation has been corrected prior to the Hearing.

If found to be in violation, a fine may be imposed of up to \$250.00 per day per violation for a first time violator, and up to \$500.00 per day per violation for a repeat violation.

If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268731



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163



NOTICE to CORRECT VIOLATION

**LUTZ, BOBO, TELFAIR, EASTMAN, GABEL &
LEE**
2 NORTH TAMiami TRAIL
SUITE 500
SARASOTA, FL 34236

RE: 2692 NE Hwy 70 # 29
PIN #: 32-37-25-0000-0185-0000
Case No: CE-25-0118

Date: February 14, 2025

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

LDR Sec. 20-1342 Development Permit Required: Development is the carrying out of any building activity or the making of any material change in the use or appearance of any structure. No development activity shall be undertaken unless authorized by a Development Order or Development Permit

Facts constituting violation (including date, time, and place of violation): On **February 13, 2025** at **9:33 am**, the property located at **2692 NE Hwy 70 # 29** was visited and revealed the following:

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Due by: February 25, 2025

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If you feel that you are not in violation, you may submit a request in writing to this department for a hearing before the Special Magistrate. If, as a result of the hearing, it is determined that your property is not in violation, case cost would not be assessed.

If you have any questions concerning this matter, please contact Code Enforcement at 201 East Oak Street, Suite 204, Arcadia, FL 34266, Telephone number (863) 491-6165 or (863) 993-4806.

Sincerely

Thomas Turnbull
Code Enforcement Officer

Certified Mailing Number: 9589071052700462268748



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:

LUTZ, BOBO, TELFAIR, ESTMAN, GABEL & LEE
2 NORTH TAMiami TRAIL SUITE 500
SARASOTA, FL 34236



9590 9402 8961 4064 9643 42

2. Article Number (Transfer from service label)

9589 0710 5270 0462 2687 48

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Signature Confirmation™☐ Signature Confirmation☐ Restricted Delivery

Mail

Mail Restricted Delivery

(0)

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:

ARCADIA VILLAGE DEV COMPANY
2692 NE HWY 70
ARCADIA, FL 34266



9590 9402 8961 4064 9643 59

2. Article Number (Transfer from service label)

9589 0710 5270 0462 2687 31

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

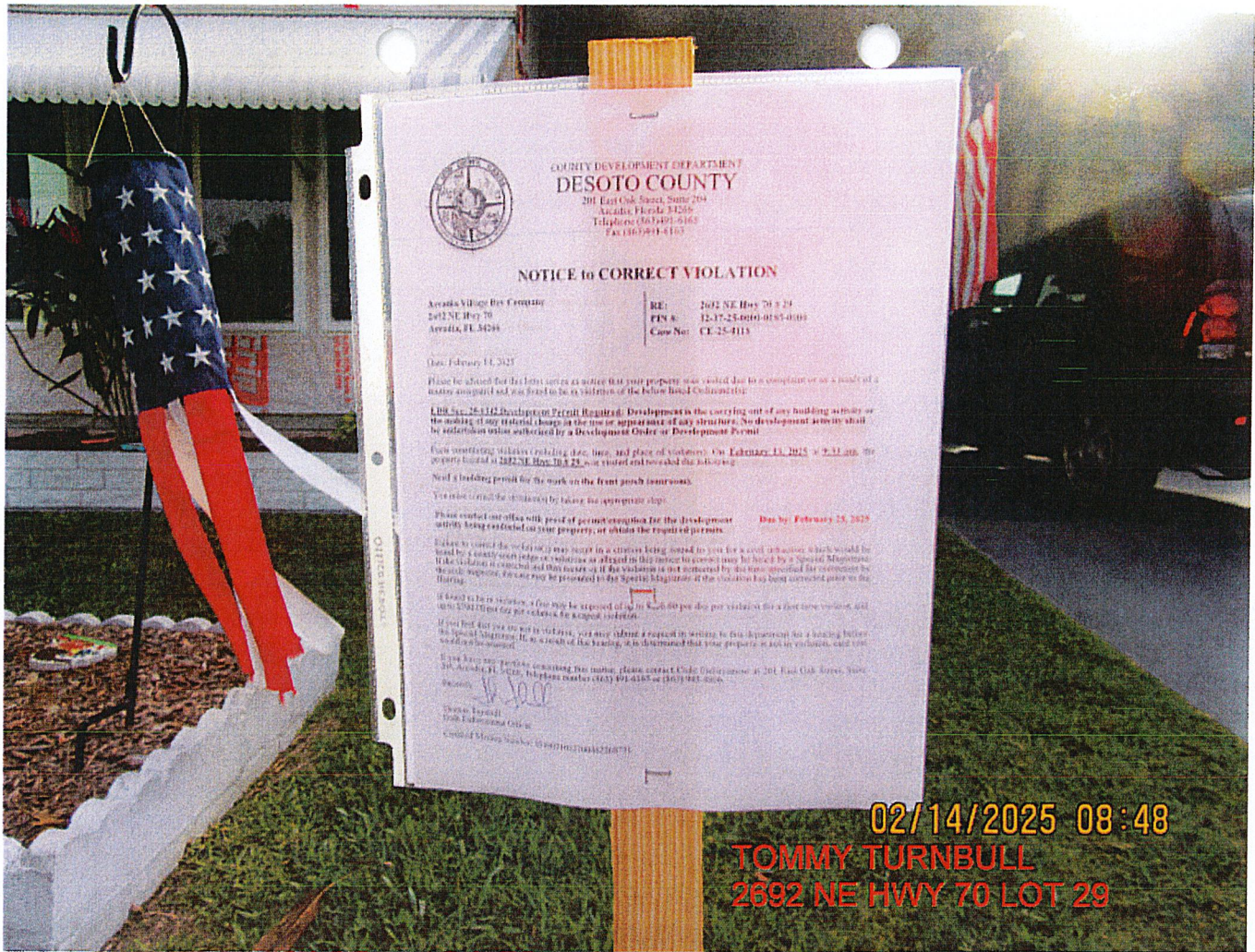
☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Signature Confirmation™☐ Signature Confirmation☐ Restricted Delivery

Mail

Mail Restricted Delivery

(0)

Domestic Return Receipt



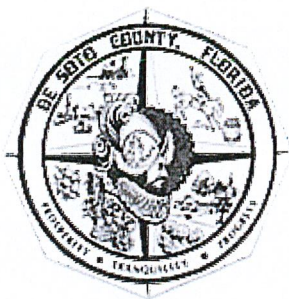
02/14/2025 08:48

TOMMY TURNBULL
2692 NE HWY 70 LOT 29



02/14/2025 08:48

TOMMY TURNBULL
2692 NE HWY 70 LOT 29



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6165
Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Thomas Turnbull, duly sworn, deposes and says: That on 2-14-25 @ 8:48 Am, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
Arcadia Village Dev Company
2692 NE Hwy 70
Arcadia, FL 34266

Agent of Process
LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE
2 NORTH TAMiami TRAIL
SUITE 500
SARASOTA, FL 34236

at the following location(s): 2692 NE Hwy 70 # 29

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

DATE: February 14, 2025

affiant

Sworn to and subscribed before me this 14th day of February, 2025 by
Thomas Turnbull who is personally known OR Produced Identification

Notary Public





04/24/2025 10:03

TOMMY TURNBULL
2692 NE HWY 70 LOT 29



04/01/2025 08:47

TOMMY TURNBULL
2692 NE HWY 70 LOT 29



02/13/2025 09:33

TOMMY TURNBULL
2692 NE HWY 70 LOT 29



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

ARCADIA VILLAGE DEVELOPMENT COMPANY

Filing Information

Document Number	P97000106051
FEI/EIN Number	65-0802168
Date Filed	12/17/1997
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/08/2021
Event Effective Date	NONE

Principal Address

2692 NE HWY 70
#532
ARCADIA, FL 34266

Changed: 04/29/1999

Mailing Address

2692 NE HWY 70
#532
ARCADIA, FL 34266

Changed: 04/29/1999

Registered Agent Name & Address

LUTZ, BOBO, TELFAIR, EASTMAN, GABEL & LEE
2 NORTH TAMiami TRAIL
SUITE 500
SARASOTA, FL 34236

Name Changed: 06/22/2009

Address Changed: 06/22/2009

Officer/Director Detail

Name & Address

Title PRES

FREEMAN, RONALD
2692 NE HWY 70 #532
ARCADIA, FL 34266

Title DIR

FREEMAN, RONALD
2692 NE HWY 70 #532
ARCADIA, FL 34266

Title SEC

FREEMAN, PATRICIA
2692 NE HWY 70 #532
ARCADIA, FL 34266

Title TREA

FREEMAN, PATRICIA
2692 NE HWY 70 #532
ARCADIA, FL 34266

Annual Reports

Report Year	Filed Date
2023	01/20/2023
2024	01/23/2024
2025	01/25/2025

Document Images

01/25/2025 -- ANNUAL REPORT	View image in PDF format
01/23/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/06/2022 -- ANNUAL REPORT	View image in PDF format
11/08/2021 -- Amendment	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
01/25/2019 -- ANNUAL REPORT	View image in PDF format
01/04/2018 -- ANNUAL REPORT	View image in PDF format
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