

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY
Petitioner,

vs.

CASE NO. SM-CE 23-0521
CE 23-0521

3039 HIGHWAY 70 LLC
Respondents,

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

RE: 3039 SE HWY 70, ARCADIA FL

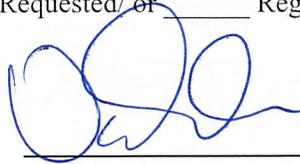
NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

1. 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 **October 7, 2025**, and previously provided to you by mail.
2. 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.
3. If you have cleared the violation by the time stated in the Final Order dated on **December 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.
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 _____, 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.



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.
3039 HIGHWAY 70
LLC

CASE NO. SM-CE 23-0521
CE 23-0521

Respondents,
_____ /

TO: Bass Sox Mercer
2822 Remington Green Circle
Tallahassee, FL 32308

RE: 3039 SE HWY 70, ARCADIA FL

NOTICE OF MANDATORY IMPOSITION OF LIEN HEARING

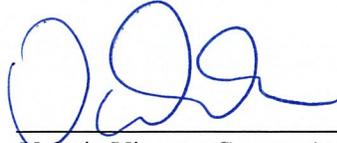
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9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
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11. If you decide to appeal 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 _____, 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.



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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Gray, Sharon** hereby notifies the Special Master that the previous order of the Special Master (**CE 23-0521**) 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

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.

Dates of violation:

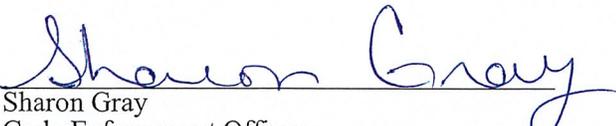
From **12/09/2025** the date set for compliance (or the date of the most recent prior inspection) To **12/16/2025** the date of my last inspection equals: **7 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$50.27**

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.

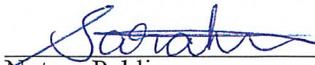
Pursuant to Section 162.09(1) and (3), Florida Statutes, a hearing is not necessary for the issuance of this order, and a certified copy of the order imposing fines and costs may be recorded as a lien against the real and personal property owned by the violator.

Case Name 3039 HIGHWAY 70 LLC

Case # **23-0521**


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

Before me, a notary public in and for said county and state, appeared Sharon Gray, 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 3rd day of March, 2026.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

Case Number: SM-CE 23-0521

3039 HIGHWAY 70 LLC,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon Notice of Violation filed against Respondent, 3039 HIGHWAY 70, LLC. Respondent's representative, Chad Williams, a store general manager, was present at the hearing but not represented by counsel. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel ID # 04-38-25-0000-0801-0000

as described by Instrument # 202114002479 in the Official Records of DeSoto County, Florida, and more commonly known as 3039 SE Highway 70, Arcadia, Florida 34266 (hereinafter the "subject property").

2. At all times material hereto, the subject property was zoned IL – Industrial Light.

3. On or about July 11, 2023, a complaint was received by DeSoto County Code Enforcement concerning a building built without a permit.

4. On July 11, 2023, and September 5, 2023, a DeSoto County Code Enforcement officer visited the subject property and observed a building had been constructed without permits.

5. On or about October 27, 2023, a Notice to Correct Violation was sent to Respondent informing that the property was in violation of DeSoto County Land

Development Regulations sections 20-1342 – Development Permit Required and 20-1346 – Development Permit Requirements & Conditions (post-permit changes).

Respondent was informed that no development activity shall be undertaken without an improvement plan or zoning approval.

6. Subsequent to that time, Respondent was in contact with Code Enforcement officials as well as the DeSoto County Planning and Zoning Department. Respondent had trouble getting an engineering firm to assist with completing the necessary application and submitting it for review and approval. At the time of the hearing Respondent, through its agents, had been actively working towards obtaining the required permit.

7. Subsequent site visits, including a visit on September 22, 2025, revealed the property to be in violation. DeSoto County Code Enforcement also confirmed with the DeSoto County Building Department that the building permit application had not yet been submitted.

8. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a valid permit and LDR Section 20-1346 which provides that 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.

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

10. Petitioner has incurred, or anticipates incurring, costs of \$50.27 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by these acts, conduct, or omissions, have created or allowed a condition on the property which is in violation of DeSoto County Land Development Regulations Section 20-1342 – Development Without a Permit and LDR Section 20-1346 – Development Permit Requirements & Conditions (post-permit changes).

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Sections 20-1342 and 20-1346.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct the violations. Additionally, all work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

C. Pay costs in the amount of \$50.27 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 the provisions of this Order shall subject Respondent to a fine of up to \$250.00 per day, per 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 such 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 on October 7, 2025.

Connie L Collins
Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:

Marilyn Padilla
Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia, FL 34266 and

Respondent: 3039 Highway 70, LLC, 3039 SE Highway 70, Arcadia, Florida 34266

on this 8th day of October, 2025

Sarah
By: Sarah Milstead
Administrative Assistant

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>3039 HIGHWAY 70 LLC</u> Case # <u>23-0521</u> Site Address <u>3039 SE HWY 70</u> Respondent's Mailing Address <u>1045 STATE ROAD PRINCETON, NJ 08540</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
✓	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

Section LDR Sec. 20-1346 of the County Code for 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

Officer's Name Gray, Sharon

Special Master Hearing on: _____

Reviewed by: _____

Date: _____

Code Enforcement Case: CE-23-0521

Entered on: 07/11/2023 00:00

Printed on: 03/03/2026

Topic: Development without Permit
 Due Date: 03/03/26
 Initiated by: Building Department
 Hearing Date: 09/23/2025
 SM Case No: 23-0521

Status: Open - Aff Non-Compliance
 Assigned To: Sharon Gray
 Area #: IL
 Hearing Time: 11:00 am

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 3039 SE HWY 70 ,

Phone:

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

Cell #:

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=7021272000044123232), 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 Bumper email me so I have something for the file. 603-930-6974
E-mail Correspondence	Sharon Gray	11/01/2023 9:45 am	<p>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</p> <p>This email originated outside of Desoto County BOCC. Think before you click!!! To whom it may concern,</p> <p>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.</p> <p>Ryan Hay Hay Engineering 407-569-7598</p>
E-mail Correspondence	Sharon Gray	11/01/2023 4:14 pm	<p>Tara's email of correspondence with ford: See below original emails I sent them</p> <p>Have A Great Day, Tara Wilson please send all emails to Planning Technician planning@desotobocc.com 201 East Oak Street, Ste 204 Arcadia, Florida 34266 Office: 863-993-4806 Fax: 863-491-6163 www.desotobocc.com</p> <p>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</p> <p>See attached improvement plan application.</p> <p>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</p> <p>From: Tara Wilson Sent: Tuesday, July 11, 2023 12:49 PM</p>

To: 'cwilliams@desotoautomall.com'
<cwilliams@desotoautomall.com>
Cc: Planning Dept
<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 Sharon Gray Code Enforcement Officer I also copied Chad Williams and Ronald Hay
E-mail Correspondence	Sharon Gray	11/10/2023 8:54 am	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

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	<p>Responded to Chad and also copied Ryan and Ronald Hay: Chad,</p> <p>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.</p> <p>Best Regards, Sharon</p> <p>Sharon Gray</p> <p>Sharon Gray Code Enforcement Officer</p>
E-mail Correspondence	Sharon Gray	01/09/2024 9:03 am	<p>Good Afternoon,</p> <p>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.</p> <p>Thank You Chad Williams Desoto Auto Mall</p>
E-mail Correspondence	Sharon Gray	03/21/2024 2:34 pm	<p>Email from Chad: Name of Company is Richardson Engineering in Orlando Florida</p> <p>Contact is Richard Richardson is who I am working with just needing to send him the survey and answer a couple questions to</p>

move forward this will be done next week.
Thank you for your patience.

Thank You
Chad Williams
Desoto Automall

Inspection / Site Visit	Sharon Gray	01/02/2025 10:43 am	Site visit photos taken
E-mail Correspondence	Sharon Gray	01/03/2025 3:24 am	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 Gray	01/08/2025 10:38 am	No we have not Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	06/12/2025 8:41 am	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	07/21/2025 10:27 am	Site visit photos taken in violation
Turn in for Special Master Hearing	Sharon Gray	07/23/2025 8:19 am	Turn in for Special Masters
Submitted for Special Master Review and approval	Sharon Gray	07/23/2025 8:22 am	
Reviewed and approved for Special Master Herring Submittal	Jorge Hernandez	07/23/2025 8:37 am	Please prepare a Notice of Mandatory Imposition of Lien Hearing and Proof of Posting for September 23, 2025, Special Master Hearing, and submit for entry into Granicus/Legistar for the County Attorney to review
Affidavit of Violation	Sharon Gray	07/25/2025 2:12 pm	> Instrument No:202114002479 ,
Notice of Mandatory Hearing	Sharon Gray	07/25/2025 2:26 pm	Send to (Owner - Cert no=9589071052701588387399, Agent of Process - Bass Sox Mercer - Cert no=9589071052701588387405)
Proof of Posting	Sharon Gray	07/25/2025 3:06 pm	Send to (Owner - Cert no=9589071052701588387399, Agent of Process - Bass Sox Mercer - Cert no=9589071052701588387405)
Submitted for entry into Legistar	Sharon Gray	07/28/2025 1:04 pm	
Entered into Legistar for Hearing Agenda	Jill Kersey	07/28/2025 3:40 pm	
Mail and Post Notice of Hearing and Violation	Sharon Gray	08/07/2025 8:44 am	Posted and mailed notice of hearing photos taken
Return Receipt Received	Sharon Gray	08/14/2025	Received both signed green cards from the owner and the agent
E-mail Correspondence	Sharon Gray	08/27/2025 8:14 am	Good Morning Sharon I received a letter about appearing on the 23rd of September just checking into see what I will all need to bring and be prepared for. The company we are working with is Richardson Designs I'm hoping to have everything completed by this date. Sorry for delay please let me know what I can do as I just got this notice have been at our other store.

Thank You
CHAD WILLIAMS

DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM

Inspection / Site Visit	Sharon Gray	09/02/2025 3:22 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/08/2025 12:46 pm	Site visit photos taken in violation
Inspection / Site Visit	Sharon Gray	09/15/2025 11:23 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	09/15/2025 4:52 pm	Good Afternoon I have received the plans for engineer just not sure where I need to send these to is there a portal or do you need them physically which I can provide as well. Please let me know. Thank You CHAD WILLIAMS DESOTO AUTO GROUP FIXED OPERATIONS DIRECTOR CWILLIAMS@DESOTOAUTOMALL.COM
E-mail Correspondence	Sharon Gray	09/16/2025 7:59 am	Chad, You need to submit them along with your application to the Planning & Zoning Department. You might want to make sure that you have the latest application before submitting. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/16/2025 8:54 am	Would it be best if I come there to the planning and zoning dept or email them. Would you happen to have there email to send info too if possible. Thank you for your help. CHAD WILLIAMS DESOTO AUTO GROUP FIXED OPERATIONS DIRECTOR CWILLIAMS@DESOTOAUTOMALL.COM
E-mail Correspondence	Sharon Gray	09/16/2025 9:20 am	Chad, Their phone number is 863-993-4806 and their email address is planning@desotobocc.com. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/16/2025 2:18 pm	From: Tara Wilson Sent: Tuesday, September 16, 2025 11:31 AM To: Chad Williams <cwilliams@desotoautomall.com>; Planning <Planning@desotobocc.com> Cc: Code Enforcement Dept <Code@desotobocc.com> Subject: PLANNING APPLICATIONS This email originated inside of Desoto County BOCC. Good Morning,

You will need to complete the development plan application please read over the application thoroughly and provided all required documents. Submit to our office one complete hard copy one complete digital copy(flash drive or disc). Also attached is the improvement plan application, this application will follow once you have a development plan approval.

Thank you
Tara Wilson
Associate Planner

E-mail Correspondence	Sharon Gray	09/22/2025 8:01 am	Tara, Have you received anything from them? They go to Special Masters tomorrow. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	09/22/2025 8:14 am	They came in Friday, but did not have all the documents on the check list so we could not accept it. Thank you Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	09/22/2025 10:31 am	Site visit photos taken in violation
Special Master Hearing	Sharon Gray	09/23/2025 11:00 am	Respondent Chad Williams the General Manager with Ford was present. Found in violation and ordered to correct within 30 days of the order. A two year cease and desist and a non-compliance fine of up to \$150.00 per day, per violation. Case cost in the amount of \$50.07 to be paid in 30 days of the order.
Special Master Facts and Findings	Sharon Gray	10/08/2025	Special Masters Facts & Findings Received on October 8, 2025. Mailed out in October 9, 2025, Mailing #9589-0710-5270-2678-5705-92 (Owner). Mailing #9589-0710-5270-2678-5706-08 (Agent of Process).
Return Receipt Received	Sharon Gray	10/20/2025	Received both green cards signed for the orders
E-mail Correspondence	Sharon Gray	11/04/2025 4:31 am	Good morning I have spoken to my survey company they have performed they survey which is great now I am waiting on diagrams and final of assessment which is the last piece of the puzzle. I was looking to see if you could grant mean extension as time is running out and I am at the mercy of the company and do t want this application late. I have done everything up until this point. Please let me know if there is anything I can do to stay complaint until application is completed and sent in. Thank you
E-mail Correspondence	Sharon Gray	11/06/2025 4:00 pm	Just got update from survey company attached hoping to please get an extension on this as I am doing everything

				in my power right now. Please let me know if there is anything I need to do or can do.
E-mail Correspondence	Sharon Gray	12/03/2025 9:48 am	Good Morning	
				Just received notification survey has been mailed to me will receive by Friday and will resubmit application beginning of week. Thank you for your patience and hopefully we will be all set to move forward.
				Thank You CHAD WILLIAMS
Inspection / Site Visit	Sharon Gray	12/09/2025 10:10 am	Site visit photos taken in violation	
Inspection / Site Visit	Sharon Gray	12/16/2025 9:50 am	Site visit photos taken in violation	
E-mail Correspondence	Sharon Gray	12/18/2025 4:40 pm	Tara,	
				Has Ford submitted their paper work yet?
				Best Regards, Sharon
E-mail Correspondence	Sharon Gray	12/18/2025 5:08 pm	We have not received anything.	
				Thank you
				Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	12/31/2025 10:31 am	Site visit photos taken in violation	
E-mail Correspondence	Sharon Gray	01/08/2026 12:00 pm	Good Morning Mr. Williams,	
				I've done some research on this, with the building being built over existing concrete that was previously approved in the 1990's development plan, a new development plan will not be required but you will still need the improvement plan approval. I have attached that application, please be sure to read over the application thoroughly, once you have a complete application with all the items on the checklist you can submit to our office. The improvement application is approved administratively and does not require a public hearing.
				If you have any questions please contact our office.
				Thank you Tara Wilson Associate Planner
E-mail Correspondence	Sharon Gray	01/13/2026 9:31 am	Tara,	
				Have you received the Improvement Plan application and required documents for 3039 Highway 70 LLC?
				Best Regards, Sharon
				Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	01/13/2026 12:00 pm	Sharon,	
				See below I forgot to copy you in the email.

E-mail Correspondence	Sharon Gray	01/14/2026 11:11 am	Tara Wilson Associate Planner The submittal dropped off yesterday to our office is not complete, you will need review the checklist and requirements with your engineer and submit all correct documents specifically checklist item #6.
E-mail Correspondence	Sharon Gray	01/14/2026 3:25 pm	Tara Wilson Associate Planner Okay, Please pick up the submitted paper work by end of week. Thank you Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	02/10/2026 2:15 pm	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	02/26/2026 10:05 am	Tara, I am checking on the status to see if they have submitted? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	02/26/2026 10:08 am	see attached email thread, we have not received anything since that. Tara Wilson Associate Planner
Special Master Mandatory Imposition of Lien Hearing Checklist	Sharon Gray	03/03/2026 8:31 am	Send to (Owner)
Affidavit of Non Compliance for Lien Hearing	Sharon Gray	03/03/2026 10:06 am	Send to (Owner)
Turned in for Lien Hearing	Sharon Gray	03/03/2026 1:18 pm	Turn in for Special Masters Lien Hearing

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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Fees

Fee Type	Date	Charges	Payments	Details
Special Masters Hearing Case Cost	10/08/2025	50.27		
		50.27	0.00	

Inspection Notes

Date: _____ Time: _____

Findings: _____

CASE NUMBER: 0

YES	Violation founded	Owner Present	yes
	Days in violation	per day fine	TOTAL
	Lien	Previous case cost	
\$	3,568.66	Total lien cost	
		Current case cost	
	Cost of \$ _____ to be paid in _____ days.	\$ -	Total of case costs

CODE ENFORCEMENT COST BREAKDOWN

23-0251 3039

PHOTOS	Number of photos @ \$.15 per photo	53	\$ 7.95
SERVICE	Number of Certified letters @ \$10.44 per letter	0	\$ -
LEGAL SERVICE	Number of Certified letters @ \$10.44 per letter	1	\$ 10.44
	DAYS	PENALTY	\$ 18.39
Non compliant days	x 2	\$ 250.00	\$ 3,500.00
Previous SM Case costs			\$ 50.27
1st Affidavit/hearing days			\$ -
2nd Affidavit/hearing days			\$ -
3rd Affidavit/hearing days			\$ -
4th Affidavit/hearing days			\$ -
5th Affidavit/hearing days			\$ -
6th Affidavit/hearing days			\$ -
		TOTAL	\$ 3,568.66

DeSoto County Property Appraiser

David A. Williams, CFA, CCE

2025 Certified Values
updated: 2/26/2026

Parcel: << 04-38-25-0000-0801-0000 (18392) >>

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales

Owner & Property Info

Result: 1 of 2

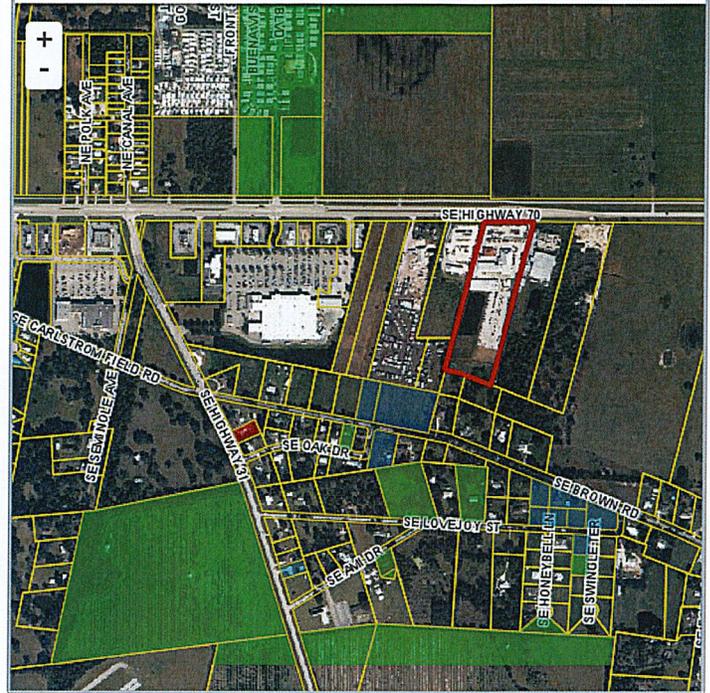
Owner	3039 HIGHWAY 70 LLC 3039 SE HWY 70 ARCADIA, FL 34266		
Site	3039 SE HWY 70, ARCADIA		
Description*	BEG NW COR TH S 13D36M27S W 172.23 FT TO INT WITH SLY R/W SR 70 & POB TH N 89D26M41S E ALG R/W 400 FT TH S 13D36M27S W 1123.14 FT TH S 89D26M41S W 400 FT TH N 13D36M27S E 1123.14 FT TO POB & BEG NW 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

2024 Certified Values		2025 Certified Values	
Mkt Land	\$391,343	Mkt Land	\$391,343
Ag Land	\$0	Ag Land	\$0
Building	\$1,395,705	Building	\$1,458,330
XFOB	\$127,147	XFOB	\$118,726
Just	\$1,914,195	Just	\$1,968,399
Class	\$0	Class	\$0
Appraised	\$1,914,195	Appraised	\$1,968,399
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$1,914,195	Assessed	\$1,968,399
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,914,195 other:\$1,914,195 school:\$1,914,195	Total Taxable	county:\$1,968,399 other:\$1,968,399 school:\$1,968,399

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.



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) - show
8/1/1994	\$107,400	333 / 1162	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	VEH SALE/R (6600)	1996	23151	32446	\$917,269
Sketch	SERV SHOP (6700)	1996	9600	11880	\$193,750
Sketch	VEH SALE/R (6600)	1999	6190	7988	\$268,188
Sketch	BARN/STORG (8602)	2024	900	900	\$12,110

*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	\$5,684.00	3158.00	0 x 0
1410	FNC CH L6	1996	\$4,854.00	1312.00	0 x 0
1925	PVMT C	1996	\$46,258.00	118610.00	0 x 0
0251	BRN-PO-FL	1997	\$2,317.00	529.00	23 x 23
1410	FNC CH L6	1998	\$5,407.00	1299.00	0 x 0
1430	FNC CH L12	1999	\$360.00	40.00	0 x 0
0801	BLK TOP B	2001	\$34,404.00	86010.00	0 x 0
1900	OHDOR L	1996	\$1,264.00	9.00	0 x 0
1900	OHDOR L	2002	\$1,462.00	7.00	0 x 0
0850	CONCR SLAB	1996	\$468.00	260.00	0 x 0
2040	WD DECK	1996	\$361.00	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

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1574400 2025

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	.0068675	\$13,517.98
COUNTY LAW ENF	.0029406	\$5,788.27
SCHOOL LRE	.0030330	\$5,970.15
SCHOOL DISC	.0022480	\$4,424.96
SOUTHWEST WATER MGMT	.0001831	\$360.41
TOTAL AD-VALOREM:		\$30,061.77

**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	\$1,518.00
Asmt - FIRE	\$12,466.00
Asmt - SOLID WASTE	\$91.00
TOTAL NON-AD VALOREM:	\$14,075.00

FAIR MKT VALUE	\$1,968,399.00	DIST	7
ASSESS	\$1,968,399.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$1,968,399.00		

COMBINED TAXES & ASMTS: \$44,136.77

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

**** PAID ****

Exemptions:

Last Payment: 11/16/2025 **Receipt Number:** 9800468

Amount Collected: \$42,371.30 **Discount Amount:** \$0.00

**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
043825000008010000	R	2025	\$30,061.77	\$14,075.00	11/16/2025	\$42,371.30	\$0.00
043825000008010000	R	2024	\$29,842.49	\$10,216.00	11/14/2024	\$38,456.15	\$0.00
043825000008010000	R	2023	\$30,864.17	\$11,341.00	4/8/2024	\$43,471.33	\$0.00
043825000008010000	R	2022	\$30,043.38	\$11,341.00	4/5/2024	\$49,615.84	\$0.00
043825000008010000	R	2021	\$32,491.72	\$11,341.00	4/5/2024	\$49,809.23	\$0.00
043825000008010000	R	2020	\$33,518.31	\$11,341.00	11/16/2020	\$43,064.94	\$0.00
043825000008010000	R	2019	\$34,330.69	\$11,341.00	12/2/2019	\$43,844.82	\$0.00
043825000008010000	R	2018	\$35,302.39	\$11,341.00	11/16/2018	\$44,777.65	\$0.00
043825000008010000	R	2017	\$34,212.65	\$8,891.00	11/16/2017	\$41,379.50	\$0.00
043825000008010000	R	2016	\$35,596.65	\$8,891.00	11/17/2016	\$42,708.14	\$0.00
043825000008010000	R	2015	\$38,238.92	\$7,807.00	11/18/2015	\$44,204.08	0.00
043825000008010000	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

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 29th 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.

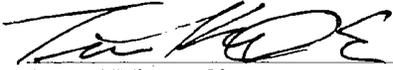
Signed, sealed and delivered in our presence:



First Witness Signature

David A. Helmer

Printed name of First Witness



Second Witness Signature

Timothy KRATZER SR

Printed name of Second Witness

DESOTO AUTOMOTIVE ENTERPRISES,
INC., a Florida corporation

By:

Mark Schlundt
President

ACKNOWLEDGMENT

STATE OF FLORIDA

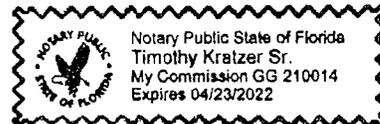
COUNTY OF Desoto

I HEREBY CERTIFY that the foregoing Special Warranty Deed was acknowledged before me by means of physical presence or online notarization, this 29th 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:

14 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	F	-	FIN	202614000276	0/0	3	\$0.00	EXHIBIT A View Image
3039 HIGHWAY 70 LLC	F	-	FIN	202614000235	0/0	3	\$0.00	INST #202114002486 AMENDMENT View Image
3039 HIGHWAY 70 LLC	F	-	FIN	202614000234	0/0	3	\$0.00	INST #202114002482 AMENDMENT View Image
3039 HIGHWAY 70 LLC	T	-	D	202314004615	0/0	2	\$900,000.00	PARCEL 1: BEGIN AT THE NE CORNER OF SEC 5, TWN5HP 38 S... View Image
3039 HIGHWAY 70 LLC	F	-	NOC	202214004000	0/0	1	\$0.00	3039 SE HWY 70 View Image
3039 HIGHWAY 70 LLC	F	-	NOC	202114008789	0/0	1	\$0.00	3039 SE HWY 70 View Image
3039 HIGHWAY 70 LLC	F	-	FIN	202114002486	0/0	8	\$0.00	SEE EXHIBIT 'A' View Image
3039 HIGHWAY 70 LLC	F	-	ASG	202114002485	0/0	12	\$0.00	ASSIGNMENT OF LEASES AND RENTS View Image
3039 HIGHWAY 70 LLC	F	-	MTG	202114002484	0/0	27	\$2,825,000.00	SEE EXHIBIT 'A' View Image
3039 HIGHWAY 70 LLC	F	-	AGR	202114002483	0/0	9	\$0.00	PARI PASSU AGREEMENT View Image
3039 HIGHWAY 70 LLC	F	-	FIN	202114002482	0/0	8	\$0.00	SEE EXHIBIT 'A' View Image
3039 HIGHWAY 70 LLC	F	-	ASG	202114002481	0/0	12	\$0.00	ASSIGNMENT OF LEASES AND RENTS View Image
3039 HIGHWAY 70 LLC	F	-	MTG	202114002480	0/0	27	\$2,825,000.00	SEE EXHIBIT 'A' View Image

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
3039 HIGHWAY 70 LLC	T	-	D	202114002479	0/0	4	\$5,400,000.00	A PARCEL OF LAND LYING IN THE NW 1/4 OF SECT 4, TWNShp 38 S, RNg 25 E... View Image

14 items found, displaying all items.

Customer Information

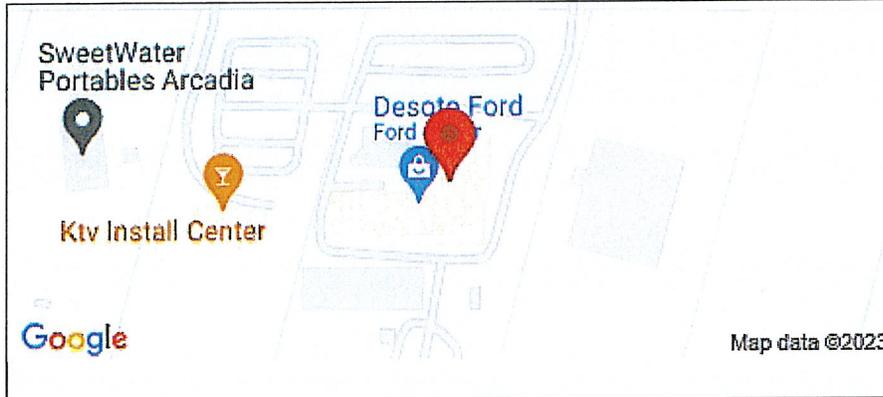
Name: Building Dept (Lee)
Address: 201 East Oak St., Ste 204

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:

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

AFFIDAVIT OF NON-COMPLIANCE

The undersigned **Gray, Sharon** hereby notifies the Special Master that the previous order of the Special Master (**CE 23-0521**) 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

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.

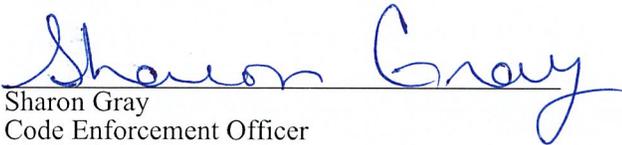
Dates of violation:

From **12/09/2025** the date set for compliance (or the date of the most recent prior inspection) To **12/16/2025** the date of my last inspection equals: **7 days in violation, with 2 violation(s) up to \$250.00 per day per violation, plus UNPAID CASE COSTS in the amount of \$50.27**

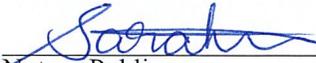
The Special Master Reserves jurisdiction to assess a fine retroactive to the date set for compliance in the order until the date of the Lien Hearing, plus unpaid court costs.

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 3039 HIGHWAY 70 LLC
Case # **23-0521**


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

Before me, a notary public in and for said county and state, appeared Sharon Gray, 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 3rd day of March, 2026.


Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY, FLORIDA

DESOTO COUNTY,

Petitioner,

vs.

Case Number: SM-CE 23-0521

3039 HIGHWAY 70 LLC,

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard by CONNIE L. COLLINS, Esquire, Special Master, on September 23, 2025, upon Notice of Violation filed against Respondent, 3039 HIGHWAY 70, LLC. Respondent's representative, Chad Williams, a store general manager, was present at the hearing but not represented by counsel. Based upon the testimony and evidence presented, the Special Master hereby enters this Order based upon the following findings of fact and conclusions of law.

FINDINGS OF FACT

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

Parcel ID # 04-38-25-0000-0801-0000

as described by Instrument # 202114002479 in the Official Records of DeSoto County, Florida, and more commonly known as 3039 SE Highway 70, Arcadia, Florida 34266 (hereinafter the "subject property").

2. At all times material hereto, the subject property was zoned IL – Industrial Light.

3. On or about July 11, 2023, a complaint was received by DeSoto County Code Enforcement concerning a building built without a permit.

4. On July 11, 2023, and September 5, 2023, a DeSoto County Code Enforcement officer visited the subject property and observed a building had been constructed without permits.

5. On or about October 27, 2023, a Notice to Correct Violation was sent to Respondent informing that the property was in violation of DeSoto County Land

Development Regulations sections 20-1342 – Development Permit Required and 20-1346 – Development Permit Requirements & Conditions (post-permit changes).

Respondent was informed that no development activity shall be undertaken without an improvement plan or zoning approval.

6. Subsequent to that time, Respondent was in contact with Code Enforcement officials as well as the DeSoto County Planning and Zoning Department. Respondent had trouble getting an engineering firm to assist with completing the necessary application and submitting it for review and approval. At the time of the hearing Respondent, through its agents, had been actively working towards obtaining the required permit.

7. Subsequent site visits, including a visit on September 22, 2025, revealed the property to be in violation. DeSoto County Code Enforcement also confirmed with the DeSoto County Building Department that the building permit application had not yet been submitted.

8. The County has alleged that the Respondent has violated DeSoto County Land Development Regulations (LDR) Section 20-1342 which prohibits development without a valid permit and LDR Section 20-1346 which provides that 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.

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

10. Petitioner has incurred, or anticipates incurring, costs of \$50.27 in the prosecution of this case.

CONCLUSIONS OF LAW

1. Respondent, by these acts, conduct, or omissions, have created or allowed a condition on the property which is in violation of DeSoto County Land Development Regulations Section 20-1342 – Development Without a Permit and LDR Section 20-1346 – Development Permit Requirements & Conditions (post-permit changes).

ORDER

Respondent is hereby ordered to:

A. Cease and desist for a period of two (2) years, from any future violation of DeSoto County Land Development Regulations Sections 20-1342 and 20-1346.

B. Within thirty (30) days of the date of this Order, do all acts necessary to correct the violations. Additionally, all work subject to the permit shall be inspected and a Certificate of Completion obtained prior to expiration of that permit.

C. Pay costs in the amount of \$50.27 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 the provisions of this Order shall subject Respondent to a fine of up to \$250.00 per day, per 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 such 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 on October 7, 2025.

Connie L. Collins
Connie L. Collins, Esquire
Special Master, DeSoto County, Florida
Florida Bar No.: 813427

ATTEST:

Marilyn Padilla
Marilyn Padilla
Transcribing Secretary

Copies furnished to:

Valerie Vicente, Esquire, DeSoto County Attorney, 201 East Oak Street, Suite 201, Arcadia, FL 34266 and

Respondent: 3039 Highway 70, LLC, 3039 SE Highway 70, Arcadia, Florida 34266

on this 8th day of October, 2025

Sarah
By: Sarah Milstead
Administrative Assistant

9589 0710 5270 2678 5706 08

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®

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Certified Mail Fee
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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$.74

Total Postage and Fees
 \$ 10.44

Postmark Here
 ARCADIA POST OFFICE
 OCT - 9 2025
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BASS SOX MERCER
 2822 REMINGTON GREEN CIR
 TALLAHASSEE, FL 32308

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

9589 0710 5270 2678 5705 92

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OFFICIAL USE

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 OCT - 9 2025
 34286-USPS

3039 HIGHWAY 70 LLC
 1045 STATE ROAD
 PRINCETON NJ, 08540

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

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)
 9589 0710 5270 2678 5706 08

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Address

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

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)
 9589 0710 5270 2678 5705 92

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
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 Address

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

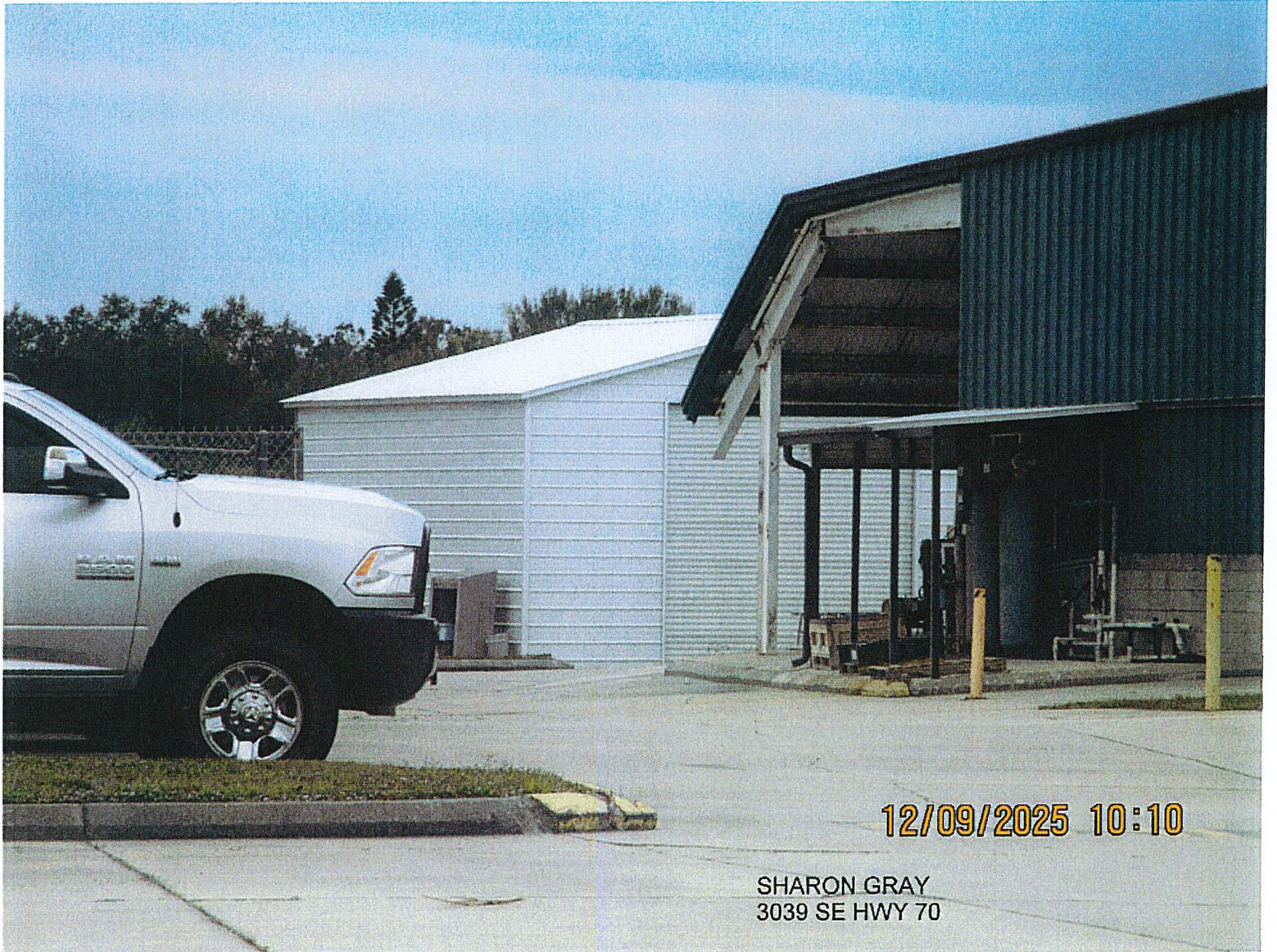
Certified Mail Restricted Delivery Signature Confirmation

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)



12/09/2025 10:10

SHARON GRAY
3039 SE HWY 70



02/10/2026 14:15

SHARON GRAY
3039 SE HWY 70



12/31/2025 10:31

SHARON GRAY
3039 SE HWY 70



12/16/2025 09:50

SHARON GRAY
3039 SE HWY 70

Sharon Gray

From: Chad Williams <cwilliams@desotoautomall.com>
Sent: Tuesday, November 4, 2025 4:31 AM
To: Sharon Gray
Subject: Extension

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

Good morning

I have spoken to my survey company they have performed they survey which is great now I am waiting on diagrams and final of assessment which is the last piece of the puzzle. I was looking to see if you could grant mean extension as time is running out and I am at the mercy of the company and do t want this application late. I have done everything up until this point. Please let me know if there is anything I can do to stay complaint until application is completed and sent in.

Thank you

Get [Outlook for iOS](#)

Sharon Gray

From: Chad Williams <cwilliams@desotoautomall.com>
Sent: Thursday, November 6, 2025 4:00 PM
To: Sharon Gray
Subject: Fw: survey

Just got update from survey company attached hoping to please get an extension on this as I am doing everything in my power right now. Please let me know if there is anything I need to do or can do.

Thank You

CHAD WILLIAMS
DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM



THE ALL-NEW
BONITA BEACH
MITSUBISHI



From: Dan Bass <djbass83pgfl@yahoo.com>
Sent: Thursday, November 6, 2025 11:25 AM
To: Chad Williams <cwilliams@desotoautomall.com>
Subject: Re: survey

YES, WE HAVE ALL THE FIELD WORK COMPLETED AND HAVE THE FILE HERE IN THE OFFICE. I AM WORKING ON IT AND SHOULD HAVE IT TO YOU NEXT WEEK.

D.J. BASS,
OFFICE MANAGER
SOUTH SURVEY INC.
941-639-4123
5500 SABAL PALM LANE
PUNTA GORDA, FL, 33982

On Thursday, November 6, 2025 at 11:20:17 AM EST, Chad Williams <cwilliams@desotoautomall.com> wrote:

ANY UPDATES?

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Subject: Re: survey

WHAT EVER YOU NEED JUST LET ME KNOW WHAT YOU WANT TO DO.

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From: Dan Bass <djbass83pgfl@yahoo.com>
Sent: Thursday, August 28, 2025 10:56 AM
To: Chad Williams <cwilliams@desotoautomall.com>
Subject: Re: survey

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On Friday, August 8, 2025 at 12:16:28 PM EDT, Chad Williams <cwilliams@desotoautomall.com> wrote:

I just need parcel that building is on

Get [Outlook for iOS](#)

From: Dan Bass <djbass83pgfl@yahoo.com>
Sent: Friday, August 8, 2025 11:57:23 AM
To: Chad Williams <cwilliams@desotoautomall.com>
Subject: Re: survey

IT LOOKS LIKE THERE IS 2 PROPERTIES WITH THE SAME ADDRESS THE 11 ACRE PARCEL IN THE MIDDLE AND THE 6 ACRE PARCEL TO THE WEST.

D.J. BASS,
OFFICE MANAGER
SOUTH SURVEY INC.
941-639-4123
5500 SABAL PALM LANE
PUNTA GORDA, FL, 33982

On Friday, August 8, 2025 at 11:53:49 AM EDT, Dan Bass <djbass83pgfl@yahoo.com> wrote:

ARE WE TALKING ABOUT JUST THAT MIDDLE PARCEL OR IS IT ALL THREE WITH THE IMPROVMENTS ON IT COMBINED.

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What would cost be just to do whole thing and how long

Get [Outlook for iOS](#)

From: Dan Bass <djbass83pgfl@yahoo.com>
Sent: Thursday, August 7, 2025 10:21:11 AM
To: Chad Williams <cwilliams@desotoautomall.com>
Subject: Re: survey

HI CHAD, I PULLED THE PROPERTY UP AND IT LOOKS ITS THE LONG SKINNY PROPERTY IN THE MIDDLE, WHAT ABOUT THE PROPERTIES ON EITHER SIDE ARE THEY SEPERATE PROPERTIES NOT INCLUDED OR ARE THEY ALL 1 BIG PROPERTY. TO D OA BOUNDARY WE HAVE TO SURVEY THE WHOLE PIECE OF PROPERTY FIND OUT IF THE COUNTY IS REQUIRING ALL IMPROVEMENTS LIKE BUILDINGS, PARKING LOTS, FENCES, EXT. TO BE SHOWN ON THE SURVEY OR CAN WE JUST SHOW WHERE THE BUILDING IS AND CALL IT PROPOSED. I WOULD IMAGINE THEY WOULD WANT EVERYTHING SHOWN BUT I WOULD FIND OUT FOR SURE WHAT EXACTLY THEY WANT SHOWN ON THE BOUNDARY SURVEY BECAUSE IT WILL AFFECT THE PRICE DEPENDING HOW FAR THEY WANT TO GO WITH IT. THANKS AND LOOK FORWARD TO HEARING BACK FROM YOU.

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5500 SABAL PALM LANE
PUNTA GORDA, FL, 33982

On Thursday, August 7, 2025 at 09:42:03 AM EDT, Chad Williams <cwilliams@desotoautomall.com> wrote:

Good Morning

I am having an issue and hoping you can help as I have called many people and have gotten no where on help. We installed a photobooth on our property not knowing I needed to get a permit this is my fault. So in order for me to continue to get a permit the company I have is asking for a boundary survey of some sort in order to attain a permit. I am hoping you can help with this situation please let me know.

Desoto Auto Mall
3039 SE HWY 70
ARCADIA FL 34266

CHAD WILLIAMS
DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM



THE ALL-NEW
BONITA BEACH
MITSUBISHI



Sharon Gray

From: Chad Williams <cwilliams@desotoautomall.com>
Sent: Wednesday, December 3, 2025 9:48 AM
To: Sharon Gray
Subject: Re: survey

Good Morning

Just received notification survey has been mailed to me will receive by Friday and will resubmit application beginning of week. Thank you for your patience and hopefully we will be all set to move forward.

Thank You

CHAD WILLIAMS
DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM



THE ALL-NEW
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From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, November 6, 2025 4:24 PM
To: Chad Williams <cwilliams@desotoautomall.com>
Subject: RE: survey

Chad,

Please give me a call at the office so we can discuss this 863-491-6165.

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

www.desotobocc.com



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On Thursday, August 7, 2025 at 09:42:03 AM EDT, Chad Williams <cwilliams@desotoautomall.com> wrote:

Good Morning

I am having an issue and hoping you can help as I have called many people and have gotten no where on help. We installed a photobooth on our property not knowing I needed to get a permit this is my fault. So in order for me to continue to get a permit the company I have is asking for a boundary survey of some sort in order to attain a permit. I am hoping you can help with this situation please let me know.

Desoto Auto Mall
3039 SE HWY 70
ARCADIA FL 34266

CHAD WILLIAMS
DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM



THE ALL-NEW
BONITA BEACH
MITSUBISHI



How was my service today? Please feel free to report your experience at: 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, February 26, 2026 10:08 AM
To: Sharon Gray
Cc: Planning; Code Enforcement Dept
Subject: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL
Attachments: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

see attached email thread, we have not received anything since that.

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

www.desotobocc.com



Please send all emails to planning@desotobocc.com to ensure they are received.

From: Sharon Gray <s.gray@desotobocc.com>
Sent: Thursday, February 26, 2026 10:05 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: FW: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

Tara,

I am checking on the status to see if they have submitted?

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

www.desotobocc.com



From: Tara Wilson
Sent: Wednesday, January 14, 2026 3:25 PM
To: Chad Williams <cwilliams@desotoautomall.com>
Cc: Planning <Planning@desotobocc.com>; Code Enforcement Dept <Code@desotobocc.com>
Subject: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

Okay,
Please pick up the submitted paper work by end of week.
Thank you

Tara Wilson

Associate Planner

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Fax: 863-491-6163

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From: Chad Williams <cwilliams@desotoautomall.com>
Sent: Wednesday, January 14, 2026 12:13 PM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: Re: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

I have just sent this information to engineer.

Thank You

CHAD WILLIAMS

DESOTO AUTO GROUP

FIXED OPERATIONS DIRECTOR

CWILLIAMS@DESOTOAUTOMALL.COM



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From: Tara Wilson <T.wilson@desotobocc.com>
Sent: Wednesday, January 14, 2026 11:11 AM
To: Chad Williams <cwilliams@desotoautomall.com>; rengacct@gmail.com <rengacct@gmail.com>
Cc: Planning <Planning@desotobocc.com>; Code Enforcement Dept <Code@desotobocc.com>
Subject: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

The submittal dropped off yesterday to our office is not complete, you will need review the checklist and requirements with your engineer and submit all correct documents specifically checklist item #6.

Tara Wilson

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Fax: 863-491-6163

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From: Tara Wilson <T.wilson@desotobocc.com>
Sent: Thursday, January 8, 2026 11:47 AM
To: Chad Williams <cwilliams@desotoautomall.com>; rengacct@gmail.com
Cc: Planning <Planning@desotobocc.com>
Subject: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

This email originated inside of Desoto County BOCC.

Good Morning Mr. Williams,

I've done some research on this, with the building being built over existing concrete that was previously approved in the 1990's development plan, a new development plan will not be required but you will still need the improvement plan approval. I have attached that application, please be sure to read over the application thoroughly, once you have a complete application with all the items on the checklist you can submit to our office.

The improvement application is approved administratively and does not require a public hearing.

If you have any questions please contact our office.

Thank you

Tara Wilson

Associate Planner

DeSoto County Board of County Commissioners

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Sharon Gray

From: Tara Wilson
Sent: Wednesday, January 21, 2026 11:32 AM
To: Chad Williams
Cc: Planning
Subject: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

Good Morning Mr. Williams,

I am not sure why he is confused, we need civil drawings that include all the information stated on the checklist.
See below

streets and direction of north.

6. Site Plan drawn to scale, Signed and Sealed by a Florida Registered Engineer (P.E.). Per Land Development Regulations [Sec. 20-1345\(2\)](#) (include CAD on CD, Flash Drive, or ~~CD~~)

All Site Plans (print minimum 22" x 34") must include the following

- Project name and type (e.g. Improvement Plan, Improvement Plan)
- All proposed and existing development on site.
- All existing physical features (wetlands, waterfront, etc.)
- All rights-of-way and easements, if known
- Direction of north to the property.
- Total parcel area.
- List conditions (if any) from approved Resolution.
- Statement of accuracy by the owner/applicant acknowledging misrepresentation of the site plan may result in the cancellation of development permit. **This statement should appear on the**

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www.desotobocc.com



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From: Chad Williams <cwilliams@desotoautomall.com>
Sent: Tuesday, January 20, 2026 11:31 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: Re: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

Good Afternoon

I have spoken to engineer and he is confused as to what exactly on item #6 he is missing he is saying I have everything there. I'm just trying to get this for you as fast as a possible but also trying to learn and make sure I am not missing anything. Is there something specific missing ? Thank you for your help as I am sure you are sick on me already lol.

Thank You

CHAD WILLIAMS
DESOTO AUTO GROUP
FIXED OPERATIONS DIRECTOR
CWILLIAMS@DESOTOAUTOMALL.COM



THE ALL-NEW
BONITA BEACH
MITSUBISHI



From: Tara Wilson <T.wilson@desotobocc.com>
Sent: Wednesday, January 14, 2026 11:11 AM
To: Chad Williams <cwilliams@desotoautomall.com>; rengacct@gmail.com <rengacct@gmail.com>
Cc: Planning <Planning@desotobocc.com>; Code Enforcement Dept <Code@desotobocc.com>
Subject: RE: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

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Fax: 863-491-6163
t.wilson@desotobocc.com
www.desotobocc.com



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From: Tara Wilson <T.wilson@desotobocc.com>
Sent: Thursday, January 8, 2026 11:47 AM
To: Chad Williams <cwilliams@desotoautomall.com>; rengacct@gmail.com
Cc: Planning <Planning@desotobocc.com>
Subject: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

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Thank you

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Sharon Gray

From: Tara Wilson
Sent: Thursday, January 8, 2026 12:00 PM
To: Code Enforcement Dept
Cc: Planning
Subject: FW: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL
Attachments: Improvement Plan Application.pdf

This email originated inside of Desoto County BOCC.

Sharon,

See below I forgot to copy you in the email.

Tara Wilson

Associate Planner

DeSoto County Board of County Commissioners

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From: Tara Wilson
Sent: Thursday, January 8, 2026 11:47 AM
To: 'Chad Williams' <cwilliams@desotoautomall.com>; 'rengacct@gmail.com' <rengacct@gmail.com>
Cc: Planning <Planning@desotobocc.com>
Subject: 3039 HIGHWAY 70 LLC - DESOTO AUTO MALL

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Thank you

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