

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0878

LEE RYAN ALEXANDER

Respondents,

TO: LEE RYAN ALEXANDER
0 SW KOCH RD
ARCADIA FL 34266

RE: 0 SW KOCH RD, 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 11:00 A.M.** or as soon thereafter as this case may be heard, in Room 103, First Floor of the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida 34266.
3. If you have cleared the violation by the time stated in the Affidavit of Violation AND have received written notification from the Director of the Department that all the violations have been cleared, the hearing will be canceled and you will not be required to appear.
4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE DESOTO COUNTY CODE ENFORCEMENT DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT IN TO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS.**
5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner **AND A LIEN BEING RECORDED AGAINST YOUR PROPERTY.** Violations may be fined at the rate of \$250.00 per day of violation.
6. **If the Affidavit of Violation charges you with a Repeat Violation, the matter may be presented to the Special Master even if the repeat violation has been corrected prior to the hearing.** If a violation is found to be a repeat violation, the Special Master may increase the fine to \$500.00 for each day of the repeat violation.
7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs which are required to bring the property into compliance pursuant to Section 162.09(1), F.S.
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
9. If you wish to have witnesses subpoenaed, see the Clerk at once at the DeSoto County Administration Building, 201 East Oak Street, Arcadia, Florida, for assistance.
10. If you wish, you may file an answer denying the allegations of the Affidavit of Violation or alleging substantial facts which would constitute an affirmative defense. Failure to answer shall constitute a denial of the allegations of the Affidavit of violation but shall bar the presentation of evidence of an affirmative defense.
11. If you decide to appeal any decision made by the Special Master, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
12. You may come with or without an attorney.

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of this notice was mailed to the above Respondent as addressed by: (check one that applies) _____ Certified Mail, Return Receipt Requested/ or _____ Regular U.S Mail on this _____ day of _____, 2025.

Certified Mailing Number: 9589071052701588384398

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

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 24-0878

LEE RYAN ALEXANDER

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: LEE RYAN ALEXANDER, 0 SW KOCH RD, ARCADIA FL 34266.

An inspection on April 11, 2025, Code Enforcement Officer visited your property located on SW KOCH RD, ARCADIA FL 34266 described and zoned as: A-5

DeSoto County Tax Parcel Number #12-38-23-0000-0100-0020 more particularly described by deed or instrument number #202214006740 of the Official Records of DeSoto County, Florida.

The inspection resulted in the findings that the property is: Development Permit Required , Parking or Storage of Commercial Vehicles in A-10 & A-5 Districts.

These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1342 , LDR Sec. 20-98, copies of which are attached hereto.

You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated October 18, 2024 and served by certified receipt requested/posting.

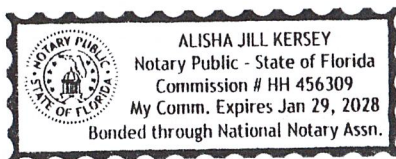
You are hereby notified that you must clear the violation(s): Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits , . Please contact our office to get this issue resolved 863-491-6165.

Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.


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

Sworn to and subscribed before me this 17th day of April, 2025 Affiant is personally known to me.

Alisha Jill Kersey
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>Ryan Alexander Lee</u> Case # <u>24-0878</u> Site Address <u>SW Koch Rd</u> Respondent's Mailing Address <u>620 Beach Rd</u>
✓	Case Notes in date order
✓	Case Cost to date
✓	Property card
✓	Tax Record
✓	Deed Information
✓	Complaint/Request
✓	Copy of LDR or DCCO section to be cited on Notice of Mandatory Hearing
✓	Notice of Mandatory Hearing (file copy)
✓	Green Card if received, and or Track and Confirm information from the USP website
-	Original Notice to Correct in the envelope with green card attached if unclaimed
-	Copy of Notice to Correct that was posted and sent by regular Mail
✓	Photograph of posting, if applicable
✓	Affidavit of posting or hand delivery
✓	Photographs of site visits in support of the case
✓	Any correspondence to or from the Respondent or the Respondent's representative
✓	Any other supporting documentation (e.g., Division of Corporation information, Certificate of Use issued by Planning and Zoning, copies of permits, R.O.W. forms, etc.)

Information: *Any special instructions (IE, if posting affidavit is required, if some of the violations listed on the original Notice have been corrected, if the Hearing Notice needs to be sent to more than one person)*

Only the following violations will be referenced in the Notice of Mandatory Hearing:
LDR Sec 20-1342 Development Permit Required
LDR Sec 20-98 Parking & Storage

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

Special Instructions

Officers' Name Sharon Gray

Special Master Hearing on: May 22, 2025

Reviewed by: [Signature]

Date: 4/16/25

SMCE 24-0878

CODE ENFORCEMENT CASE

CASE NUMBER: 24-878

Name	RYAN ALEXANDER LEE	
Property Address	SW KOCH RD (12-38-23-0000-0100-0020)	
Zoning	A-5	
Violation (1)	LDR SEC 20-1342 DEVELOPMENT PERMIT REQ	0
Violation (2)	LDR SEC 20-98 PARKING & STORAGE COMM	0
Violation (3)	0	0

CASE NOTES

9/4/2024	COMPLAINT RECEIVED
9/9/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
10/16/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
10/18/2024	NOTICE TO CORRECT, POSTED & MAILED, PHOTOS TAKEN
10/22/2024	RYAN CALLED AND LEFT A MESSAGE
10/24/2024	RECEIVED SIGNED GREEN CARD
10/28/2024	LEFT A MESSAGE
10/28/2024	HE CALLED BACK & LEFT A MESSAGE
10/28/2024	RETURNED HIS CALL. HE SAID THAT IT WAS A TINY HOME OR TRAILER. I LET HIM SPEAK TO TARA IN PLANNING.
11/5/2024	SITE VISIT, PHOTOS TAKEN, IN VIOLATION, I SPOKE TO THE OWNER HE HAS BEEN WAITING HEAR BACK FROM PLANNING. I TOLD HIM TO STAY IN CONTACT.
12/27/2024	EMAILED TARA: I ASKED IF SHE HEARD ANYTHING ELSE FROM RYAN IN REGARDS TO THE SHED & BUS. I LET HIM SPEAK TO YOU ON OCTOBER 28,2024?
12/31/2024	FORWARDED EMAIL TO TARA SINCE SHE DIDN'T RESPOND TO THE LAST EMAIL.
1/2/2025	SITE VISIT, PHOTOS TAKEN, IN VIOLATION
1/7/2025	TARA'S RESPONSE: I DON'T REMEMBER WHAT THIS IS ABOUT, IS THIS THE GUY THAT WANTED TO TURN A BUS INTO A CHICKEN COOP?

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.

1/7/2025 MY RESPONSE TO TARA'S EMAIL: YES

1/7/2025 TARA'S RESPONSE: I HAVEN'T SPOKEN WITH HIM RECENTLY, FOR HIS SHED IF IT WAS OUT THERE WITHOUT A ZONING APPROVAL THAT WILL NEED TO BE APPLIED FOR. AS FOR THE BUS WE WILL NEED TO KNOW EXACTLY WHAT HE IS WANTING TO DO WITH THAT, TAKE OF TIRES, CUT IT DOWN, ETC.

1/10/2025 I PHONED RYAN LEFT HIM A MESSAGE LETTING HIM KNOW THAT HE NEEDS TO EMAIL TARA AT THE PLANNING EMAIL ADDRESS TO LET HER KNOW EXACTLY WHAT IS GOING ON WITH THE BUS IN EXACT DETAIL AND TO ALSO REQUEST A ZONING VERIFICATION FOR THE SHED.

1/14/2025 RYAN EMAILED THE PLANNING DEPARTMENT TO OBTAIN INFORMATION ABOUT HE WANTS TO DO AT THE PROPERTY ON SW KOCH RD.

1/14/2025 TARA'S RESPONSE: THAT ANY STRUCTURES WOULD REQUIRE AN APPROVED ZONING VERIFICATION & POSSIBLY PERMITS. SHE HAD ADDITIONAL QUESTIONS ABOUT THE SHIPPING CONTAINER & SCHOOL BUS. SHE LET HIM KNOW THAT THE TRAILER THAT LOOKS LIKE A SHED CANNOT BE THERE UNTIL A HOME IS BUILT ON THE PROPERTY.

1/15/2025 TARA SENT ANOTHER EMAIL TO RYAN.

2/3/2025 EMAILED TARA TO CHECK ON THE STATUS OF THE EMAILS FROM THE PREVIOUS MONTH. OR IF HE HAD APPLIED FOR ANYTHING.

2/3/2025 TARA'S RESPONSE: I HAVE NOT SEEN ANYTHING ELSE.

2/3/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION, SET UP FOR SPECIAL MASTERS

3/12/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION

3/13/2025 EMAILED TARA TO CHECK TO SEE IF SHE HEARD ANYTHING ELSE FROM RYAN OR IF HE HAS APPLIED FOR ANYTHING.

3/13/2025 TARA'S RESPONSE: WE HAVE NOT RECEIVED ANYTHING.

4/11/2025 SITE VISIT, PHOTOS TAKEN, IN VIOLATION

4/11/2025 EMAILED TARA: TO SEE IF THEY HAD RECEIVED ANY ZONING APPLICATIONS FOR THIS PROPERTY?

4/11/2025 TARA'S RESPONSE: NO MA'AM NOT THAT I SEE

4/16/2025 TURN IN FOR SPECIAL MASTERS

CODE ENFORCEMENT COST BREAKDOWN

PHOTOS/COPIES	Number of photos @ \$.15 per photo	56	\$	8.40
SERVICE	Number of Certified letters	1	\$	9.64
LEGAL SERVICE	Number of Certified letters	1	\$	9.64
		TOTAL	\$	27.68

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

Accepted	Rejected
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<u> </u>	N2C GREEN CARD RETURN DATE
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<u> </u>	HEARING GREEN CARD RETURN DATE
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Code Enforcement Case: CE-24-0878

Entered on: 09/04/2024 00:00

Printed on: 04/17/2025

Topic: Development without Permit

Status: Open - Turn in for SM

Due Date: 04/16/25

Assigned To: Sharon Gray

Initiated by: Citizen

Area #: A-5

Hearing Date: 05/22/2025

Hearing Time: 11:00 am

SM Case No: 24-0878

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 0 SW KOCH RD , 34266

Phone:

Cell #:

APN : 12-38-23-0000-0100-0020

Owner Information

Owner Name: LEE RYAN ALEXANDER

Address: 620 BEACH RD

SARASOTA, FL 34242

Phone:

Cell #: 530-277-9020

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	09/04/2024	11:24 am	Request 4655-SUSAN MILLER - Brought onto property old school bus turning it into a home, also same thing with the storage container, and also brought onto property a trailer shed. Says they are renting to people that are living on the property currently.
Inspection / Site Visit	Sharon Gray	09/09/2024	1:44 pm	Site visit photos taken in violation. There is a shed or structure with no permits that is being lived in, a school bus and a Conex container.
Inspection / Site Visit	Sharon Gray	10/16/2024	10:36 am	Site visit photos taken no change since last visit but we had two Hurricanes come through so I wanted to make sure nothing had changed.
Notice of Violation	Sharon Gray	10/18/2024	9:03 am	> Inspection Time:10:36 am, Send to (Owner - Cert no=9589071052700462265105), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	10/18/2024	1:26 pm	Posted and mailed notice to correct photos taken
Phone Call	Sharon Gray	10/22/2024	9:33 am	Ryan called and left a message.
Return Receipt Received	Sharon Gray	10/24/2024		Received signed green card
Phone Call	Sharon Gray	10/28/2024	9:02 am	Left message.
Phone Call	Sharon Gray	10/28/2024	11:30 am	He called back and left a message.
Phone Call	Sharon Gray	10/28/2024	12:00 pm	Returned his call. He said that it was a tiny home or trailer. I let him speak to Tara in Planning.

Inspection / Site Visit	Sharon Gray	11/05/2024 1:51 pm	Site visit photos taken I spoke to the owner he has been waiting to hear back from Planning. I told him to stay in contact with me.
E-mail Correspondence	Sharon Gray	12/27/2024 8:27 am	Tara, Have you heard anything else Ryan Lee Alexander in regards to the shed and bus. I let him speak to you on October 28, 2024? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	12/31/2024 8:27 am	Forwarded email to Tara since she didn't respond to the last email.
Inspection / Site Visit	Sharon Gray	01/02/2025 9:18 am	Site visit photos taken no change with the property.
E-mail Correspondence	Sharon Gray	01/07/2025 9:02 am	From: Tara Wilson Sent: Tuesday, January 7, 2025 9:02 AM To: Sharon Gray <s.gray@desotobocc.com> Cc: Planning Dept <Planning@desotobocc.com> Subject: RE: 12-38-23-0000-0100-0020 - SW Koch Rd Sharon, I don't remember what this was about, Is this the guy that wanted to turn a bus into a chicken coop? Tara Wilson Associate Planner
E-mail Correspondence	Sharon Gray	01/07/2025 12:37 pm	From: Sharon Gray <s.gray@desotobocc.com> Sent: Tuesday, January 7, 2025 12:37 PM To: Tara Wilson <T.wilson@desotobocc.com> Subject: RE: 12-38-23-0000-0100-0020 - SW Koch Rd Yes Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	01/07/2025 2:56 pm	I haven't spoken with him recently, for his shed if it was out there without a zoning approval that will need to be applied for. As for the bus we will need to know exactly what he is wanting to do with that, take off tires, cut it down, etc. Tara Wilson Associate Planner
Phone Call	Sharon Gray	01/10/2025 1:32 pm	Phoned Ryan left message letting him know that he needs to email Tara at the Planning email address to let her know exactly what is going

on with the bus in exact detail and to also request a zoning verification for the shed.

E-mail Correspondence

Sharon Gray 01/14/2025 12:23 pm Dear Planning and Zoning,

I hope this message finds you well. My name is Ryan Lee, and I am the owner of 2756 SW Koch Road. I am writing to inform you of my plans for the property and to provide context for its current condition.

I intend to build a home and barn on the property and operate a small farm business. The farm will provide chicken eggs, honey products, and vegetables to the local community. While I work toward these goals, I currently have the following items on the property to support my efforts:

1.

Shipping Container: This is being used to store tools and supplies securely until the barn is constructed.

2.

School Bus: The bus serves as a temporary chicken house and storage for poultry equipment. Once the barn is built, the bus will be moved inside for proper storage.

3.

Trailer: The shed is actually a trailer with license plates and it just looks more like a shed from where it is. This is also being used for additional storage and will be relocated to the barn once it is completed.

I am actively working with pole barn companies to have a barn delivered and installed as soon as possible. Architects for home designs and the health department for septic tank installation. I understand the property may not appear organized at the moment, but I assure you that these arrangements are temporary and necessary to support the development of the farm. My goal is to create a well-maintained and productive agricultural property that benefits the community.

Please let me know if there are any specific concerns or regulations I need to address. I am happy to cooperate to ensure everything aligns with county requirements.

Thank you for your time and understanding.

Best regards,
Ryan Lee BSN, RN

E-mail Correspondence

Sharon 01/14/2025 2:24 pm
Gray Good Afternoon,

Any structure placed on a piece of property in DeSoto County needs to have a zoning approval (& possibly building permits). Our application is attached.

The only structures that can go on AG property prior to a dwelling unit(home) is an AG structure for AG storage.

1.
Shipping Container: This is being used to store tools and supplies securely until the barn is constructed. Did you place the shipping container on the property?

2.
School Bus: The bus serves as a temporary chicken house and storage for poultry equipment. Once the barn is built, the bus will be moved inside for proper storage. Did you place the school bus on the property? is this a drivable bus?

3.
Trailer: The shed is actually a trailer with license plates and it just looks more like a shed from where it is. This is also being used for additional storage and will be relocated to the barn once it is completed. This cannot be parked on the property until you have a home built on this property.

Thank you
Tara Wilson
Associate Planner

E-mail Correspondence

Sharon 01/15/2025 8:44 am
Gray Ryan,

1. Shipping Container: Yes, I did place the shipping container on the property. It is currently being used to securely store tools and AG supplies until the barn is constructed. The shipping container will need to be on the application as well, that has to be reviewed and have approval to be there.

2. School Bus: I also placed the bus on the property. It serves as a temporary chicken house and storage for poultry equipment. The bus is functional and will be moved inside the barn once it is completed. This will need to be removed this is a commercial vehicle. You would have to get/build a chicken coop.

1 "commercial vehicle" is allowed on A-5 property and is not allowed without a home.. the shipping container is considered a commercial vehicle but when used as ag storage is typically allowable prior to having a home when approved by our department.

Thank you
Tara Wilson
Associate Planner

E-mail Correspondence	Sharon Gray	02/03/2025 9:41 am	Tara, Just checking on the status of these emails to see if he had submitted any applications. Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	02/03/2025 11:49 am	I have not seen anything else. Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	02/03/2025 1:47 pm	Site visit photos taken in violation set for next available Special Masters Hearing
Inspection / Site Visit	Sharon Gray	03/12/2025 12:10 am	Site visit photos taken no change with the property.
E-mail Correspondence	Sharon Gray	03/13/2025 3:40 pm	Tara, Have you heard anything more from him? Or has he applied for anything? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	03/13/2025 3:52 pm	We have not received anything. Tara Wilson Associate Planner
Inspection / Site Visit	Sharon Gray	04/11/2025 10:23 am	Site visit photos taken in violation
E-mail Correspondence	Sharon Gray	04/11/2025 2:44 pm	Tara, Have you received any zoning applications for this property? Best Regards, Sharon Sharon Gray Code Enforcement Officer
E-mail Correspondence	Sharon Gray	04/11/2025 4:41 pm	No ma'am not that i see. Tara Wilson Associate Planner

DeSoto County Property Appraiser

David A. Williams, CFA

2024 Certified Values

updated: 4/10/2025

Parcel: << 12-38-23-0000-0100-0020 (23654) >>

Owner & Property Info

Result: 17 of 38

Owner	LEE RYAN ALEXANDER 620 BEACH RD SARASOTA, FL 34242		
Site	SW KOCH RD, ARCADIA		
Description*	BEN PARKER UNRECORDED MINOR PLAT PARCEL 2 MPDAF: COMM SW COR OF NW1/4 TH N 00D21M58S E 49.00 FT TH S 89D08M00S E 377.38 FT TO POB TH N00D21M58S E 577.39 FT TH S 89D08M05S E 377.32 FT TH S 00D21M 58S W 577.40 FT TH N 89D08M00S W 377.32 FT TO POB TOGETHER WI ...more>>>		
Area	5 AC	S/T/R	12-38-23
Use Code**	VACANT (0000)	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.

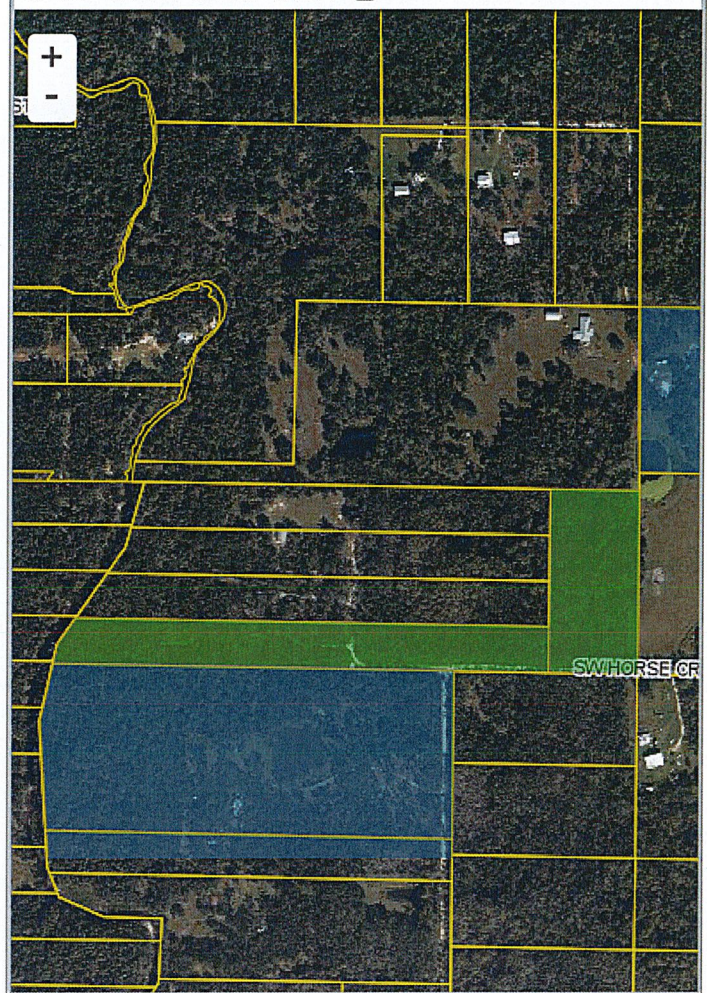
Property & Assessment Values

2023 Certified Values		2024 Certified Values	
Mkt Land	\$175,000	Mkt Land	\$175,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$175,000	Just	\$175,000
Class	\$0	Class	\$0
Appraised	\$175,000	Appraised	\$175,000
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$175,000	Assessed	\$175,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$175,000 other:\$175,000 school:\$175,000	Total Taxable	county:\$175,000 other:\$175,000 school:\$175,000

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.

Aerial Viewer Building Photo Google Maps

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
8/11/2022	\$207,000	202214006740	WD	V	Q	01
11/18/2021	\$190,000	202114008807	WD	V	Q	01
2/18/2021	\$0	202114001077	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value	* Zoning
0050	VAC ACRES (MKT)	5.000 AC	1.0000/1.0000 1.0000/ /	\$35,000 /AC	\$175,000	A-5

* 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: 17 of 38

© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

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: 4/10/2025 and may not reflect the data currently on file at our office.

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 72700 2024

R 12-38-23-0000-0100-0020

REAL ESTATE TAX/NOTICE RECEIPT FOR DESOTO COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
DESOTO COUNTY	.0076153	\$1,332.68
COUNTY LAW ENF	.0024399	\$426.98
SCHOOL LRE	.0030960	\$541.80
SCHOOL DISC	.0022480	\$393.40
SOUTHWEST WATER MGMT	.0001909	\$33.41
TOTAL AD-VALOREM:		\$2,728.27

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE	\$38.00
TOTAL NON-AD VALOREM:	\$38.00

COMBINED TAXES & ASMTS: **\$2,766.27**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

Exemptions:

Property Address:
SW KOCH RD ARCADIA 34266

LEE RYAN ALEXANDER
620 BEACH RD
SARASOTA , FL 34242

5.000 ACRES
BEN PARKER UNRECORDED MINOR PL
AT
PARCEL 2 MPDAF: COMM SW COR OF
NW1/4 TH N 00D21M58S E 49.00 F

FAIR MKT VALUE	\$175,000.00	DIST	7
ASSESS	\$175,000.00	EXEMPT VALUE	\$0.00

TAXABLE VALUE **\$175,000.00**

**** PAID ****

Last Payment: 01/29/2025 **Receipt Number:** 9801674

Amount Collected: \$2,710.94 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
123823000001000020	R	2024	\$2,728.27	\$38.00	1/29/2025	\$2,710.94	\$0.00
123823000001000020	R	2023	\$2,779.35	\$38.00	3/4/2024	\$2,817.35	\$0.00
123823000001000020	R	2022	\$2,004.22	\$38.00	1/30/2023	\$2,001.38	\$0.00
123823000001000020	R	2021	\$21.24	\$0.00	11/8/2021	\$20.39	\$0.00

After Recording Return to:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
12-38-23-0000-0100-0020
File No.: 2022-31554

WARRANTY DEED

This Warranty Deed, Made the 11 day of August, 2022, by **Lynne Simnick, a single woman**, whose post office address is: **10620 Wood Ibis Avenue, Bonita Springs, FL 34135**, hereinafter called the "Grantor", to **Ryan Alexander Lee**, whose post office address is: **620 Beach Road, Sarasota, FL 34242**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Seven Thousand Dollars and No Cents (\$207,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **DeSoto County, Florida**, to wit:

PARCEL 2

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1 2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD & CAP STAMPED "RLS 1956" MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE; THENCE N 00 DEGREES 21'58" E., ALONG THE WEST LINE OF SAID NW 1/4, A DISTANCE OF 49.00 FEET, THENCE S 89 DEGREES 08'00" E., ALONG A LINE LYING 49.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 377.38 FEET TO THE **POINT OF BEGINNING**; THENCE N 00 DEGREES 21'58" E., PARALLEL WITH SAID WEST LINE OF THE NW 1/4, A DISTANCE 577.39 FEET; THENCE S 89 DEGREES 08'05" E., ALONG A LINE LYING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SAID NW 1/4, A DISTANCE OF 377.32 FEET; THENCE S 00 DEGREES 21'58" W., PARALLEL WITH SAID WEST LINE OF THE NW 1/4, A DISTANCE OF 577.40 FEET, THENCE N 89 DEGREES 08'00" W., ALONG SAID LINE LYING 49.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF THE NW 1/4, A DISTANCE OF 377.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES (217,856.34 SQUARE FEET), MORE OR LESS.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER AND ACROSS THE NORTH THIRTY-THREE (33') FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE NORTH THIRTY-THREE (33') FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT OVER AND ACROSS THE SOUTH THIRTY FEET (30') FEET OF THE NORTH SIXTY-THREE FEET (63') OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 38 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA.

TOGETHER WITH AN INGRESS, EGRESS, DRAINAGE AND UTILTIY EASEMENT OVER AND ACROSS THE SOUTH THIRTY FEET (30') FEET OF THE NORTH SIXTY-THREE FEET (63') OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4, LESS THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, ALL LYING AND BEING IN SECTION 12, TOWNSHIP 38 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

Barbie Hinojosa
Barbie Hinojosa

Lynne Simnick
Lynne Simnick

Witness Signature: _____

Printed Name: _____

Kathy L. Gamboa
Kathy L. Gamboa

State of Florida

County of DeSoto

The foregoing instrument was acknowledged before me this 11 day of August, 2022 by Lynne Simnick, a single woman, who is/are personally known to me or has/have produced driver license(s) as identification.

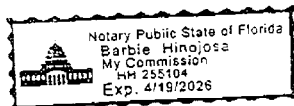
Notary Public Signature: _____

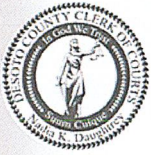
Printed Name: _____

Barbie Hinojosa
Barbie Hinojosa

My Commission Expires: _____

(SEAL)





DESOTO

COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus<ORI
POWERED BY CIVITEK

[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:

One item found.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
LEE RYAN ALEXANDER	T	08/15/2022	D	202214006740	0/0	2	\$207,000.00	ATRACT OF PARCEL OF LAND LYING IN S 1/2 OF THW SW 1/4 OF NW 1/4 OF SECT 12...

[View Image](#)

One item found.

1

Request: 465 Entered on: 09/04/2024 11:24 AM By: Sarah Milstead

Customer Information

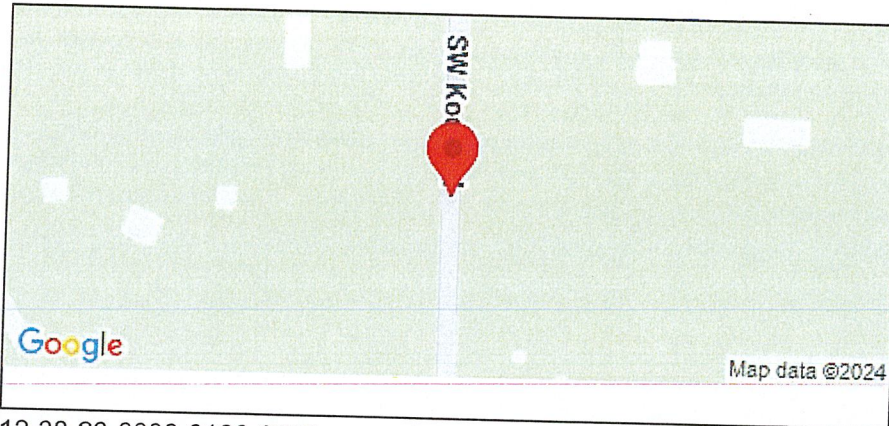
Name: SUSAN MILLER
Address: 2652 SW KOCH RD
ARCADIA, FL 34266

Phone: (937) 307-4646
Alt. Phone:
Email:

Request Classification

Topic: Other - Code Enforcement
Status: Open
Assigned to: Sharon Gray
Property Address: SW Koch Rd

Request type: Complaint
Priority: Normal
Entered Via: Phone



Property APN: 12-38-23-0000-0100-0020

Description

Brought onto property old school bus turning it into a home, also same thing with the storage container, and also brought onto property a trailer shed. Says they are renting to people that are living on the property currently.

Reason Closed

Date Expect Closed: 09/14/2024

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)

Sec. 20-98. - Parking or storage of commercial vehicles in A-10 and A-5 districts.

- (a) *Parcels that meet minimum lot size.* The parking or storage of no more than two commercial vehicles in the A-10 zoning district and no more than one commercial vehicle in the A-5 zoning district is permitted on parcels that meet the minimum lot size, provided that the vehicle is parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle. Additional commercial vehicles may be allowed by special exception on said A-10 and A-5 parcels that meet minimum lot size, provided the criteria for special exceptions in Article XI, Division 5, of this chapter are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.
- (b) *Parcels that do not meet minimum lot size.* Parking or storage of commercial vehicles in A-10 and A-5 zoning districts on parcels that do not meet minimum lot size may only be allowed by special exception, provided that the vehicles are parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle, and the criteria in Article XI, Division 5, of this chapter for special exceptions are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.
- (c) *Bona fide agricultural operations.* This section does not apply to or limit the number vehicles or amount of equipment parked in A-10 or A-5 districts that are engaged in bona fide agricultural operations.
- (d) *Commercial vehicle or equipment repair.* In addition to the foregoing, the temporary parking or storage of commercial vehicles or equipment by a person engaged in the business of commercial repair of such vehicles or equipment may be allowed by special exception in A-10 or A-5 districts on property owned or occupied by said person while said vehicles or equipment are awaiting repair; provided that if commercial vehicles or equipment is stored for longer than 30 days while awaiting commercial repair, they must be parked in a storage yard of up to one acre and enclosed within a six foot high opaque fence or landscape barrier.

(LDR, § 2204; Ord. No. 2014-05, att. A, § 38, 10-28-2014; Ord. No. 2019-7, § 2, 6-25-2019)



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

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

COPY

NOTICE to CORRECT VIOLATION

LEE RYAN ALEXANDER
620 BEACH RD
SARASOTA, FL 34242

RE: 0 SW KOCH RD
PIN #: 12-38-23-0000-0100-0020
Case No: CE-24-0878

Date: October 18, 2024

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

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

LDR Sec. 20-98 Parking or Storage of Commercial Vehicles in A-10 & A-5 Districts:(a) Parcels that meet minimum lot size. The parking or storage of no more than two commercial vehicles in the A-10 zoning district and no more than one commercial vehicle in the A-5 zoning district is permitted on parcels that meet the minimum lot size, provided that the vehicle is parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle. Additional commercial vehicles may be allowed by special exception on said A-10 and A-5 parcels that meet minimum lot size, provided the criteria for special exceptions in Article XI, Division 5, of this chapter are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.(LDR, § 2204; Ord. No. 2014-05, att. A, § 38, 10-28-2014)

Facts constituting violation (including date, time, and place of violation): On **October 16, 2024** at **10:36 am**, the property located at **0 SW KOCH RD** was visited and revealed the following:

There is a structure that has been built without permits. There are two commercial vehicles also on the property. Please contact planning & zoning department to see if your allowed to have the structure and then contact the Building Department to get permits for the structure. Please remove one of the commercial vehicles or see if you qualify for a special exception for the vehicles.

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

Please contact our office with proof of permit/exception for the development activity being conducted on your property, or obtain the required permits

Due by: November 1, 2024

Due by: November 1, 2024

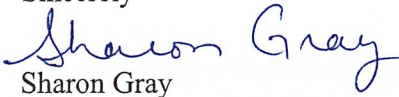
Failure to correct the violation(s) may result in a citation being issued to you for a civil infraction which would be heard by a county court judge or violations as alleged in this notice to correct may be heard by a Special Magistrate. If the violation is corrected and then recurs or if the violation 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

A handwritten signature in blue ink that reads "Sharon Gray". The signature is fluid and cursive, with the first name "Sharon" and last name "Gray" clearly distinguishable.

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052700462265105

Sec. 20-98. - Parking or storage of commercial vehicles in A-10 and A-5 districts.

- (a) *Parcels that meet minimum lot size.* The parking or storage of no more than two commercial vehicles in the A-10 zoning district and no more than one commercial vehicle in the A-5 zoning district is permitted on parcels that meet the minimum lot size, provided that the vehicle is parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle. Additional commercial vehicles may be allowed by special exception on said A-10 and A-5 parcels that meet minimum lot size, provided the criteria for special exceptions in Article XI, Division 5, of this chapter are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.
- (b) *Parcels that do not meet minimum lot size.* Parking or storage of commercial vehicles in A-10 and A-5 zoning districts on parcels that do not meet minimum lot size may only be allowed by special exception, provided that the vehicles are parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or on adjacent property owned by, the owner or operator of the vehicle, and the criteria in Article XI, Division 5, of this chapter for special exceptions are met. Upgrades to the culvert, driveway and apron will be at the discretion of the Public Works Director or County Engineer.
- (c) *Bona fide agricultural operations.* This section does not apply to or limit the number vehicles or amount of equipment parked in A-10 or A-5 districts that are engaged in bona fide agricultural operations.
- (d) *Commercial vehicle or equipment repair.* In addition to the foregoing, the temporary parking or storage of commercial vehicles or equipment by a person engaged in the business of commercial repair of such vehicles or equipment may be allowed by special exception in A-10 or A-5 districts on property owned or occupied by said person while said vehicles or equipment are awaiting repair; provided that if commercial vehicles or equipment is stored for longer than 30 days while awaiting commercial repair, they must be parked in a storage yard of up to one acre and enclosed within a six foot high opaque fence or landscape barrier.

(LDR, § 2204; Ord. No. 2014-05, att. A, § 38, 10-28-2014; Ord. No. 2019-7, § 2, 6-25-2019)

9589 0710 5270 0462 2651 05

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$ 4.85

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ 0.69

Total Postage and Fees
\$ 5.54

ARCADIA POST OFFICE
OCT 18 2024
34266-USPS

Postmark Here

Ryan Alexander Lee
620 Beach Rd
Sarasota, FL 34242

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:

Ryan Alexander Lee
620 Beach Rd
Sarasota, FL 34242

2. Article Number (Transfer from service label)
9589 0710 5270 0462 2651 05

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Signature ☐ Agent ☐ Address

B. Received by (Printed Name)

C. Date of Delivery
10-22

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 TM
☒ 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)	

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

Return Receipt



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 West Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (352) 319-6165
Fax (352) 319-6163

NOTICE to CORRECT VIOLATION

LFE RYAN ALEXANDER
620 BEACH RD
SARASOTA, FL 34242

RE: 8 SW KOCH RD
FIS #: 12-36-23-0000-0100-0020
Case No: CE-24-0078

Date: October 18, 2024

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).

LEH Sec. 20-1342 Development Permit Requirement: Development is the carrying out of any building activity. No development activity shall be undertaken unless authorized by a Development Permit.

LEH Sec. 20-98 Parking or Storage of Commercial Vehicles in A-1R & A-5 Districts: (a) Parcels that meet minimum lot size. The parking or storage of no more than two commercial vehicles in the A-1R zoning district and no more than one commercial vehicle in the A-5 zoning district is permitted on parcels that meet the minimum lot size, provided that the vehicle is parked a minimum of 20 feet from all property boundaries and on the same property occupied by, or an adjacent property owned by, the owner or operator of the vehicle. Additional commercial vehicles may be allowed by special exception on A-1R and A-5 parcels that meet minimum lot size, provided the criteria for special exceptions in Article XI, Division 3, of this chapter are met. Upgrades to the sidewalk, driveway and apron will be at the discretion of the Public Works Director of County Engineers (LEH, § 2204, Ord. No. 2014-05, art. A, § 3, 10-28-2014).

Facts constituting violation (including date, time, and place of violation): On October 16, 2024 at 10:55 am, the property located at 8 SW KOCH RD, was visited and revealed the following:

There is a structure that has been built without permits. There are two commercial vehicles also on the property. Please contact planning & zoning department to see if you are allowed to have the structure and then contact the Building Department to get permits for the structure. Please remove one of the commercial vehicles or see if you qualify for a special exception for the vehicle.

You must correct the violation(s) by taking the appropriate steps.
Please contact our office with proof of permit exception for the development activity being conducted on your property, or obtain the required permits.

Due by: November 1, 2024

Due by: November 1, 2024

Failure to correct the violation(s) may result in a violation being issued to you. For a special exception, which is subject to review by a zoning court judge, or a variance, or if the violation is not corrected by the time specified for correction by the code enforcement, the code may be presented to the Special Magistrate. If the violation has been corrected prior to the code enforcement, the code may be presented to the Special Magistrate. If the violation has been corrected prior to the code enforcement, the code may be presented to the Special Magistrate.

At least be in compliance with the code by the date of the violation. If the violation is not corrected by the date of the violation, the code may be presented to the Special Magistrate. If the violation has been corrected prior to the code enforcement, the code may be presented to the Special Magistrate.

10/18/2024 13:26

SHARON GRAY
SW KOCH RD



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY

201 West Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (352) 319-6165
Fax (352) 319-6163

NOTICE to CORRECT VIOLATION

LFE RYAN ALEXANDER
620 BEACH RD
SARASOTA, FL 34242

RE: 8 SW KOCH RD
FIS #: 12-36-23-0000-0100-0020
Case No: CE-24-0078

Date: October 18, 2024

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).

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Please contact our office with proof of permit exception for the development activity being conducted on your property, or obtain the required permits.

Due by: November 1, 2024

Due by: November 1, 2024

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10/18/2024 13:26

SHARON GRAY
SW KOCH RD



COUNTY DEVELOPMENT DEPARTMENT

DESOTO COUNTY

201 East Oak Street, Suite 204

Arcadia, Florida 34266

Telephone (863)491-6165

Fax (863)491-6163

**STATE OF FLORIDA
COUNTY OF DESOTO**

I, Sharon Gray, duly sworn, deposes and says: That on 10/18/2024 @ 1:26 PM, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
LEE RYAN ALEXANDER
620 BEACH RD
SARASOTA, FL 34242

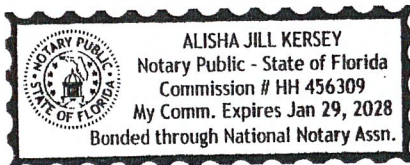
at the following location(s): 0 SW KOCH RD

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

DATE: October 18, 2024

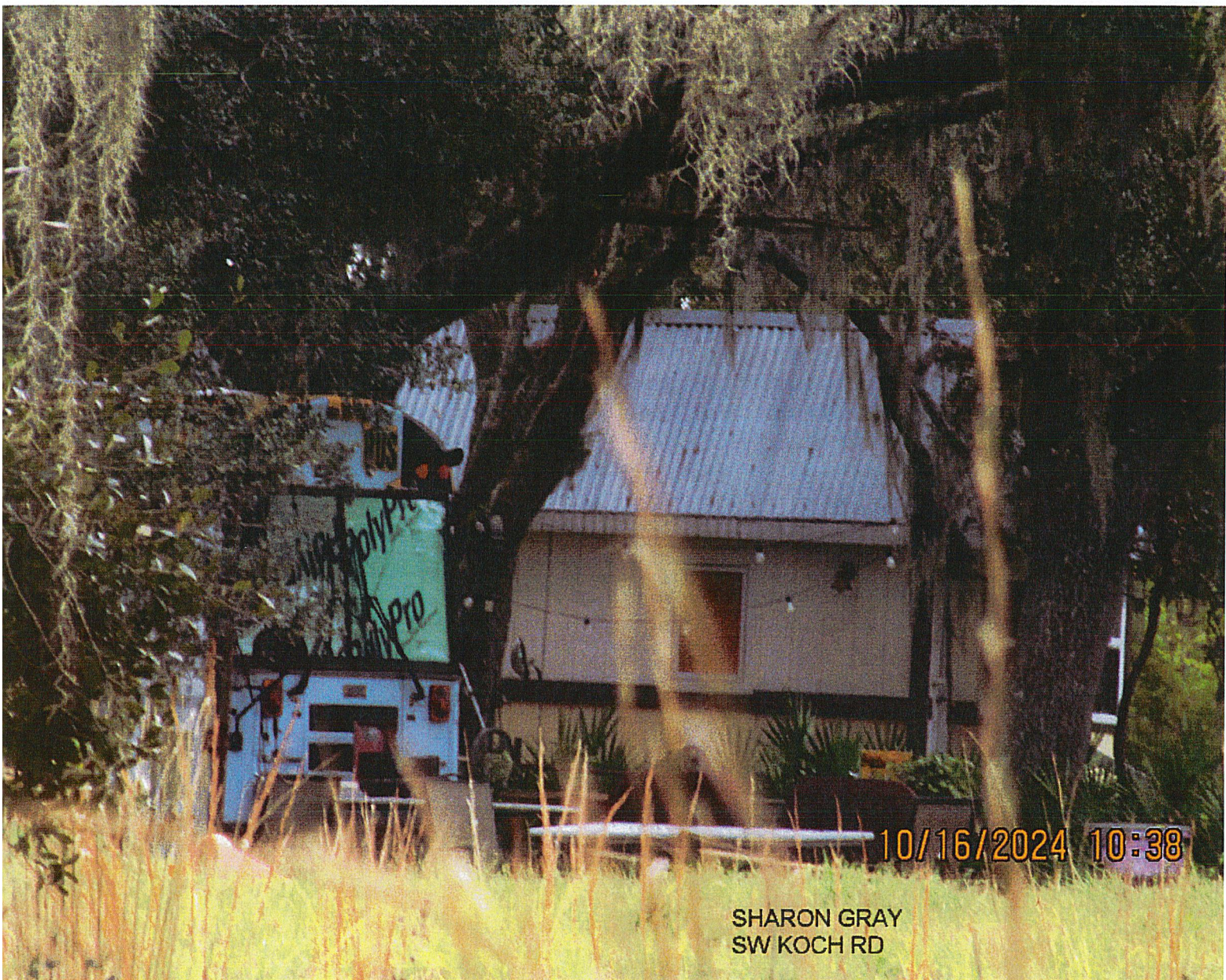
affiant Sharon Gray

Sworn to and subscribed before me this 21st day of October, 2024 by Sharon Gray who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public





SHARON GRAY
SW KOCH RD



09/09/2024 13:44

SHARON GRAY
SW KOCH RD



09/09/2024 13:44

SHARON GRAY
SW KOCH RD





09/09/2024 13:45

SHARON GRAY
SW KOCH RD



09/09/2024 13:46

SHARON GRAY
SW KOCH RD



09/09/2024 13:46

SHARON GRAY
SW KOCH RD



09/09/2024 13:47

SHARON GRAY



04/11/2025 10:24

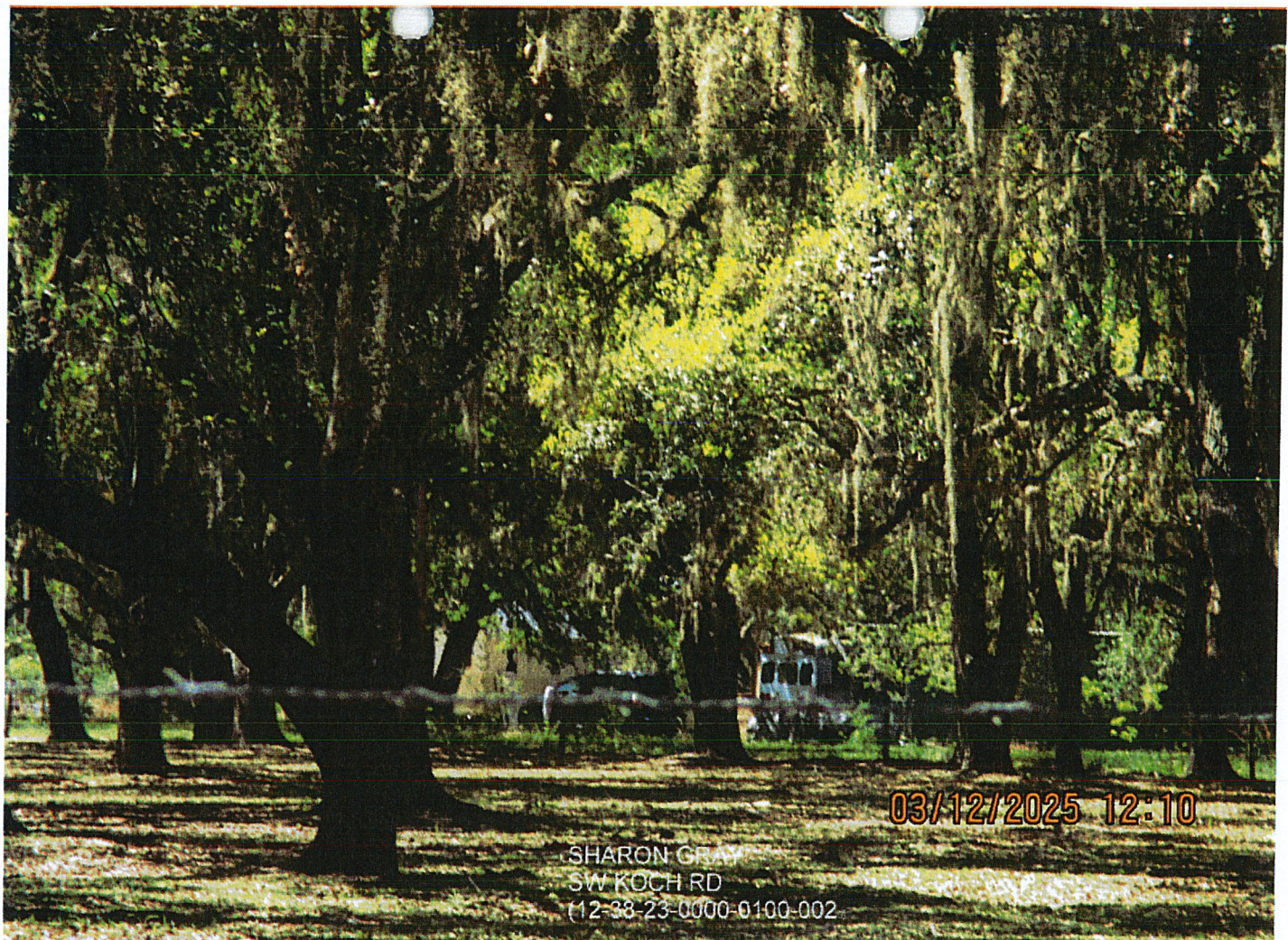
SHARON GRAY
SW KOCH RD
(12-38-23-0000-0100-0020)



04/11/2025 10:24

SHARON GRAY
SW KOCH RD
(12-38-23-0000-0100-0020)







03/12/2025 12:11

SHARON GRAY
SW KOCH RD
(12-38-23-0000-0100-002)



03/12/2025 12:12

SHARON GRAY
SW KOCH RD
(12-38-23-0000-0100-002)



02/03/2025 13:47

SHARON GRAY
SW KOCH RD
12-38-23-0060-0100-0020



02/03/2025 13:47

SHARON GRAY
SW KOCH RD
12-38-23-0060-0100-0020



02/03/2025 13:47

SHARON GRAY
SW KOCH RD
12-38-23-0000-0100-0020



02/03/2025 13:47

SHARON GRAY
SW KOCH RD
12-38-23-0000-0100-0020





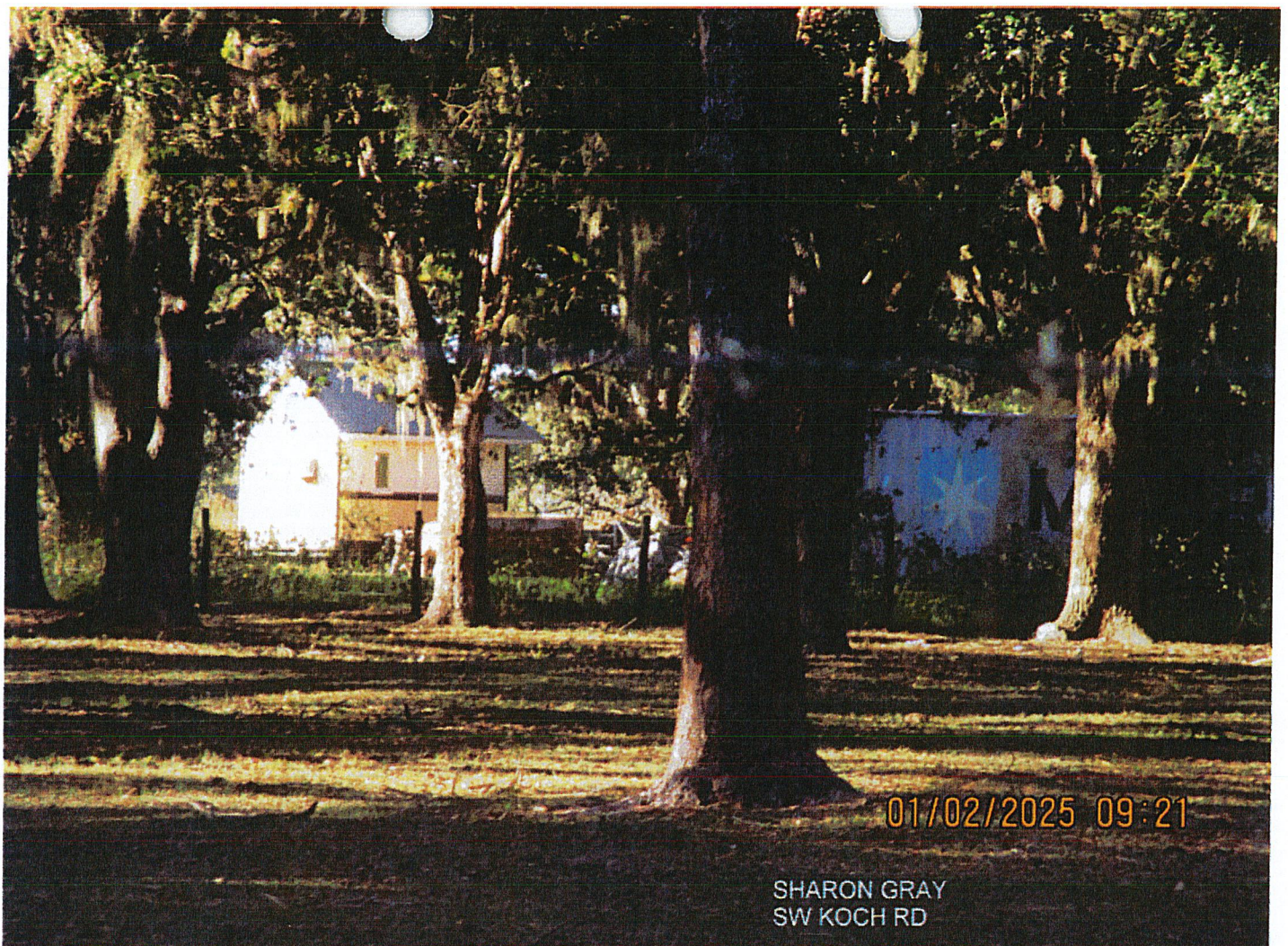
01/02/2025 09:18

SHARON GRAY
SW KOCH RD



01/02/2025 09:21

SHARON GRAY
SW KOCH RD









10/18/2024 13:26

SHARON GRAY
SW KOCH RD









10/16/2024 10:38

SHARON GRAY
SW KOCH RD



10/16/2024 10:38

SHARON GRAY
SW KOCH RD

Ryan

SW Koch Rd

530-277-9020

8 10 | 22 | 24

9:33¹⁷

10/28 please call

back called @ 11:30am

Sharon Gray

From: Tara Wilson
Sent: Friday, April 11, 2025 4:41 PM
To: Sharon Gray
Cc: Planning Dept
Subject: RE: Agriculture Property at 2756 SW Koch Road

No ma'am not that i see.

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: Friday, April 11, 2025 2:44 PM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: FW: Agriculture Property at 2756 SW Koch Road

Tara,

Have you received any zoning applications for this property?

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: Thursday, March 13, 2025 3:52 PM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Planning Dept <Planning@desotobocc.com>
Subject: RE: Agriculture Property at 2756 SW Koch Road

We have not received anything.

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, March 13, 2025 3:40 PM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: FW: Agriculture Property at 2756 SW Koch Road

Tara,

Have you heard anything more from him? Or has he applied for anything?

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 15, 2025 8:44 AM

To: Ryan Lee <ryanlee4321@gmail.com>

Cc: Planning Dept <Planning@desotobocc.com>; Code Enforcement Dept <Code@desotobocc.com>

Subject: RE: Agriculture Property at 2756 SW Koch Road

Ryan,

- 1. Shipping Container:** Yes, I did place the shipping container on the property. It is currently being used to securely store tools and AG supplies until the barn is constructed. **The shipping container will need to be on the application as well, that has to be reviewed and have approval to be there.**
 - 2. School Bus:** I also placed the bus on the property. It serves as a temporary chicken house and storage for poultry equipment. The bus is functional and will be moved inside the barn once it is completed. **This will need to be removed this is a commercial vehicle. You would have to get/build a chicken coop.**
- 1 “commercial vehicle” is allowed on A-5 property and is not allowed without a home.. the shipping container is considered a commercial vehicle but when used as ag storage is typically allowable prior to having a home when approved by our department.**

Thank you

Tara Wilson

Associate Planner
DeSoto County Board of County Commissioners
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Please send all emails to planning@desotobocc.com to ensure they are received.

From: Ryan Lee <ryanlee4321@gmail.com>
Sent: Tuesday, January 14, 2025 4:27 PM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: Re: Agriculture Property at 2756 SW Koch Road

Good Afternoon,

I appreciate the clarification regarding the requirements for structures on AG property. I will fill out zoning application and apply for a barn permit straightaway, Please see my responses below:

- 1. Shipping Container: Yes, I did place the shipping container on the property. It is currently being used to securely store tools and AG supplies until the barn is constructed.**
- 2. School Bus: I also placed the bus on the property. It serves as a temporary chicken house and storage for poultry equipment. The bus is functional and will be moved inside the barn once it is completed.**

3. Trailer: I understand that the trailer cannot remain on the property until a dwelling unit is built. I will make arrangements to remove the trailer promptly.

Please let me know if you need any additional information or documentation from me. Thank you for your time and assistance.

**Best regards,
Ryan Lee BSN, RN**

Sent from my iPhone

On Jan 14, 2025, at 14:23, Tara Wilson <T.wilson@desotobocc.com> wrote:

Good Afternoon,

Any structure placed on a piece of property in DeSoto County needs to have a zoning approval (& possibly building permits). Our application is attached.

The only structures that can go on AG property prior to a dwelling unit(home) is an AG structure for AG storage.

1.
Shipping Container: This is being used to store tools and supplies securely until the barn is constructed. Did you place the shipping container on the property?

2.
School Bus: The bus serves as a temporary chicken house and storage for poultry equipment. Once the barn is built, the bus will be moved inside for proper storage. Did you place the school bus on the property? is this a drivable bus?

3.

Trailer: The shed is actually a trailer with license plates and it just looks more like a shed from where it is. This is also being used for additional storage and will be relocated to the barn once it is completed. **This cannot be parked on the property until you have a home built on this property.**

Sharon Gray

From: Tara Wilson
Sent: Monday, February 3, 2025 11:49 AM
To: Sharon Gray
Cc: Planning Dept; Code Enforcement Dept
Subject: RE: Agriculture Property at 2756 SW Koch Road

I have not seen anything else.

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

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From: Sharon Gray <s.gray@desotobocc.com>
Sent: Monday, February 3, 2025 9:41 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: RE: Agriculture Property at 2756 SW Koch Road

Tara,

Just checking on the status of these emails to see if he had submitted any applications.

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



Sharon Gray

From: Tara Wilson
Sent: Tuesday, January 7, 2025 2:56 PM
To: Sharon Gray
Cc: Planning Dept
Subject: RE: 12-38-23-0000-0100-0020 - SW Koch Rd

I haven't spoken with him recently, for his shed if it was out there without a zoning approval that will need to be applied for. As for the bus we will need to know exactly what he is wanting to do with that, take off tires, cut it down, etc.

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: Tuesday, January 7, 2025 12:37 PM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: RE: 12-38-23-0000-0100-0020 - SW Koch Rd

Yes

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: Tuesday, January 7, 2025 9:02 AM
To: Sharon Gray <s.gray@desotobocc.com>
Cc: Planning Dept <Planning@desotobocc.com>
Subject: RE: 12-38-23-0000-0100-0020 - SW Koch Rd

Sharon,

I don't remember what this was about, Is this the guy that wanted to turn a bus into a chicken coop?

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: Friday, December 27, 2024 10:32 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: 12-38-23-0000-0100-0020 - SW Koch Rd

This email originated inside of Desoto County BOCC.

Tara,

Have you heard anything else Ryan Lee Alexander in regards to the shed and bus. I let him speak to you on October 28, 2024?

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

Sharon Gray

From: Sharon Gray
Sent: Tuesday, December 31, 2024 8:27 AM
To: Tara Wilson
Subject: FW: 12-38-23-0000-0100-0020 - SW Koch Rd

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: Sharon Gray
Sent: Friday, December 27, 2024 10:32 AM
To: Tara Wilson <T.wilson@desotobocc.com>
Subject: 12-38-23-0000-0100-0020 - SW Koch Rd

Tara,

Have you heard anything else Ryan Lee Alexander in regards to the shed and bus. I let him speak to you on October 28, 2024?

Best Regards,
Sharon

Sharon Gray

Code Enforcement Officer

DeSoto County Board of County Commissioners

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