

BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 23-0436

Aleni Air Llc

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: Aleni Air Llc, 9881 Sw Lettuce Lake Ave, ARCADIA FL 34269.

Registered Agent: Sabella & Marshall CPAs, 2033 Main Street 501, Sarasota, FL 34237.

1. An inspection on September 3, 2025, Code Enforcement Officer visited your property located at 9881 Sw Lettuce Lake Ave, ARCADIA FL 34269 described and zoned as: RMF-6

DeSoto County Tax Parcel Number #14-39-23-0000-0045-0000 more particularly described by deed or instrument number #202414002222 of the Official Records of DeSoto County, Florida.

2. **The inspection resulted in the findings that the property is: Overgrown.**
3. These are direct violation of DeSoto County Land Development Regulations: LDR Sec. 20-1616 (a)(5) (e), copies of which are attached hereto.
4. You were previously notified of these violation(s) of the DeSoto County Land Development Regulations by a notice dated June 27, 2025 and served by certified receipt requested/posting.
5. You are hereby notified that you must clear the violation(s): Mow and maintain the property. Please contact our office to get this issue resolved 863-491-6165.
6. Your failure to comply with the terms of this Notice will result in this matter being heard before a Special Master of DeSoto County at the time and place shown on the attached Notice of Mandatory Hearing. Correction delayed until immediately prior to the hearing will not result in cancellation of this hearing. If you fail to correct the violation or if the violation is corrected and recurs, the case may be presented to the Special Master even if the violation has been corrected prior to the hearing.

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

Sworn to and subscribed before me this 12th day of September, 2025 Affiant is personally known to me.

Sarah Milstead
Notary Public



BEFORE THE SPECIAL MASTER OF DESOTO COUNTY

DESOTO COUNTY

Petitioner,

vs.

CASE NO. SM-CE 23-0436

Aleni Air Llc

Respondents,

TO: Aleni Air Llc
9881 Sw Lettuce Lake Ave
ARCADIA FL 34269

RE: 9881 Sw Lettuce Lake Ave, ARCADIA FL 34269

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 **October 28, 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: 9589071052701588389546

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 23-0436

Sabella & Marshall CPAs

Respondents,

TO: Sabella & Marshall CPAs
9881 Sw Lettuce Lake Ave
ARCADIA FL 34269

RE: 9881 Sw Lettuce Lake Ave, ARCADIA FL 34269

NOTICE OF MANDATORY HEARING

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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 _____ 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: 9589071052701588389539

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

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 23-0436, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #14-39-23-0000-0045-0000 / **9881 Sw Lettuce Lake Ave, ARCADIA FL 34269**
 @_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
 E. Oak Street, Second Floor, Arcadia, Florida
 _____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant _____

Sworn to and subscribed before me this _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389546

Notary Public

BEFORE THE DESOTO COUNTY SPECIAL MASTER

PROOF OF POSTING

STATE OF FLORIDA)
COUNTY OF DESOTO)

Before me, the undersigned personally appeared, Affiant who having been duly sworn deposed and said as follows:

I posted a true and correct copy of the Affidavit of Violation and The Notice of Mandatory Hearing in Case # SM CE 23-0436, a copy of which is attached hereto and by reference herein made a part of this affidavit, at the following date(s), time(s) and location(s):

(a) Parcel #14-39-23-0000-0045-0000 / **9881 Sw Lettuce Lake Ave, ARCADIA FL 34269**
@_____ a.m / p.m _____ day of _____ 2025

and

(b) DeSoto County Administration Building, 201
E. Oak Street, Second Floor, Arcadia, Florida
_____ day of _____, 2025.

Further, Affiant say eth naught.

Affiant _____

Sworn to and subscribed before me this _____ day of _____ 2025 by Sharon Gray is personally known to me.

Certified Mailing Number: 9589071052701588389539 _____
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	Aleni Air LLC	Case #	CE23-0436
	Site Address	9881 SW Lettuce Lake Ave		
	Respondent's Mailing Address	2501 S Tamiami Trl Sarasota, FL 34239		
	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 20-1616(a)(5)(e) Overgrown

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: October 28, 2025

Reviewed by: [Signature]

Date: 9/12/25

SMCE 23-0436

Code Enforcement Case: CE-23-0436

Entered on: 06/09/2023 00:00

Printed on: 09/12/2025

Topic: Overgrown grass, weeds, bushes

Due Date: 09/03/25

Initiated by: Citizen

Hearing Date:

SM Case No:

Status: Open - Turn in for SM

Assigned To: Sharon Gray

Area #: RMF-6

Hearing Time:

Permit

Permit #:	Business name:	License #:
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Property Location

Occupant Name:

Address: 9881 SW LETTUCE LAKE LAKE ,

Phone:

APN : 14-39-23-0000-0045-0

Cell #:

Owner Information

Owner Name: ALENI AIR LLC

Address: 2501 S TAMIAMI TRL

SARASOTA, FL 34269

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Complaint	Sharon Gray	06/09/2023		Property has not been mowed for a while and is overgrown. This also includes 9981 SW Lettuce Lake Ave.
Inspection / Site Visit	Sharon Gray	06/13/2023	2:29 pm	Site visit photos taken the property is overgrown.
Notice of Violation	Sharon Gray	06/16/2023	9:21 am	> Inspection Time:2:29 pm, Send to (Owner - Cert no=70212720000044123584, Agent of Process - Band, Gates & Dramis, P.L. - Cert no=70212720000044123447), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	06/16/2023	1:50 pm	Posted and mailed notice to correct photos taken the property was being mowed while I posted the property.
Return Receipt Received	Sharon Gray	06/22/2023		Received signed green cards from the owners and the agent.
Phone Call	Sharon Gray	06/22/2023		Received a phone call from Amy wanting to know if anything else needs to be done.
Inspection / Site Visit	Sharon Gray	07/07/2023	9:45 am	Site visit photos taken monitoring.
Inspection / Site Visit	Sharon Gray	07/25/2023	10:09 am	Site visit photos taken borderline overgrown.
Inspection / Site Visit	Sharon Gray	08/01/2023	10:11 am	Site visit photos taken overgrown.
Inspection / Site Visit	Sharon Gray	08/11/2023	10:40 am	Site visit photos taken there was someone on a tractor mowing the property.
Inspection / Site Visit	Sharon Gray	09/01/2023	9:46 am	Site visit photos taken in compliance.
Inspection / Site Visit	Sharon Gray	09/15/2023	9:18 am	Site visit photos taken monitoring.
Inspection / Site Visit	Sharon Gray	09/29/2023	1:06 pm	Site visit photos taken monitoring in compliance.
Inspection / Site Visit	Sharon Gray	11/01/2023	10:56 am	Site visit photos taken monitoring
Inspection / Site Visit	Sharon Gray	12/04/2023	10:13 am	Site visit photos taken in compliance. Monitoring
Case Notes	Thomas Turnbull	02/21/2024	12:26 pm	SITE-0096-2023. Construction of a 208 unit multi-family development.
Phone Call	Sharon Gray	06/19/2024	12:20 pm	Returned phone to Devon Rushnell 813-781-7219 to let him know that the property is being monitored due to multiple cases and complaints for both parcels over several years.
Inspection / Site Visit	Sharon Gray	07/02/2024	1:35 pm	Site visit photos taken in violation.
Case Notes	Sharon Gray	07/08/2024		Per the property appraiser page the property ownership has changed yet again.
Notice of Violation	Sharon Gray	07/10/2024	9:49 am	> Inspection Time:1:35 pm, Send to (Owner - Cert no=9589071052701588385548, Agent of Process - Sabella & Marshall CPAs - Cert no=9589071052701588385371), Extra days(0)

Inspection / Site Visit	Sharon Gray	07/10/2024 2:24 pm	When I went to post the property the mowing service was there mowing the property. I didn't post the property photos taken.
Return Receipt Received	Sharon Gray	07/17/2024	Received signed green card from the owner
Return Receipt Received	Sharon Gray	07/18/2024	Received signed green card from the agent
Inspection / Site Visit	Sharon Gray	08/01/2024 9:26 am	Site visit photos taken in violation.
Inspection / Site Visit	Sharon Gray	08/13/2024 9:15 am	Site visit photos taken in violation re-notice and post
Inspection / Site Visit	Sharon Gray	08/26/2024 2:21 pm	Site visit photos taken the property has been mowed.
Inspection / Site Visit	Sharon Gray	09/19/2024 10:01 am	Site visit photos taken the property is in compliance
Inspection / Site Visit	Sharon Gray	09/23/2024 9:35 am	Site visit photos taken the property is in compliance
Inspection / Site Visit	Sharon Gray	10/29/2024 10:11 am	Site visit photos taken in compliance.
Inspection / Site Visit	Sharon Gray	02/28/2025 2:25 pm	Site visit photos taken in compliance.
Inspection / Site Visit	Sharon Gray	05/15/2025 9:38 am	Site visit photos taken in compliance
Complaint	Sharon Gray	06/25/2025 9:38 pm	Complaint received from Kerry Seekamp. Needs mowing.
Inspection / Site Visit	Sharon Gray	06/26/2025 11:12 am	Site visit photos taken in violation
Notice of Violation	Sharon Gray	06/27/2025 9:19 am	> Inspection Time:11:12 am, Send to (Owner - Cert no=9589071052701588389195, Agent of Process - Sabella & Marshall CPAs - Cert no=9589071052701588389188), Extra days(0)
Mail and Post Notice to Correct Violation	Sharon Gray	06/27/2025 1:52 pm	Posted notice to correct photos taken
Mail Notice to Correct Violation	Sharon Gray	06/30/2025	Notice mailed
Return Receipt Received	Sharon Gray	07/07/2025	Received signed green card
Return Receipt Received	Sharon Gray	07/11/2025	Received signed green card from the agent
Inspection / Site Visit	Sharon Gray	07/15/2025 1:47 pm	Site visit photos taken the property has been mowed I will continue to monitor
Inspection / Site Visit	Sharon Gray	08/25/2025 10:59 am	Site visit photos taken the property is borderline being overgrown again.
Complaint	Sharon Gray	08/30/2025 8:22 am	Complaint received from Kerry Seacamp.
Inspection / Site Visit	Sharon Gray	09/03/2025 9:40 am	Site visit photos taken in violation set up for Special Masters
Turn in for Special Master Hearing	Sharon Gray	09/12/2025 8:14 am	Turn in for Special Masters

<i>Violations</i>			
#	Violation Type	Due Date	Status
1	LDR Sec. 20-1616 (a)(5)(e) - Overgrown Corrections Required:Mow and maintain the property		Open

<i>Additional Addresses</i>	
Address Type:Complainant Name:Kerry Seakamp Address:9983 SW Lettuce Lake Ave Arcadia, FL 34269 Phone:941-815-8158 Cell #:	Address Type:Agent of Process Name:Band, Gates & Dramis, P.L. Address:2070 Ringling Blvd Sarasota, FL 34237 Phone: Cell #:
Address Type:Owner Name:GFY TRUSTEE SERVICES LLC Address:2070 Ringling Blvd Sarasota, FL 34237 Phone: Cell #:	Address Type:Other Name:Mowing service Address: Phone:863-244-7695 Amy Cell #:
Address Type:Agent of Process Name:Sabella & Marshall CPAs Address:2501 S Tamiami Trl Sarasota, FL 34239 Phone: Cell #:	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

CODE ENFORCEMENT COST BREAKDOWN

SERVICE		2	\$8.69
PHOTOS/COPIES	Number of photos @ \$.15 per photo	0	\$ -
SERVICE	Number of Certified letters	2	\$ 19.28
LEGAL SERVICE	Number of Certified letters	2	\$ 20.88
TOTAL			\$ 48.85

☒	PROPERTY CARD
☒	TAX RECORD
☒	DEED

Accepted	Rejected
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N2C GREEN CARD RETURN DATE

HEARING GREEN CARD RETURN DATE

DeSoto County Property Appraiser

David A. Williams, CFA

2025 Preliminary Values

updated: 9/11/2025

Parcel: << 14-39-23-0000-0045-0000 (1541) >>

Owner & Property Info

Result: 1 of 1

Owner	ALENI AIR LLC 2501 S TAMiami TrL SARASOTA, FL 34239		
Site	9881 SW LETTUCE LAKE AVE, ARCADIA		
Description*	BEG SE COR GOVT LOT 6 TH S 89D 55M30S W ALG S LI 33 FT TO W R/W LETTUCE LAKE AV FOR POB TH CONT 806.56 FT TH N 00D18M36S E & // TO E LI GOVT LOT 6 699.21 FT TH N 49D18M44S E ALG WLY LI 270.13 FT TO SWLY R/W CO RD 761 TH S 50D43M04S E ALG SAID R/W 775.18 FT ...more>>>		
Area	10 AC	S/T/R	14-39-23
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

2024 Certified Values		2025 Preliminary Values	
Mkt Land	\$300,000	Mkt Land	\$300,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$300,000	Just	\$300,000
Class	\$0	Class	\$0
Appraised	\$300,000	Appraised	\$300,000
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$300,000	Assessed	\$300,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$300,000 other:\$300,000 school:\$300,000	Total Taxable	county:\$300,000 other:\$300,000 school:\$300,000

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.

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
3/20/2024	\$1,116,000	202414002222	WD	I	U	30
11/16/2023	\$1,200,000	202314010864	WD	V	U	30
5/31/2022	\$2,000,000	202214004807	WD	I	Q	05 (Multi-Parcel Sale) - show
7/6/2020	\$375,000	202014003910	WD	V	Q	05 (Multi-Parcel Sale) - show
1/9/2020	\$100	202014000523	LF	V	U	11
8/14/2009	\$100	200914007225	QC	V	U	11
8/14/2009	\$1,050,000	200914007224	SW	V	Q	05 (Multi-Parcel Sale) - show
11/30/2007	\$800,000	200714012200	SW	V	Q	
2/28/2007	\$100	595 / 2288	SW	I	U	
2/28/2007	\$100	595 / 2286	SW	I	U	
2/27/2007	\$100	595 / 2284	SW	I	U	
6/29/2005	\$0	568 / 1773	WD	I	U	
6/29/2005	\$2,700,000	565 / 1843	WD	I	Q	
5/23/2005	\$644,800	563 / 1314	WD	I	Q	
9/28/2004	\$495,000	553 / 1452	CW	I	Q	
9/28/2004	\$100	553 / 1450	CW	I	U	
7/1/1997	\$100	393 / 757	WD	I	U	

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
0000	VAC RES (MKT)	10.000 AC	1.0000/1.0000 1.0000/ /	\$30,000 /AC	\$300,000	RMF-6

* 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 1

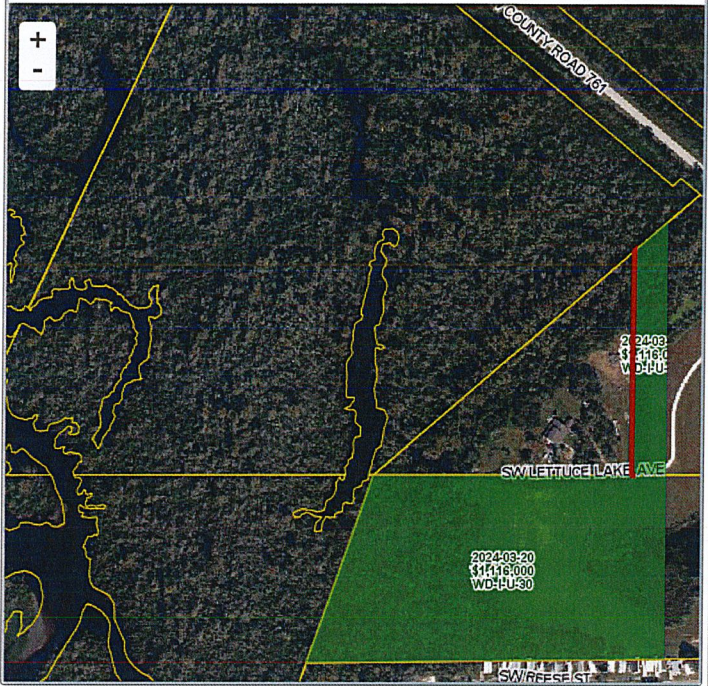
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

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: 9/11/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

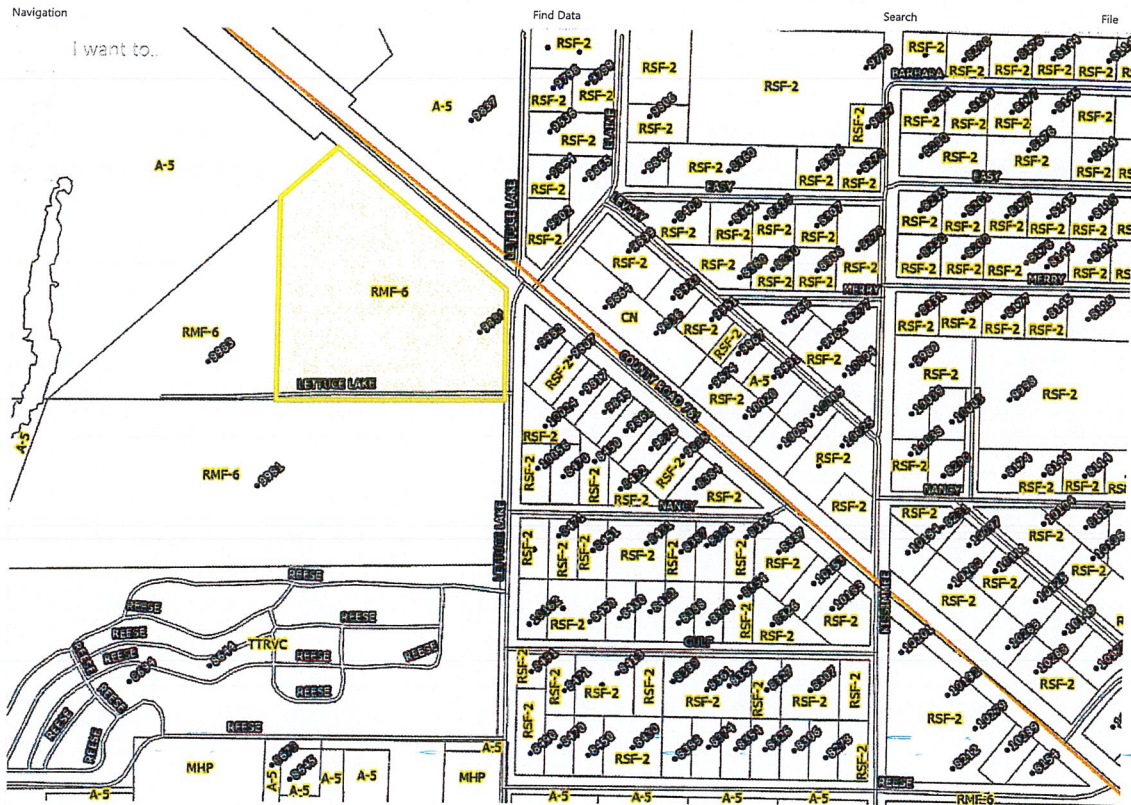
2024 2023 2020 2017 Sales



Results (1)

☆ 115460

Owner: ALANI AIR LLC
Site Address: 9881 SW LETTUCE LAKE AVE
City: ARCADIA



ALENI AIR LLC
2501 S TAMiami TrL
SARASOTA, FL 34239

2025

14-39-23-0000-0045-0000

[illegible]

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 141000 2024 PROPERTY # R 14-39-23-0000-0045-0000

Real Estate TAX/NOTICE RECEIPT FOR DESOTO COUNTY

*** CERTIFICATE SOLD ***

Sale Date 06/01/2025
Certificate# 83
Certificate Holder 9993637
Interest Rate 6.75
Original Amount \$5,128.62

ALENI AIR LLC
2501 S TAMIAMI TRL

SARASOTA , FL 34239

Interest Amount \$256.43
Fees \$6.25

BEG SE COR GOVT LOT 6 TH S 89D
55M30S W ALG S LI 33 FT TO W
R/W LETTUCE LAKE AV FOR POB TH
CONT 806.56 FT TH N 00D18M36S

UnPaid Balance **\$5,391.30**

TAXABLE VALUE **\$300,000.00**

Exemptions:

Property Address:

9881 SW LETTUCE LAKE ARCADIA 34269

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2024	R	141000-I	\$5,128.62	\$262.68	\$5,391.30	83 I
			Total Due		\$5,391.30	

Prepared by and return to:

Nick Roknich, III, Esq.
Roknich Law Firm, P.A.
1800 Second Street, Suite 854,
Sarasota, Florida 34236
File Number: 152791

For Informational Purposes:

It is the intent of the Grantor to convey all of its interest in the whole Property described herein, being a 66.67% interest in Tract I and a 100% interest in Tract II. Upon the recording of this Deed, the Grantee named herein will own 100% of the Property as a whole. This Deed is prepared without the benefit of a title search.

General Warranty Deed

Made this March 20, 2024 A.D., by GFY Trustee Services LLC, a Florida limited liability company, as Trustee of the Sarasota Holdings Trust u/d/a September 1, 2021 (as to its 66.67% ownership interest in Tract I and its 100% interest in Tract II), whose address is 2070 Ringling Blvd, Sarasota, Florida 34237, hereinafter called the Grantor, to Aleni Air, LLC, a Florida limited liability company, whose address is 2501 South Tamiami Trail, Sarasota, Florida 34239, hereinafter called the Grantee:

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars & no cents (\$10.00) 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, viz:

Tract I:

Begin at the Southeast corner of said Government Lot 6, Section 14, Township 39 South, Range 25 East, in Desoto County, Florida; Thence South 89 degrees 55' 30" West along the South line of said Government Lot 6, 33.00 feet to the West right-of-way of Lettuce Lake Avenue for the Point of Beginning; Thence continue along the same line a distance of 806.56 feet; Thence North 00 degrees 18' 36" East and parallel to the East line of said Government Lot 6, 699.21 feet to a point on the Westerly line of said Government Lot 6; Thence North 49 degrees 18' 44" East along said Westerly line, 270.13 feet to the Southwesterly right-of-way of County Road 761 (formerly State Road 761); Thence South 50 degrees 43' 04" East along said right-of-way, 775.18 feet to the West right-of-way of Lettuce Lake Avenue; Thence South 00 degrees 18' 36" West along said right-of-way, 383.46 feet to the Point of Beginning. Subject to a 60 foot easement along the South side.

Tract II:

The North 567 feet of U.S. Government Lot 1, Section 23, Township 39 South, Range 23 East, in Desoto County, Florida, less and except the East 33 feet thereof.

Parcel ID Number: 14-39-23-0000-0045-0000

Subject to that certain Mortgage in favor of Kimworth Estates, LLC, dated May 31, 2022, recorded June 10, 2022, in Official Records Instrument Number 202214004809 of said records.

Subject to that certain Mortgage in favor of Deborah K. Miller, as Trustee of the Deborah K. Miller Revocable Trust under agreement dated 8/17/1995, dated May 21, 2022, recorded June 10, 2022, in Official Records Instrument Number 202214004810 of said records.

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.

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 152791

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 December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Donna L. Harper
Witness 1 Signature: Donna L. Harper
Witness 1 Printed Name:

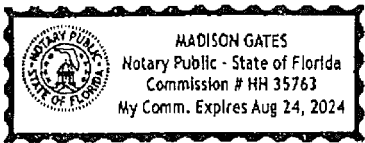
Post Office Address: 2070 Ringling Blvd.
Sarasota, FL 34237

Madison Gates
Witness 2 Signature: Madison Gates
Witness 2 Printed Name:

Post Office Address: 2070 Ringling Blvd.
Sarasota, FL 34237

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 20 day of March, 2024, by George Dramis, Manager of GFY Trustee Services, LLC, a Florida limited liability company as Trustee of the Sarasota Holdings Trust u/d/a September 1, 2021, who is personally known to me or who produced _____ as identification.



Notary Seal

George Dramis (Seal)
George Dramis, Manager of GFY Trustee Services, LLC, a Florida limited liability company as Trustee of the Sarasota Holdings Trust u/d/a September 1, 2021
Address: 2070 Ringling Blvd, Sarasota, Florida 34237

Madison Gates
Notary Public
Print Name: Madison Gates
My Commission Expires: _____



DESOTO COUNTY

NADIA K. DAUGHTREY
CLERK OF THE CIRCUIT COURT



clericus**KORI**
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: 25

8 items found, displaying all items.

1

Party Name	Party Type	Date	Document Type	Instrument Number	Book/Page	Pages	Consideration Amount	Description
ALENI AIR LLC	F	11/13/2024	AGR	202414008473	0/0	4	\$0.00	INST #202314010856 AMENDMENT TO UTILITY SERVICE AND CONVEYANCE AGREEMENT View Image
ALENI AIR LLC	F	11/13/2024	AGR	202414008475	0/0	4	\$0.00	INST #202414002222 AMENDMENT TO UTILITY SERVICE AND CONVEYANCE AGREEMENT View Image
ALENI AIR LLC	F	08/22/2024	MOD	202414006303	0/0	4	\$1,078,089.56	INST #202214004810 View Image
ALENI AIR LLC	F	08/22/2024	MOD	202414006304	0/0	3	\$10.00	INST #202414005356 View Image
ALENI AIR LLC	T	06/13/2024	NOT	202414004557	0/0	1	\$0.00	CASE #24CA137 NOTICE OF VOLUNTARY DISMISSAL View Image
ALENI AIR LLC	T	05/09/2024	SAT	202414003569	0/0	2	\$0.00	INST #202214004809 View Image
ALENI AIR LLC	T	03/26/2024	D	202414002222	0/0	2	\$1,116,000.00	TRACT I: BEGIN AT THE SE CORNER OF SAID GOVT LT 6, SEC 14... View Image
ALENI AIR LLC	T	11/27/2023	D	202314010864	0/0	2	\$1,200,000.00	BEGIN AT SE COR OF SAID GOVERNMENT LT 6, SECT 14.... View Image

8 items found, displaying all items.

1

Customer Information

Name: Kerry Seekamp
Address: 9983 SW Lettuce Lake Ave.
Arcadia, Florida 34269

Phone: 9418158158
Alt. Phone:
Email: ddesign32600@gmail.com

Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 9981 SW Lettuce Lake Ave

Request type: Problem
Priority: Normal
Entered Via: Web



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

Description

Needs mowing

Reason Closed

Date Expect Closed: 09/12/2025

Enter Field Notes Below

Notes:

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

Customer Information

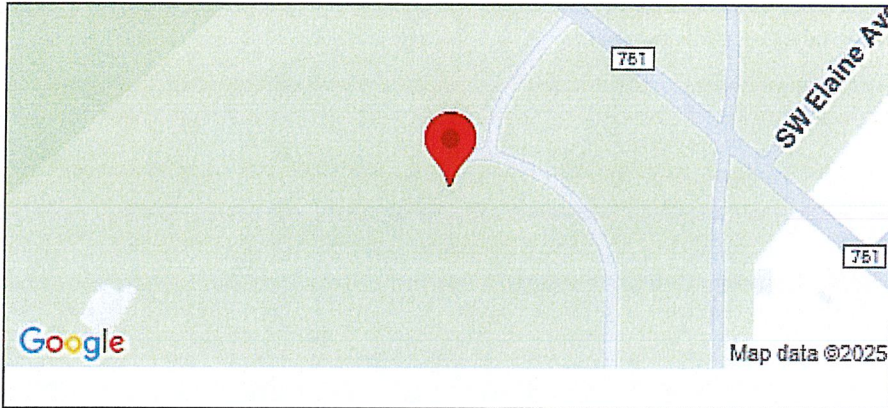
Name: Kerry Seekamp
Address: 9983 SW Lettuce Lake Ave.
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Request Classification

Topic: Overgrown Vegetation
Status: Open
Assigned to: Sharon Gray
Property Address: 9881 Southwest Lettuce Lake Avenue

Request type: Problem
Priority: Normal
Entered Via: Web



Property APN:

Description

Needs mowing.

Reason Closed

Date Expect Closed: 07/09/2025

Enter Field Notes Below

Notes:

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

<u>Topic</u>	<u>Status</u>	<u>Date Entered</u>	<u>Due Date</u>	<u>Date Closed</u>	<u>Assigned To</u>	<u>Request By</u>
Request 5353 Overgrown Vegetation 9881 Southwest Lettuce Lake Avenue Needs mowing.	Closed	06/25/2025		06/27/2025	Gray, Sharon	Seekamp, Kerry
Request 3438 Overgrown Vegetation 9881 Southwest Lettuce Lake Avenue Overgrown vegetation. Hasn't been mowed in a while.	Closed	07/04/2022		07/12/2022	Gray, Sharon	Seekamp, Kerry
Request 3195 Overgrown Vegetation 9881 SW Lettuce Lake Ave Overgrown vegetation.	Closed	10/20/2021		10/25/2021	Gray, Sharon	Seekamp, Kerry
Request 2758 Overgrown Vegetation 9881 SW Lettuce Lake Ave Overgrown area. People are starting to dump furniture in this location. Needs cleaning up.	Closed	07/21/2020		07/22/2020	Turnbull, Thomas	Seekamp, Kerry
Request 2115 Overgrown Vegetation 9881 SW Lettuce Lake Ave This property has not been maintained in a long time. Very overgrown and people are dumping trash. We noticed a young boy riding his 4 wheeler the...	Closed	09/20/2018		09/21/2018	Turnbull, Thomas	Seekamp, Kerry
Request 1803 Overgrown Vegetation 9881 SW LETTUCE LAKE AVE My name is Deb Hedger & I am the manager of Lettuce Lake Travel Resort. (941-494-6057) The property adjoining ours is overgrown. We have contacted...	Closed	10/20/2017		10/26/2017	Gray, Sharon	HEDGER, DEB
Request 1406 Overgrown Vegetation 9881 SW Lettuce Lake Ave This also includes 9981 SW Lettuce Lake Ave. Overgrown	Closed	11/01/2016		11/01/2016	Turnbull, Thomas	Pearson, Evon
Request 1217 Overgrown Vegetation 9881 SW Lettuce Lake Ave overgrown	Closed	07/11/2016		07/19/2016	Turnbull, Thomas	Pearson, Evon
Request 1000 Overgrown Vegetation 9881 SW Lettuce Lake Ave Overgrown	Closed	03/21/2016		03/29/2016	Turnbull, Thomas	Pearson, Evon
Case CE-24-0454 Property Research (Lien Research Company) 9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)	Closed	05/22/2024		05/22/2024	Milstead, Sarah	
Case CE-23-0749 Property Research (Lien Research Company) 9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)	Closed	11/09/2023		11/09/2023	Kersey, Jill	
Case CE-23-0436 Overgrown grass, weeds, bushes (Citizen) 9881 SW LETTUCE LAKE LAKE (14-39-23-0000-0045-0)	Open - Turn in for SM	06/09/2023	09/03/2025		Gray, Sharon	
Case CE-22-0433 Overgrown grass, weeds, bushes (Citizen) 9881 SW LETTUCE LAKE (14-39-23-0000-0045-0)	Closed	07/04/2022		08/15/2022	Gray, Sharon	
Request 524 Overgrown Vegetation 9881 SW Lettuce Lake Ave Also 9981 SW Lettuce Lake Rd is overgrown too.	Closed	03/24/2015		03/25/2015	Turnbull, Thomas	Pearson, Evon
Request 444 Overgrown Vegetation 9881 SW Lettuce Lake Ave This also includes 9981 SW Lettuce Lake Rd. The property is overgrown. Worried about fires.	Closed	12/23/2014		12/29/2014	Turnbull, Thomas	Pearson, Evon
Case CE-21-0507 Overgrown grass, weeds, bushes (Citizen) 9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)	Closed	10/20/2021		11/19/2021	Gray, Sharon	
Case CE-20-0236 Overgrown grass, weeds, bushes (Citizen) 9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)	Closed - Voluntary Comp	07/22/2020		09/10/2020	Turnbull, Thomas	

Topic	Status	Date Entered	Due Date	Date Closed	Assigned To	Request By
Case CE-19-0277						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	07/03/2019		07/17/2019	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-18-0541						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	09/21/2018		10/18/2018	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-17-0714						
Overgrown grass, weeds, bushes ()	Closed	10/26/2017		11/13/2017	Gray,Sharon	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-16-0608						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	11/01/2016		11/09/2016	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-16-0375						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	07/12/2016		08/01/2016	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-15-0163						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	03/25/2015		02/22/2016	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						
Case CE-14-0691						
Overgrown grass, weeds, bushes (Citizen)	Closed - Voluntary Comp	10/03/2014		12/01/2014	Turnbull,Thomas	
9881 SW LETTUCE LAKE AVE (14-39-23-0000-0045-0000)						

24 Records

Sec. 20-1616. - Public nuisance defined.

- (a) The term "public nuisance," under these LDRs, shall mean any act, thing, occupation, condition or use of property which tends to annoy the community or injure the health of the citizens in general, is manifestly injurious to morals or manners of the citizens in general, or is otherwise specified in F.S. ch. 823. Public nuisances shall include but not be limited to the following acts, conduct, omissions, conditions or things.
- (1) All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
 - (2) Carcasses of household pets or other animals not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
 - (3) Accumulations of garbage or refuse in a manner in which flies, mosquitoes, disease-carrying insects, rodents, or other vermin may breed or may reasonably be expected to breed. For the purposes of this section, the term "garbage" shall mean animal and vegetable waste resulting for the handling, preparation, cooking, storage or consumption of food, and refuse shall mean all putrid and non-putrid solid wastes, including garbage, rubbish, debris, ashes, street cleanings dead animals, abandoned or inoperable automobiles, abandoned or inoperable household appliances, moveable furniture not designed for or modified to withstand the elements or outdoor use, sewage sludge and its byproducts, and other commercial and industrial wastes.
 - (4) Containers with garbage or refuse which are not covered by solid, tight fitting lids or which have any uncovered holes or for which at least weekly removal of garbage and refuse is not provided.
 - (5) Vegetation:
 - a. Which harbors or aids in harboring rats or other vermin.
 - b. Which harbors or hosts diseases or insects which may reasonably be expected to injure other forms of life.
 - c. Which by reason of its location or condition constitutes an imminent danger to any person or property.
 - d. Which hinders the removal of accumulations of junk, garbage and debris.
 - e. Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten inches, provided that:
 1. Cultivated flowers, ornamental shrub or bushes, vegetation used for xeriscape, trees or food plants shall be presumed to be managed;
 - 2.

Property whose principal use is residential, is one acre or more, has a permitted, habitable, residential structure located on the property and which maintains vegetation at ten inches or less from the structure to the front and side property lines, is not in violation of this provision; and

3. Property that is too wet to be mowed is not in violation until such time as conditions on that property allow for mowing.
- f. Which interferes with or obstructs the view or passage on any street, alley or other public way.
- (6) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial ash in such quantities as to endanger the health of persons or to threaten or cause substantial injury to property, but excluding smoke emanating from residential fireplaces.
- (7) The pollution of any well or cistern, stream, lake, canal or body of water by sewage, industrial wastes or other hazardous substances.
- (8) Any use of property, substances or things emitting or causing any foul, offensive, malodorous, nauseous, noxious or disagreeable odors or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the County.
- (9) Any structure or building that is in a state of dilapidation, deterioration or decayed, is of faulty construction, is open to intrusion, abandoned, damaged by fire to the extent as not to provide shelter, is extremely unsound, in danger of collapse or failure, and endangers the health and safety of the public.
- (10) Violations of Chapter 11, Article XIII, pertaining to anti-litter, or Chapter 11, Article XIV, pertaining to anti-dumping.
- (11) Vehicles parking in violation of Article II, Division 3, of this chapter;
- (12) Dumpsters, trash containers, or trash container stands, located on a public right-of-way unless the dumpster is owned leased or under the control of the County; provided, further, that trash containers may be placed on the publicly owned area adjacent to the pavement, on the day the trash in the container is scheduled for removal by a trash hauler.
- (13) Any unauthorized obstruction or encroachment on a county right-of-way which tends to annoy or endanger the safety of travelers or render the highway less accommodating or convenient for public use.
- (14) Violations of Chapter 7, Article II, pertaining to obstruction of ditches.
- (15) Violations of Chapter 11, Article V, pertaining to excessive, unnecessary, or unusually loud noises.
- (16) Such other actions, conduct, omissions, conditions or things defined or specified in any County ordinance or regulation as nuisances or public nuisances.

(17) Persistent use of sudden noise devices, known and marketed as air cannons or propane cannons for any use including that of frightening birds from aquaculture operations. As used herein, persistent means more than one discharge per day, or any discharge between sunset and sunrise.

(b) Nothing herein shall be construed in a manner which is inconsistent with the Florida Right to Farm Act (F.S. § 823.14).

(c) Nothing herein shall be construed to require the destruction of any wetlands or forested lands, or the destruction of indigenous non-exotic vegetation therein.

(LDR, § 12901; Ord. No. 2012-01, § 12901, 5-22-2012; Ord. No. 2014-06, § 25, 10-28-2014)



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

ALENI AIR LLC
2501 S TAMiami TrL
SARASOTA, FL 34269

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: June 27, 2025

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

LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Overgrown and is unmanaged and in excess of ten (10) inches.

Facts constituting violation (including date, time, and place of violation): On **June 26, 2025** at **11:12 am**, the property located at **9881 SW LETTUCE LAKE LAKE** was visited and revealed the following:

Your property is overgrown. Please mow & maintain the grass and vegetation cannot exceed ten inches.

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

Mow and maintain the property

Due by: July 14, 2025

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

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

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

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

Sincerely

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588389195



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

Sabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: June 27, 2025

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Sincerely

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588389188

9589 0710 5270 1588 3891 88

U.S. Postal Service
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 fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 69

Total Postage and Fees \$ 9.64

Sent To
Sabella & Marshall CPAs
2033 Main St 501
Sarasota, FL 34237

PS Form 3811, January 2020 PSN 7530-02-000-9053 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:

Aleni Air LLC
2501 S Tamiami Trl
Sarasota, FL 34239



9590 9402 9198 4225 7152 56

2. Article Number (Transfer from service label)

9589 0710 5270 1588 3891 95

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sabella & Marshall CPAs
2033 Main St 501
Sarasota, FL 34237



9590 9402 9198 4225 7152 49

2. Article Number (Transfer from service label)

9589 0710 5270 1588 3891 88

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

Domestic Return Receipt

9589 0710 5270 1588 3891 95

U.S. Postal Service
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 fee as appropriate)

☒ Return Receipt (hardcopy) \$ 4.10

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 69

Total Postage and Fees \$ 9.64

Sent To
Aleni Air LLC
2501 S Tamiami Trl
Sarasota, FL 34239

PS Form 3811, January 2020 PSN 7530-02-000-9053 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X Abigail Hays ☒ Agent ☐ Address
- B. Received by (Printed Name)
Abigail Hays
- C. Date of Delivery
7-3-25
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

- A. Signature
X Jani Sabuli ☐ 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
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
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Telephone (863)491-6163
Fax (863)491-6163

NOTICE to CORRECT VIOLATION

ALLEN AIR LLC
2501 S TAMPAHI BL
SARASOTA, FL 34239

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: June 26, 2023
Photos for violation were taken on June 26, 2023 at 11:12 AM. The photos were taken and you failed to be in violation of the below listed Ordinance(s):
Ordinance 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high.

LDR No. 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high. On June 26, 2023 at 11:12 AM, the photos were taken and you failed to be in violation of the below listed Ordinance(s):
Ordinance 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high.

Please complete the violation by taking the appropriate steps. **Due by: July 14, 2023**

If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine. If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine.

Failure to complete the violation by the due date may result in a citation being issued to you for a civil infraction which would be subject to a fine. If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine.

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Office Reports

06/27/2025 13:52

SHARON GRAY
9881 SW LETTUCE LAKE AVE



COUNTY DEVELOPMENT DEPARTMENT
DESOTO COUNTY
201 East Oak Street, Suite 204
Arcadia, Florida 34266
Telephone (863)491-6163
Fax (863)491-6163

NOTICE to CORRECT VIOLATION

ALLEN AIR LLC
2501 S TAMPAHI BL
SARASOTA, FL 34239

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: June 26, 2023
Photos for violation were taken on June 26, 2023 at 11:12 AM. The photos were taken and you failed to be in violation of the below listed Ordinance(s):
Ordinance 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high.

LDR No. 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high. On June 26, 2023 at 11:12 AM, the photos were taken and you failed to be in violation of the below listed Ordinance(s):
Ordinance 20-0000-0045-0: Overgrown Vegetation Overgrown and in excess of ten (10) feet high.

Please complete the violation by taking the appropriate steps. **Due by: July 14, 2023**

If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine. If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine.

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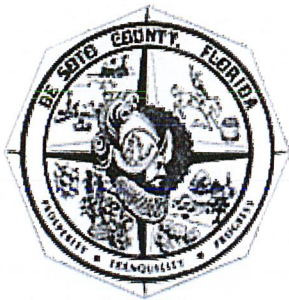
If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine. If you do not complete the violation by the due date, a citation may be issued to you for a civil infraction which would be subject to a fine.

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Office Reports

06/27/2025 13:52

SHARON GRAY
9881 SW LETTUCE LAKE AVE



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 6/27/25 @ 1:52pm, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
ALENI AIR LLC
2501 S TAMIAMT TRL
SARASOTA, FL 34269

Agent of Process
Sabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

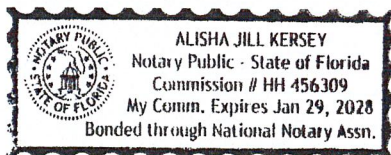
at the following location(s): 9881 SW LETTUCE LAKE LAKE

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

DATE: June 27, 2025

affiant Sharon Gray

Sworn to and subscribed before me this 27th day of June, 2025 by
Sharon Gray who is personally known OR Produced Identification



Alisha Jill Kersey
Notary Public



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

Sabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: July 10, 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. 20-1616 (a)(5)(e) Overgrown: Vegetation: Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches.

Facts constituting violation (including date, time, and place of violation): On **July 2, 2024** at **1:35 pm**, the property located at **9881 SW LETTUCE LAKE LAKE** was visited and revealed the following:

Your property is overgrown. Please mow and maintain the property the grass cannot exceed 10".

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

Mow and maintain the property

Due by: July 25, 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

Sharon Gray

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588385371



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

ALANI AIR LLC
2501 S TAMiami TrL
SARASOTA, FL 34269

RE: 9881 SW LETTUCE LAKE LAKE
PIN #: 14-39-23-0000-0045-0
Case No: CE-23-0436

Date: July 10, 2024

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LDR Sec. 20-1616 (a)(5)(e) Overgrown: Vegetation: Which is located in areas other than those areas zoned Agricultural 10 (A-10), Agricultural 5 (A-5), or Phosphate Mining-Industrial (PM-I), and which is unmanaged and in excess of ten (10) inches.

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Mow and maintain the property

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Sincerely

Sharon Gray

Sharon Gray
Code Enforcement Officer

Certified Mailing Number: 9589071052701588385548

9589 0710 5270 1588 3853 71

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

☒ Return Receipt (hardcopy)	\$ <u>3.65</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 6.4

Total Postage and Fees \$ 8.69

Postmark Here

Sarabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

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

9589 0710 5270 1588 3855 48

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

☒ Return Receipt (hardcopy)	\$ <u>3.65</u>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 6.4

Total Postage and Fees \$ 8.69

Postmark Here

Aleni Air LLC
2501 S Tamiami Trl
Sarasota, FL 34239

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:

Aleni Air LLC
2501 S Tamiami Trl
Sarasota, FL 34239

2. Article Number (Transfer from service label)

9589 0710 5270 1588 3855 48

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean O'Neil

B. Received by (Printed Name)
Jean O'Neil

C. Date of Delivery
7/15/24

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	
☐ Mail Restricted Delivery	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sarabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

2. Article Number (Transfer from service label)

9589 0710 5270 1588 3853 71

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean O'Neil

B. Received by (Printed Name)
Jean O'Neil

C. Date of Delivery
7/15/24

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	
☐ Mail Restricted Delivery	

Domestic Return Receipt



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 _____ @ _____, I posted a true and correct copy of the Notice to Correct Violation addressed to:

OWNER
ALENI AIR LLC
2501 S TAMiami TrL
SARASOTA, FL 34269

Agent of Process
Sabella & Marshall CPAs
2501 S Tamiami Trl
Sarasota, FL 34239

at the following location(s): 9881 SW LETTUCE LAKE LAKE

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

DATE: July 10, 2024

affiant _____

Sworn to and subscribed before me this _____ day of _____, _____ by
_____ who is personally known _____ OR Produced Identification

Notary Public



09/03/2025 09:40

SHARON GRAY
9881 SW LETTUCE LAKE AVE



09/03/2025 09:40

SHARON GRAY
9881 SW LETTUCE LAKE AVE



09/03/2025 09:40

SHARON GRAY
9881 SW LETTUCE LAKE AVE



08/25/2025 10:59

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/25/2025 10:59

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE





07/15/2025 13:47

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/15/2025 13:47

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/15/2025 13:48

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/15/2025 13:48

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/15/2025 13:48

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:12

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:12

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:13

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:13

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:14

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



06/26/2025 11:14

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE





05/15/2025 09:39

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



05/15/2025 09:39

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



02/28/2025 14:25

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



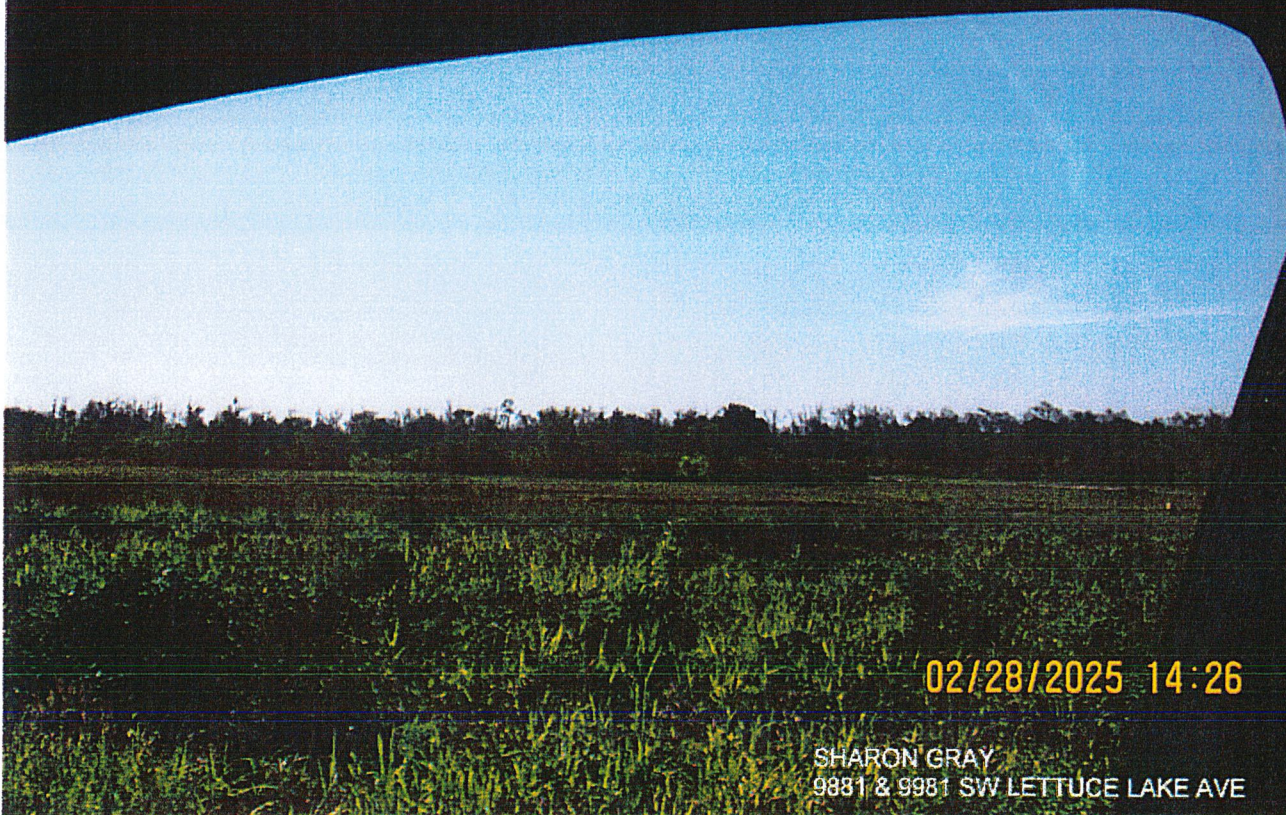
02/28/2025 14:25

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



02/28/2025 14:26

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



02/28/2025 14:26

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



02/28/2025 14:27

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



02/28/2025 14:27

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE





10/29/2024 10:12

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



10/29/2024 10:13

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



09/23/2024 09:35

SHARON GRAY
9381 & 9881 SW LITTLE LAKE AVE



09/23/2024 09:35

SHARON GRAY
9381 & 9881 SW LITTLE LAKE AVE



09/19/2024 10:01

SHARON GRAY
9981 & 9981 SW LETTUCE LAKE AVE



09/19/2024 10:01

SHARON GRAY
9981 & 9981 SW LETTUCE LAKE AVE



08/13/2024 09:15

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/13/2024 09:15

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/13/2024 09:15

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/13/2024 09:15

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE





08/26/2024 14:21

SHARON GRAY
9681 & 9981 SW LETTUCE LAKE AVE



08/26/2024 14:21

SHARON GRAY
9681 & 9981 SW LETTUCE LAKE AVE



08/26/2024 14:22

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/26/2024 14:22

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



08/26/2024 14:22

SHARON GRAY
9881 & 9881 SW LETTUCE LAKE AVE



08/01/2024 09:26

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



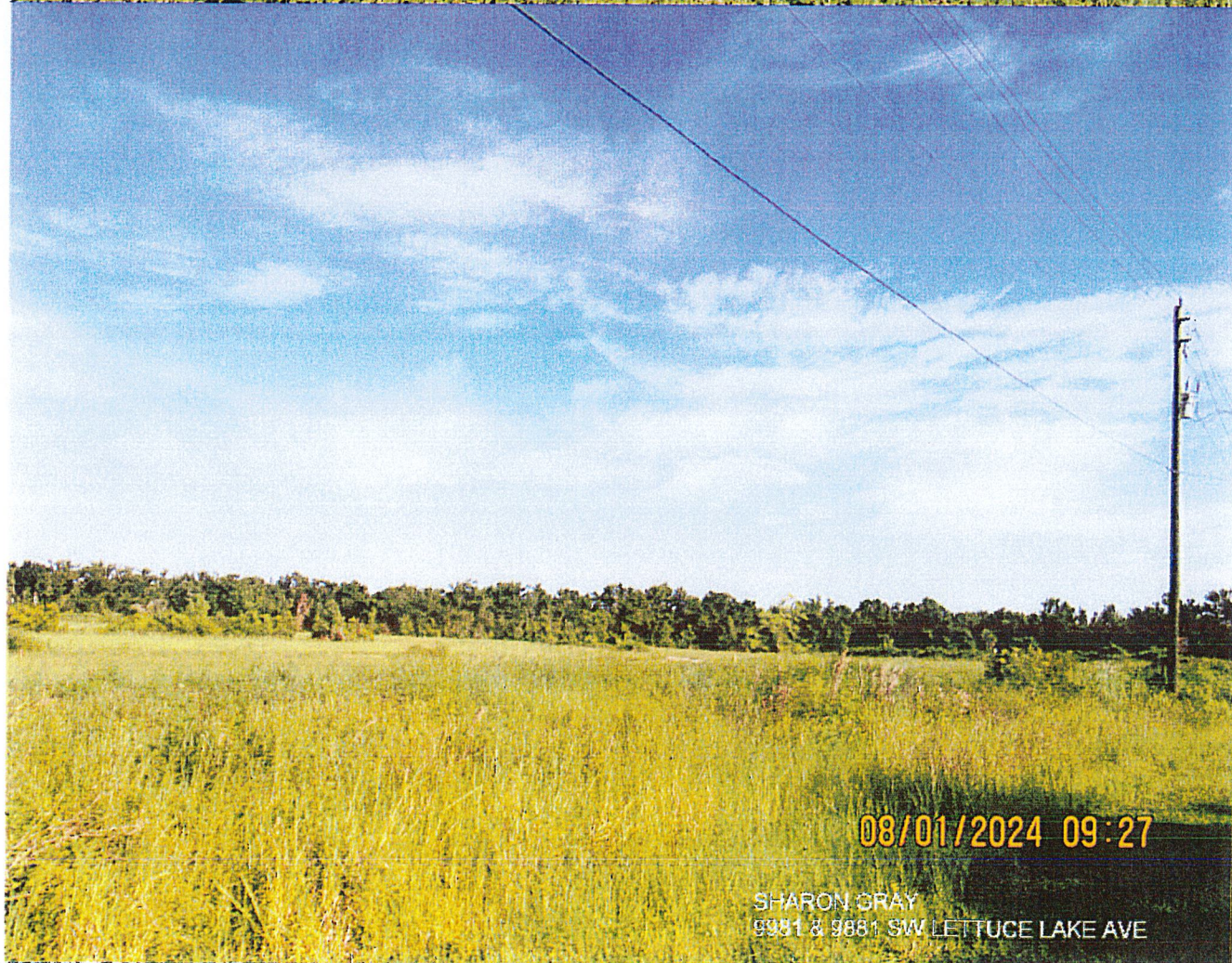
08/01/2024 09:27

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



08/01/2024 09:27

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



08/01/2024 09:27

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE





08/01/2024 09:28

SHARON GRAY
9981 & 9881 SW LETTUCE LAKE AVE



07/10/2024 14:24

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:24

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:25

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:25

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:25

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:26

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE



07/10/2024 14:26

SHARON GRAY
9881 & 9981 SW LETTUCE LAKE AVE









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Detail by Entity Name

Florida Limited Liability Company

ALENI AIR, LLC

Filing Information

Document Number L20000361747

FEI/EIN Number N/A

Date Filed 11/16/2020

State FL

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 11/12/2021

Event Effective Date 10/13/2021

Principal Address

2033 Main Street

501

Sarasota, FL 34237

Changed: 02/04/2025

Mailing Address

2033 Main Street

501

Sarasota, FL 34237

Changed: 02/04/2025

Registered Agent Name & Address

Sabella & Marshall CPAs

2033 Main Street

501

SARASOTA, FL 34237

Name Changed: 11/08/2023

Address Changed: 02/04/2025

Authorized Person(s) Detail

Name & Address

Title MGR

MBJB, LLC
16192 Coastal Highway
Lewes, DE 19958-9776

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	01/31/2024
2025	02/04/2025

Document Images

02/04/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
11/08/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
11/12/2021 -- LC Amendment	View image in PDF format
10/13/2021 -- REINSTATEMENT	View image in PDF format
11/16/2020 -- Florida Limited Liability	View image in PDF format