



LEGAL NOTICE TO BE POSTED FOR 10 DAYS CALENDAR

DATE POSTED: 1.30.2026 **BY :** WK

City of Sarasota
Code Compliance Division
1575 2nd Street
3rd Floor
Sarasota, FL 34236
Phone: (941) 263-6417

NOTICE OF VIOLATION

William J Rowand
1114 S Allendale Ave
Sarasota, FL 34237-8606

Date: 12/2/2025
Case No. 2026-00226

Summary:

Our Inspection of: **1114 S Allendale Ave**

Details of the alleged violation appear in this Notice of Violation. If you have any questions about the violation(s) cited or this notice, contact the Code Compliance Inspector at the phone number(s) provided at the end of this Notice of Violation.

To avoid a hearing with the Special Magistrate, and the possible imposition of fines against you and your property, you must correct these violations within 5 day(s) from receipt of this notice and call the Code Compliance inspector at the phone number(s) provided at the end of this Notice of Violation so compliance can be verified.

Please read this entire Notice. It includes important information about your rights and responsibilities, and instructions on how to avoid incurring fines, and how to attend a code hearing to contest the alleged violation(s).

Si usted necesita ayuda con entender esta carta, por favor llame (941) 263-6417.

Dear Owner,

The Mayor and the City Commission are greatly concerned about the need to keep all houses and properties located within the City of Sarasota, Florida, in a safe, sanitary and useable condition. To promote these goals, on-site inspections are performed regularly by City Inspectors. These inspections are performed in the interest of the safety and public welfare of all citizens. This program has resulted in an inspection of the property referenced in this Notice of Violation.

YOU ARE HEREBY NOTIFIED that Case No. 2026-00226 has been opened on the property described below:

Legal Owner: ROWAND WILLIAM J, ROWAND PATRICIA ANN

Property ID: 0054130017

As a result of the inspection of the above referenced property conducted on 11/20/2025 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 2
Violation Number	Violation Date	Violation(s):
001	11/20/2025	<p><u>City Code 16-50 Inoperable or unlicensed motor vehicles prohibited; exceptions.</u></p> <p>It shall be unlawful for any person to park, store, leave or permit the parking, storage, or leaving of any inoperable or unlicensed motor vehicle, whether attended or not, on any public or private real property within the city; except that this section shall not apply to:</p> <p>(1) An inoperable or unlicensed motor vehicle which is located within a completely enclosed building, lawfully on the property, so that the inoperable or unlicensed motor vehicle is not visible from other property or from a public right-of-way;</p> <p>(2) An inoperable or unlicensed motor vehicle which is stored or parked on real property in connection with a business of a licensed motor vehicle sales or service dealer, motor vehicle repair shop, junkyard, or other property of a licensed business operating in a lawful place, other than a residential zone district, operated in a lawful manner, when the keeping or presence of such inoperable or unlicensed motor vehicle is necessary to the operation of the business or when the keeping or presence of such motor vehicle is appropriate because the business is operated as a lawful storage place or depository for the inoperable or unlicensed motor vehicle;</p> <p>(3) A motor vehicle temporarily stored on private real property, not enclosed within a building, if the motor vehicle has a currently valid registration and currently valid license plate affixed thereon, and is titled in the name of a person currently residing on the premises. "Temporarily stored" shall mean that the motor vehicle shall be inoperative for no more than three (3) calendar days.</p> <p>Infraction: Inoperable/unlicensed vehicle on property.</p> <p>Corrective Action: All vehicles must be licensed and operable.</p>
002	11/20/2025	<p><u>Zoning Code VI-102(j)(1) Parking and storage of certain equipment, vehicles, etc.</u></p> <p>No recreational vehicle, motor home or accessory recreational vehicle shall be used for living, sleeping or housekeeping purposes. A recreational vehicle, motor home or accessory recreational vehicle may be parked or stored in a rear or side yard but not in a front yard, provided that such equipment may be parked anywhere on residential premises for no more than 24 hours during loading and unloading.</p> <p>Infraction: Accessory recreational vehicles stored in front yard.</p> <p>Corrective Action: Store accessory recreational vehicles in side or rear yard or remove from property. See attached diagram.</p>

The alleged violation(s) **shall be corrected within 5 days** from receipt of this Notice of Violation. If any of the alleged violation(s) continue(s) beyond that number of days, a hearing will be set in front of the Special Magistrate, and fines and costs could be imposed against you and your property if you are found to be in violation.

It is your responsibility to contact the Code Compliance Inspector at the phone number(s) provided at the end of this Notice of Violation when all violations have been corrected and the property has been brought into compliance. Schedule this inspection as soon as you have corrected the violation(s) in order to negate the need for a hearing and the possible imposition of costs and/or fines against you. If you correct the violation(s) within the stated time and the Code Compliance Inspector has verified that the property is in compliance, there will be no hearing and no fines or costs imposed, **except for repeat violations**.

Failure to correct the alleged violation(s), will result in the City scheduling a hearing to allow the Special Magistrate to hear the case and to enter an Order imposing the fines and costs which have accrued if a violation is found. You will receive a notice by certified mail regarding the specific date and time of the administrative hearing. You must attend the hearing, present evidence, and testify to any mitigating circumstances regarding the alleged violation. You will be liable for the costs imposed by the Special Magistrate which include costs of the investigation, prosecution and the administrative hearing should you be found guilty of the violation(s) by the Magistrate. You shall also be responsible for a one percent (1%) fee for all fines paid to fund certification and training programs.

All fines and costs imposed by the Special Magistrate's Order shall be recorded as a lien against your personal and real property and shall bear interest at the maximum rate allowed by law.

If you have any questions regarding the notice or the violations, please contact the Code Compliance Inspector at the phone number(s) provided at the end of this Notice of Violation between 8:00 a.m. and 5:00 p.m., Monday through Friday, or address correspondence to City of Sarasota Code Compliance Division, 1575 2nd Street, Sarasota, Florida 34236. Please indicate the case number and property address on all correspondence.

Dated this 2nd day of December, 2025.



Diane Kennedy
Code Compliance Manager



Elizabeth Kosta
Code Compliance Inspector
(941) 263-6615
(941) 894-2589

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to William J Rowand on this 2nd day of December, 2025.



Sally Jennings
Administrative Specialist II



City of Sarasota
Code Compliance Division
1575 2nd Street
3rd Floor
Sarasota, FL 34236
Phone: (941) 263-6417

NOTICE OF VIOLATION

Patricia Ann Rowand
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Sarasota, FL 34237-8606

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Case No. 2026-00226

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