



LEGAL NOTICE TO BE POSTED

FOR 10 DAYS CALENDAR

DATE POSTED: 6.2.26 **BY:** BS

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

NOTICE OF VIOLATION

Wahoo Operating LLC
4785 Sweetmeadow Cir
Sarasota, FL 34238-3398

Date: 5/13/2026
Case No. 2026-01088

Summary:

Our Inspection of: **1400 Fruitville Rd**

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 10 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. 2026-01088 has been opened on the property described below:

Legal Owner: WAHOO OPERATING LLC,

Property ID: 2026140039

As a result of the inspection of the above referenced property conducted on 05/11/2026 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	5/11/2026	<p><u>Commercial, Business and Industrial Building Minimum Standards Code of 1992 101.6 Maintenance</u> All commercial, business and industrial buildings or structures, both existing or new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this code or the Standard Building Code in a building when erected, altered, or repaired, shall be maintained in good working order. The owner, or his designated agent or lessee, shall be responsible for the maintenance of buildings, structures and premises.</p> <p>Infraction: Deck is in disrepair.</p> <p>Corrective Action: Repair deck. This may require a permit, please contact the building division 941-263-6494 for all permitting questions.</p>
002	5/11/2026	<p><u>City Code 16-49(d) Heavy, dense, rank overgrowth prohibited</u> Landscaping within a public easement. An owner shall maintain such trees, shrubs or other plantings which exist on the owner's real property, within a public easement area, so that they are kept in the character of a residential neighborhood and are not allowed to reach a height or width which interferes with the movement of people or vehicles along any public right-of-way, including interference with visibility. In the event that the city shall require access to its easement, the property owner shall remove all or any portion of the landscaping thereon, at the sole expense of the owner, upon demand of the city. The city manager or his designee may enter into a written agreement with an owner, allowing the owner to place trees, shrubs or like plantings within an easement of the city.</p> <p>Infraction: Landscaping encroaching city sidewalk.</p> <p>Corrective Action: Trim landscape and keep sidewalk clear.</p>

The alleged violation(s) **shall be corrected within 10 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 13th day of May, 2026.



Diane Kennedy
Code Compliance Manager



Brandon Soriano
Code Inspector
(941) 263-6614
(941) 266-3119

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Wahoo Operating LLC on this 13th day of May, 2026.



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

Wahoo Operating LLC
1400 Fruitville Rd
Sarasota, FL 34236

Date: 5/13/2026
Case No. 2026-01088

Summary:

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Alan Loring - Registered Agent
Wahoo Operating LLC
4785 Sweetmeadow Cir
Lakewood Ranch, FL 34238-3398

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