



**LEGAL NOTICE TO BE POSTED  
FOR 10 CALENDAR DAYS  
DATE POSTED: 3/24/2026 BY MP**

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

**NOTICE OF VIOLATION**

Keith A Webster  
1711 12th Ave W  
Bradenton, FL 34205-5349

**Date:** 2/11/2026  
**Case No.** 2026-00424

**Summary:**

Our Inspection of: **2435 N Links 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 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. 2026-00424 has been opened on the property described below:

**Legal Owner:** WEBSTER KEITH A, DURAN-WEBSTER JOSEFINA

**Property ID:** 2024010011

As a result of the inspection of the above referenced property conducted on 02/04/2026 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 7
Violation Number	Violation Date	Violation(s):
001	2/4/2026	<p><u>City Code 16-47 Accumulation of junk, rubbish, trash, and abandoned articles prohibited.</u> It is unlawful for any person to accumulate, store or allow the accumulation or storage of any junk, rubbish, trash or abandoned articles upon any public or private real property within the city unless it is authorized in conjunction with a business lawfully operated pursuant to the zoning code of the city.</p> <p>Infraction: Accumulation of junk, rubbish, trash, and abandoned articles on the property.</p> <p>Corrective Action: Remove accumulation of junk, rubbish, trash, and abandoned articles from the property and maintain.</p>
002	2/4/2026	<p><u>City Code 16-49(b) Heavy, dense, rank overgrowth prohibited.</u> Developed lots. It shall be unlawful for any owner to maintain or to permit the excessive growth of weeds, grass, underbrush or other vegetation upon any developed or improved lot in the city in a manner which might communicate fire or serve as a breeding place for or harbor insects, rodents, snakes or other pests or vermin or otherwise constitute a nuisance which is detrimental to the general health, safety and welfare of the city and its inhabitants. Owners shall maintain the entire lot or parcel in accordance with this subsection up to the edge of any paved roadway or city-maintained traveled way abutting the lot or parcel although some portion thereof may be encumbered by an easement for public right-of-way, or other public purposes. This requirement to maintain shall not apply to any median within an abutting roadway. For purposes of this paragraph, "excessive growth" shall mean the growth of grass, weeds or other plant materials which are not cultivated or landscaped or regularly tended in keeping with the character of a residential neighborhood or which reach a height in excess of ten (10) inches.</p> <p>Infraction: Heavy, dense, rank overgrowth on the property, overgrowth exceeding ten inches.</p> <p>Corrective Action: Remove heavy, dense, rank overgrowth from the property and maintain.</p>
003	2/4/2026	<p><u>Standard Housing Code 1997 Edition 305.7 Windows</u> Every window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.</p> <p>Infraction: Multiple windows in disrepair.</p>

		Corrective Action:	All windows must be weathertight, watertight and rodent proof and kept in good repair. This may require a permit. Please contact the Building Division at 941-263-6494 for any permitting questions.
004	2/4/2026	Infraction:	<u>Standard Housing Code 1997 Edition 305.3.1 Roofs</u> Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.
		Corrective Action:	Roof in disrepair. Properly repair all damaged portions of the roof and maintain in good working condition. A permit may be required, for permitting questions please contact the Building Department at 941-263-6494.
005	2/4/2026	Infraction:	<u>Standard Housing Code 1997 Edition 305.3.2 Roofs</u> All portions, additions or sections of a roof including, but not limited to, the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces, and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.
		Corrective Action:	Multiple portions of roof in disrepair. Properly repair all damaged portions of roof. This may require a permit. Please contact the Building Division at 941-263-6494 for any permitting questions.
006	2/4/2026	Infraction:	<u>Standard Housing Code 1997 Edition 101.6 Maintenance</u> All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All buildings or structures must be substantially free of dirt, stains, rust, mold or mildew. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, peeling paint, chipped stucco or stray crete or other condition reflective of deterioration or inadequate maintenance.
		Corrective Action:	Fence is in disrepair. Fence must be repaired, replaced or removed. This may require a permit. Please contact the Building Division at 941-263-6494 for any permitting questions.
007	2/4/2026		<u>Florida Building Code 2023 Edition 105.1 Required.</u> Any owner or owner's authorized agent who intends to

construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Infraction: Addition made to the home without a permit.

Corrective Action: Obtain an after the fact permit for all proposed work, and pass all required inspections. Please call the Building Department at 941-263-6494 with permit related questions.

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 11th day of February, 2026.



Diane Kennedy  
Code Compliance Manager



Mickerly Pierre  
Code Compliance Inspector  
(941) 263-6617  
(941) 894-2929

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Keith A Webster on this 11th day of February, 2026.

A handwritten signature in cursive script, appearing to read "Diane Kennedy". The signature is written in black ink and is positioned above the printed name and title.

Diane Kennedy  
Code Compliance Manager