



**LEGAL NOTICE TO BE POSTED
FOR 10 CALENDAR DAYS
DATE POSTED: 7/24/2025 BY aq**

City of Sarasota
Code Compliance Division
1575 2nd Street
3rd Floor
Sarasota, FL 34236
Phone: (941) 263-6417
Fax: (941) 954-4187

NOTICE OF VIOLATION

James Ian Murrhee
PO Box 15368
Sarasota, FL 34277-1368

Date: 5/20/2025
Case No. 2025-00872

Summary:

Our Inspection of: **2526 S East 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 Divisions at (941) 263-6417.

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 (941) 263-6417 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. 2025-00872 has been opened on the property described below:

Legal Owner: MURRHEE JAMES IAN.

Property ID: 0056120031

As a result of the inspection of the above referenced property conducted on 04/30/2025 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	4/30/2025	<p><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.</p> <p>Infraction: Unpermitted accessory dwelling unit to include kitchen, plumbing, and electrical.</p> <p>Corrective Action: Secure and after the fact building permit for all unpermitted work and pass all required inspections. Permit to include the kitchen, electrical, and plumbing. Please contact the Building Department at 941-263-6494 with permitting questions.</p>
002	4/30/2025	<p><u>Zoning Code VI-202(b) Permitted uses.</u> Uses permitted in the single family zones are listed in table VI-201 with a "P". These uses are allowed if they comply with the development standards and other regulations of this Code.</p> <p>Infraction: Property has 2 dwelling units. See definition of a dwelling unit. Dwelling unit: Any building or portion thereof designed, occupied or intended for occupancy as a complete, independent living facility for the exclusive use of one family, including permanent full provisions for sleeping, eating, cooking and sanitation. A dwelling unit shall have no more than one primary kitchen and shall provide complete internal access to all rooms in the unit. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly incidental and accessory, such as an outdoor grill or accessory kitchen.</p> <p>Corrective Action: Restore house to a single family dwelling or permit accessory dwelling unit. This will require a permit. Please contact the Building Department at 941-263-6494 with permitting questions.</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 (941) 263-6417 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 Division at (941) 263-6417 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. Our Code Compliance Inspectors are generally available between 8:00 – 9:00 a.m. and 1:00 – 2:00 p.m., Monday through Friday, to address questions/concerns. Please indicate the case number and property address on all correspondence.

Dated this 20th day of May, 2025.



Diane Kennedy
Code Compliance Manager



Aaron Graham
Code Compliance Inspector

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to James Ian Murrhee on this 20th day of May, 2025.



Keishondra Wilkins
Administrative Specialist