



LEGAL NOTICE TO BE POSTED FOR 10 DAYS CALENDAR

DATE POSTED: 9.3.2025 **BY :** MP

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

NOTICE OF VIOLATION

Amy M Santo as Trustee to the Amy M Santo Trust dated
September 22 1999 as Amended and Restated as of
November 18 2013
2250 Jesus Way Apt 111
Sarasota, FL 34240

Date: 8/20/2025
Case No. 2025-01388

Summary:

Our Inspection of: **2748 Dixie 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 Mortgagee,

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. 2025-01388 has been opened on the property described below:

Legal Owner: DIGGS CHRISTOPHER J.

Property ID: 2020160078

As a result of the inspection of the above referenced property conducted on 08/19/2025 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 1
Violation Number	Violation Date	Violation(s):
001	8/19/2025	<p><u>City Code 17-11(a) Registration of properties with mortgages in default or that have been abandoned.</u></p> <p>Any mortgagee who holds a mortgage on any real property located within the city, regardless of the property's land use designation, zoning district, or nature of the use or uses given to the structures found on the property, and who has determined that such mortgage is in default, has issued a notice of default, has recorded a lis pendens, or taken any other legal action to enforce its right to accelerate the debt or foreclose its interest in the property, shall register the property with the city's code compliance division. Additionally, any mortgagee who holds a mortgage on real property located within the city, shall register such property with the city's code compliance division once it has been contacted by the city and put on notice that after reasonable due diligence the city has determined such real property has been abandoned by its owner(s) and/or other inhabitants. The mortgagee must register the property within fifteen (15) days from:</p> <p>(1) The date it first gives notice to the debtor/mortgagor of its intent to accelerate the debt and/or foreclose its interest in the property, or</p> <p>(2) The date the city sends notice that it has deemed the property abandoned.</p> <p>Together with the registration, the mortgagee must submit an annual fee for each property registered according to the following:</p> <p>(1) For properties that have been abandoned/foreclosed for less than two (2) years, a nonrefundable annual registration fee in the amount of two hundred fifty dollars (\$250.00) per property shall accompany the registration form(s).</p> <p>(2) For properties that have been abandoned/foreclosed for two (2) years or more but less than three (3) years, a nonrefundable annual registration fee in the amount of five hundred dollars (\$500.00) per property shall accompany the registration form(s).</p> <p>(3) For properties that have been abandoned/foreclosed for three (3) years or more but less than four (4) years, a nonrefundable annual registration fee in the amount of one thousand dollars (\$1,000.00) per property shall accompany the registration form(s).</p> <p>(4) For properties that have been abandoned/foreclosed for four (4) years or more but less than five (5) years, a nonrefundable annual registration fee in the amount of two thousand dollars (\$2,000.00) per property shall accompany the registration form(s).</p> <p>(5) For properties that have been abandoned/foreclosed for five (5) years or more, a nonrefundable annual registration fee in the amount of four thousand dollars (\$4,000.00) per property shall accompany the registration form(s).</p> <p>The mortgagee must designate an individual or entity to act as</p>

	its local agent who shall be responsible for inspecting, maintaining and securing the property according to the provisions of this section and be available to be contacted by the city during regular business hours. The local agent must have a place of business in Sarasota or Manatee County. All registrations must state the property address, the mortgagee's name, address, email address and telephone number, the name of an agent responsible for the property's management, agent's mailing address, email address and telephone number. If the local agent designated by the mortgagee is an entity, the registration must identify an individual and that individual's position within the entity. The individual must have the necessary authority within the entity to make all necessary decisions and take all necessary actions to discharge the mortgagee's obligations pursuant to this section. Postal box office numbers cannot be utilized as mailing addresses. Any change in the information required must be reported to the code compliance division within ten (10) days from the date of the change. If the mortgagee who first registers the property assigns the mortgage in default to another, the mortgagee must notify the city of the assignment, the identity and contact information of the assignee. The assignee must re-register the property, pay the registration fee, designate a local agent and provide all the information required for registration.
Infraction:	Failure to register foreclosed property.
Corrective Action:	Register the property by completing the attached application.

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 20th day of August, 2025.



Diane Kennedy
Code Compliance Manager



Sally Jennings
Inspector
(941) 263-6409

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Amy M Santo as Trustee to the Amy M Santo Trust dated September 22 1999 as Amended and Restated as of November 18 2013 on this 20th day of August, 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

Amy Lynn Potter
The Amy M Santo Trust dated September 22 1999 as
Amended and Restated as of November 18 2013
2914 Satsuma Dr
Sarasota, FL 34239

Date: 8/20/2025
Case No. 2025-01388

Summary:

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Dear Respondent,

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Diane Kennedy
Code Compliance Manager



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