



LEGAL NOTICE TO BE POSTED FOR 10 DAYS CALENDAR

DATE POSTED: 1.16.26 **BY :** NS

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

NOTICE OF VIOLATION

SK Higel LLC, formerly 171 Whittier LLC
1460 Ringling Blvd
Sarasota, FL 34236-6800

Date: 12/29/2025
Case No. 2026-00323

Summary:

Our Inspection of: **3336 Higel 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. 2026-00323 has been opened on the property described below:

Legal Owner: 171 WHITTIER LLC

Property ID: 2019060003

As a result of the inspection of the above referenced property conducted on 12/18/2025 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	12/18/2025	<p><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 straycrete or other condition reflective of deterioration or inadequate maintenance.</p> <p>Infraction: Dock in disrepair.</p> <p>Corrective Action: Remove all remnants of dock that remain. This may require a permit. Please contact the Building Department at 941-263-6494 for 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 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 29th day of December, 2025.



Diane Kennedy
Code Compliance Manager



Nicholas Sweeney
Code Inspector
(941) 263-6309
(941) 780-0220

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to SK Higel LLC, formerly 171 Whittier LLC on this 29th day of December, 2025.



Diane Kennedy
Code Compliance Manager



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

NOTICE OF VIOLATION

Matt Kihnke - Registered Agent
SK Higel LLC, formerly 171 Whittier LLC
1460 Ringling Blvd
Sarasota, FL 34236-6800

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Dear Agent,

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