



**LEGAL NOTICE TO BE POSTED
FOR 10 CALENDAR DAYS**

DATE POSTED: 3/27/2026 BY AG

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

NOTICE OF VIOLATION

Frayesne B Castillo Coronel - Registered Agent
Lady Lola JFM LLC
835 Mecca Dr Apt B
Sarasota, FL 34234

Date: 3/10/2026
Case No. 2026-00542

Summary:

Our Inspection of: **4500 N Tamiami Trl**

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 1 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 Agent,

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. 2026-00542 has been opened on the property described below:

Legal Owner: DELTA CONSTRUCTION & DEVELOPMENT INC.

Property ID: 2004020026

As a result of the inspection of the above referenced property conducted on 03/06/2026 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 3
Violation Number	Violation Date	Violation(s):
001	3/6/2026	<p><u>Zoning Code VII-602(ii)(5)h Mobile food trucks.</u> (5)Standards. h. Overnight parking. Except for production intensive commercial zone districts, overnight parking is prohibited.</p> <p>Infraction: Food trailer parked/stored overnight on the property.</p> <p>Corrective Action: Cease parking/storing food trailer overnight and maintain.</p>
002	3/6/2026	<p><u>Zoning Code VII-602(ii)(5)k Mobile food trucks.</u> Signage. No signage other than that exhibited on or inside the mobile food truck shall be permitted.</p> <p>Infraction: Multiple signs for food trailer on display.</p> <p>Corrective Action: Remove all signage except for what is exhibited on the food trailer.</p>
003	3/6/2026	<p><u>Zoning Code VII-602(f) Outdoor seating and other outdoor areas of establishments.</u></p> <p>The following standards shall apply to primary and accessory uses including, but not limited to, restaurants, bars, outdoor bars, accessory outdoor bars, nightclubs, brewpubs, microbreweries, craft distilleries, and wineries. The standards for outdoor seating and other outdoor areas, as established in these regulations, have city-wide applicability and are designed to facilitate outdoor seating and other outdoor areas of establishments, to promote and protect public health, safety, and general welfare and to provide for the creation of a more urban pedestrian environment. Outdoor seating and other outdoor areas shall provide the same amenities and facilities as interior establishments including, but not limited to, public restrooms that are accessible to customers and shade structures. Outdoor seating and other outdoor areas of establishments shall be constructed and operated in the following manner:</p> <p>(1)If the outdoor area of an establishment used for dining, drinking and circulation is on a side of the building adjacent to residentially zoned property, then the outdoor portion of the establishment, regardless of floor level, shall be separated by an intervening building or six and one-half foot high masonry wall without windows along all side(s) of the outdoor establishment that are adjacent to the residentially zoned property. No variance from this requirement may be granted.</p> <p>Notwithstanding the foregoing, the approving authority may allow the materials comprising the buffer wall to be other than masonry, and may approve the use of a window so long as it remains fixed or remains fully closed within the buffer wall. In such instances, the approving authority shall make a finding that</p>

such change in materials will protect the adjacent residentially zoned property(s) from potentially adverse impacts of the outdoor activity.

(2) If the outdoor area used for dining, drinking and circulation is located on a side(s) of a building adjacent to non-residentially zoned property or a public right-of-way, it shall be separated on that side(s) of the building from the non-residentially zoned property and/or public right-of-way by either a building or a two foot high enclosure. The enclosure may consist of plants, planters, fences or walls.

(3) The exterior of the wall(s) required in subsections (1) and (2) above shall be finished in a manner considered appropriate to the materials used.

(4) All patrons of the establishment shall vacate the outdoor portions no later than 11:00 p.m. on Sunday through Thursday, inclusive, except the day prior to a holiday, and 11:59 p.m. on Friday, Saturday and the day prior to a holiday. Provided, however, if the outdoor portions of the establishment are located within 120 feet of residentially zoned property, as measured in a straight line from the nearest property boundary of the residentially zoned property, the patrons shall vacate the outdoor portions no later than 11:00 p.m., seven days per week. Notwithstanding the foregoing, stricter hours of operation may be established by the approving authority. In such instances, the approving authority shall make a finding that said more stringent restriction is necessary to mitigate potential impacts from the outdoor portions of the establishment to the residentially zoned property.

Infraction: Outdoor seating requirements not being met.

Corrective Action: Meet all outdoor seating requirements or remove outdoor seating and maintain.

The alleged violation(s) **shall be corrected within 1 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 10th day of March, 2026.



Diane Kennedy
Code Compliance Manager



Aaron Graham
Code Compliance Inspector
(941) 263-6363
(941) 780-8183

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Frayesne B Castillo Coronel - Registered Agent on this 10th day of March, 2026.



Diane Kennedy
Code Compliance Manager