



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

DATE POSTED: 7.1.26 **BY:** AN

City of Sarasota
Code Compliance Division
1575 2nd Street
3rd Floor
Sarasota, FL 34236
Phone: (941) 263-6417
posted 7/10/26

NOTICE OF VIOLATION

Keystone Design Group GP
2368 James Ln
Sarasota, FL 34231-4643

Date: 6/10/2026
Case No. 2026-01265

Summary:

Our Inspection of: **731 N Lime 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. 2026-01265 has been opened on the property described below:

Legal Owner: KEYSTONE DESIGN GROUP GP,

Property ID: 2028060060

As a result of the inspection of the above referenced property conducted on 06/08/2026 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 6
Violation Number	Violation Date	Violation(s):
001	6/8/2026	<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. Infraction: Overgrowth on property exceeding 10 inches in height. Corrective Action: Remove all overgrowth from the property and maintain.
002	6/8/2026	<u>City Code 16-49(d) Heavy, dense, rank overgrowth prohibited</u> Landscaping within a public easement. An owner shall maintain such trees, shrubs or other plantings which exist on the owner's real property, within a public easement area, so that they are kept in the character of a residential neighborhood and are not allowed to reach a height or width which interferes with the movement of people or vehicles along any public right-of-way, including interference with visibility. In the event that the city shall require access to its easement, the property owner shall remove all or any portion of the landscaping thereon, at the sole expense of the owner, upon demand of the city. The city manager or his designee may enter into a written agreement with an owner, allowing the owner to place trees, shrubs or like plantings within an easement of the city. Infraction: Overgrowth encroaching the city right-of-way. Corrective Action: Remove all overgrowth encroaching the right-of-way and maintain.
003	6/8/2026	<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. Infraction: Accumulation of junk, trash, and rubbish on property. Corrective Action: Remove all junk, trash, and rubbish from property and maintain.
004	6/8/2026	<u>City Code 16-50 Inoperable or unlicensed motor vehicles prohibited; exceptions.</u> It shall be unlawful for any person to park, store, leave or permit the parking, storage, or leaving of any inoperable or unlicensed motor vehicle, whether attended or not, on any public or private real property within the city; except that this section shall not apply to: (1) An inoperable or unlicensed motor vehicle which is located within a completely enclosed building, lawfully on the property, so that the inoperable or unlicensed motor vehicle is not visible from other property or from a public right-of-way; (2) An inoperable or unlicensed motor vehicle which is stored or parked on real property in connection with a business of a licensed motor vehicle sales or service dealer, motor vehicle repair shop, junkyard, or other property of a licensed business operating in a lawful place, other than a residential zone district, operated in a lawful manner, when the keeping or presence of such inoperable or unlicensed motor vehicle is necessary to the operation of the business or when the keeping or presence of such motor vehicle is appropriate because the business is operated as a lawful storage place or depository for the inoperable or unlicensed motor vehicle; (3) A motor vehicle temporarily stored on private real property, not enclosed within a building, if the motor vehicle has a currently valid registration and currently valid license plate affixed thereon, and is titled in the name of a person currently residing on the premises. "Temporarily stored" shall mean that the motor vehicle shall be inoperative for no more than three (3) calendar days. Infraction: Inoperable/unlicensed vehicle(s) on property. Corrective Action: All vehicles on property must be licensed and operable.
005	6/8/2026	<u>Zoning Code VII-313 Trees abutting public property.</u> The owner or occupant of real property shall not permit trees located thereon to extend over any public sidewalk or other public right-of-way unless the trees or trees are kept trimmed from the sidewalk to a height of ten feet and to a height of 14½ feet over any street or public right-of-way.

		Infraction: Trees overhanging sidewalk at height less than 10 feet, and above roadway at height less than 14.5 feet. Corrective Action: Trim trees to height of 10 feet above sidewalk, and 14.5 feet above roadway.
006	6/8/2026	<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: Fence installed without a permit. Corrective Action: Obtain an after-the-fact permit for fence and pass required inspections. Please contact 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 10th day of June, 2026.



Diane Kennedy
Code Compliance Manager



Alec Neff
Code Compliance Inspector
941-263-6507
941-780-3678

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Keystone Design Group GP on this 10th day of June, 2026.



Sally Jennings
Administrative Specialist II



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

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Isabel Boba - Registered Agent
Keystone Design Group LLC
731 N Lime Ave
Sarasota, FL 34237

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Case No. 2026-01265

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Dated this 10th day of June, 2026.



Diane Kennedy
Code Compliance Manager



Alec Neff
Code Compliance Inspector
941-263-6507
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Sally Jennings
Administrative Specialist II