



## LEGAL NOTICE TO BE POSTED

### FOR 10 DAYS CALENDAR

**DATE POSTED:** 11.6.24 **BY :** DK

**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

Happy Houses of Sarasota LLC  
567 45th St  
Sarasota, FL 34234-4511

Date Posted: 11-8-24

**Date:** 10/21/2024  
**Case No.** 2025-00011

#### Summary:

Our Inspection of: **4225 Old Bradenton Rd**

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. 2025-00011 has been opened on the property described below:

**Legal Owner:** HAPPY HOUSES OF SARASOTA LLC,

**Property ID:** 2004080005

As a result of the inspection of the above referenced property conducted on 10/07/2024 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	10/7/2024	<p><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.</p> <p style="text-align: right;">Infraction: Lot has areas of extreme overgrowth.</p> <p style="text-align: right;">Corrective Action: Remove all overgrowth from the property and maintain.</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 21st day of October, 2024.



Diane Kennedy  
Code Compliance Manager



Diane Kennedy  
Code Compliance Manager

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Happy Houses of Sarasota LLC on this 21st day of October, 2024.



Sally Jennings  
Administrative Specialist II



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Code Compliance Division  
1575 2nd Street  
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## **NOTICE OF VIOLATION**

Corinna S Heitmueller-Henckell - Registered Agent  
Happy Houses of Sarasota LLC  
567 45th St  
Sarasota, FL 34234-4511

**Date:** 10/21/2024  
**Case No.** 2025-00011

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Dear Agent,

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