



**LEGAL NOTICE TO BE POSTED
FOR 10 DAYS CALENDAR
DATE POSTED: 6.13.2025 BY : ke**

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

Hanne Rental Homes LLC
428 Roser Park Dr S Apt 6
St Petersburg, FL 33701-5237

Date: 5/23/2025
Case No. 2025-00947

Summary:

Our Inspection of: **345 Parkland 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 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. 2025-00947 has been opened on the property described below:

Legal Owner: HANNE RENTAL HOMES LLC,

Property ID: 2033120062

As a result of the inspection of the above referenced property conducted on 05/14/2025 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 4
Violation Number	Violation Date	Violation(s):
001	5/14/2025	<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: Overgrowth present on the property.</p> <p style="text-align: right;">Corrective Action: Remove all overgrowth and maintain.</p>
002	5/14/2025	<p><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.</p> <p style="text-align: right;">Infraction: Junk, trash, and rubbish present on the property.</p> <p style="text-align: right;">Corrective Action: Remove all junk, trash, and rubbish and maintain.</p>
003	5/14/2025	<p><u>Standard Unsafe Building Abatement Code 1985 Edition 801.3 Minimum Standards</u> When a building or structure is ordered secured, it shall be secured as required in Section 801.2 and in accordance with the following minimum standards: Boards shall consist of 3/4" painted plywood secured with a minimum of 1.5" screws placed at 12" intervals around the door, window frame or other opening.</p>

		Infraction:	Building is unsecure.
		Corrective Action:	Board up to secure the property.
004	5/14/2025		<p><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.</p> <p>Infraction: Interior renovation started without a permit.</p> <p>Corrective Action: Obtain an after the fact permit for all work and pass required inspections. (To include all mechanical, electrical, plumbing, and structural work.) Please contact the Building Department at 941-263-6494 with 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 (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 23rd day of May, 2025.



Diane Kennedy
Code Compliance Manager



Kalyn Ennis
Inspector

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Hanne Rental Homes LLC on this 23rd day of May, 2025.



Sally Jennings
Administrative Specialist II



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

Hanne Kassas - Registered Agent
Hanne Rental Homes LLC
428 Roser Park Dr S Apt 6
St Petersburg, FL 33701-5237

Date: 5/23/2025
Case No. 2025-00947

Summary:

Our Inspection of: **345 Parkland 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 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 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. 2025-00947 has been opened on the property described below:

Legal Owner: HANNE RENTAL HOMES LLC,

Property ID: 2033120062

As a result of the inspection of the above referenced property conducted on 05/14/2025 the City contends that the property is in violation of the provisions of the following code section(s):

Violation Listings:		Number of Violations Listed: 4
Violation Number	Violation Date	Violation(s):
001	5/14/2025	<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: Overgrowth present on the property.</p> <p style="text-align: right;">Corrective Action: Remove all overgrowth and maintain.</p>
002	5/14/2025	<p><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.</p> <p style="text-align: right;">Infraction: Junk, trash, and rubbish present on the property.</p> <p style="text-align: right;">Corrective Action: Remove all junk, trash, and rubbish and maintain.</p>
003	5/14/2025	<p><u>Standard Unsafe Building Abatement Code 1985 Edition 801.3 Minimum Standards</u> When a building or structure is ordered secured, it shall be secured as required in Section 801.2 and in accordance with the following minimum standards: Boards shall consist of 3/4" painted plywood secured with a minimum of 1.5" screws placed at 12" intervals around the door, window frame or other opening.</p>

		Infraction:	Building is unsecure.
		Corrective Action:	Board up to secure the property.
004	5/14/2025		<p><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.</p> <p>Infraction: Interior renovation started without a permit.</p> <p>Corrective Action: Obtain an after the fact permit for all work and pass required inspections. (To include all mechanical, electrical, plumbing, and structural work.) Please contact the Building Department at 941-263-6494 with 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 (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.

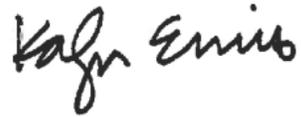
All fines and costs imposed by the Special Magistrate's Order shall be recorded as a lien against your personal and real property and shall bear interest at the maximum rate allowed by law.

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 23rd day of May, 2025.



Diane Kennedy
Code Compliance Manager



Kalyn Ennis
Inspector

cc: Case File

I do hereby certify that this Notice of Violation has been furnished by certified mail, hand delivery or posting to Hanne Kassas - Registered Agent on this 23rd day of May, 2025.



Sally Jennings
Administrative Specialist II