



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

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

Franklin Curry
3308 N Osprey Ave
Sarasota, FL 34234-6146

Date: 5/23/2025
Case No. 2025-00942

Summary:

Our Inspection of: **3308 N Osprey 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 5 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. 2025-00942 has been opened on the property described below:

Legal Owner: CURRY FRANKLIN,

Property ID: 2020080001

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: 3
Violation Number	Violation Date	Violation(s):
001	5/14/2025	<p><u>City Code 16-49(c) Heavy, dense, rank overgrowth prohibited.</u> Undeveloped or vacant lots. It shall be unlawful for any owner to maintain or to permit heavy, dense or rank overgrowth of weeds, grass, underbrush or other vegetation upon any vacant or undeveloped real property 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 parcel in accordance with this subsection up to the edge of any paved roadway or city-maintained traveled way abutting the 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, "heavy, dense or rank overgrowth" shall mean growth of grass, weeds or other plant materials which are not cultivated or regularly tended and which reach a height in excess of twelve (12) inches. This paragraph shall not apply to any lot or parcel over one (1) acre in size which is in a natural state of vegetation and which has never been cut or mowed.</p> <p>Infraction: Heavy, dense, rank overgrowth on the property. Overgrowth exceeding twelve inches.</p> <p>Corrective Action: Remove all heavy, dense, rank overgrowth from property and maintain.</p>
002	5/14/2025	<p><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.</p> <p>Infraction: Trees overhanging sidewalk at height less than 10 feet.</p> <p>Corrective Action: Trim trees to height of 10 feet above sidewalk and maintain.</p>
003	5/14/2025	<p><u>Zoning Code VII-207 Use of vacant zoning lots.</u> The director of neighborhood and development services may, where the provisions of this section have been met by the applicant, grant a permit to allow the use of a vacant zoning lot as a vehicular storage area. Such area shall comply with all landscaping provisions of division 3 of this article, except subsection VII-305(b). Such areas shall be permitted only in commercial (article VI, division 5) and industrial (article VI, division 6) zones. A vehicular storage area may be maintained</p>

	and continued without dependence upon an existing use or structure, as required for off-street parking facilities.
Infraction:	Unlicensed/ inoperable vehicles being stored on a vacant lot.
Corrective Action:	Remove all vehicles from the lot and maintain.

The alleged violation(s) **shall be corrected within 5 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



Mickerly Pierre
Code Compliance Inspector

cc: Case File

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

A handwritten signature in black ink, reading "Sally Jennings". The signature is written in a cursive, flowing style with a large initial "S" and a decorative flourish at the end.

Sally Jennings
Administrative Specialist II