



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL 34286

SPECIAL MAGISTRATE

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

MICHAEL SCHOEFF

Respondent(s)

ADDRESS OF VIOLATION:

1668 Tropicalre Blvd.

North Port, FL

PARCEL ID.: 0937013813

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CASE NO.: 15-00000391

CERTIFIED MAIL NO.: 70142879999238230979

ORDER FOR COMPLIANCE

NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the SPECIAL MAGISTRATE OF THE CITY OF NORTH heard testimony and took evidence concerning the above-styled cause at a public hearing on February 26, 2015. Based upon the testimony heard and the evidence presented, the SPECIAL MAGISTRATE established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Michael Schoeff, own(s) the property commonly known as, 1668 Tropicalre Blvd., North Port, Sarasota County, Florida (LOT 13 BLK 38 NORTH PORT CHARLOTTE ESTATES 2ND ADD, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Building Department Inspector KYLE HOFFMAN served the Respondent(s) a NOTICE OF ORDINANCE VIOLATION, dated January 26, 2015.
3. The Respondent did not comply with the NOTICE OF ORDINANCE VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the BOARD finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

Section 53-27, Unified Land Development Code – Special Exceptions – AG District

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, It is thereupon

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly contacting Planning and Zoning at (941) 429-7156 to file for a special exception for this property.

6. If Respondent(s) fail(s) to correct the violation(s) by March 15, 2015, RESPONDENT MAY BE ASSESSED THE SUM OF \$25.00 per day, beginning March 16, 2015, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$2,000.00 has been reached.
7. Respondent(s) shall attend a hearing before the SPECIAL MAGISTRATE scheduled for *March 26, 2015, at 9:00 a.m.* or as soon thereafter as possible, in Room 244, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE SPECIAL MAGISTRATE retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

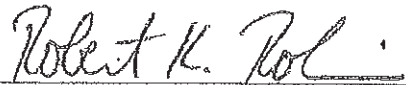
As soon as compliance is achieved, Respondent shall notify the Property Standards Department IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order. Respondent shall provide the completed form to:

Property Standards Division Manager
4970 City Hall Boulevard
North Port, FL 34286

or FAX TO (941) 429-7195

Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida March 4, 2015.

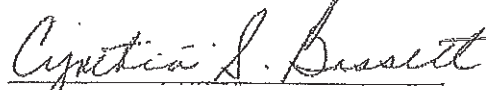
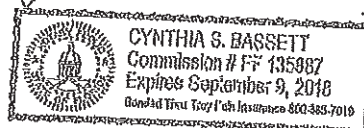


ROBERT K. ROBINSON
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by *Certified Mail/Return Receipt Requested* at 13326 Miller Road, Johnstown OH 43031.

DATED: March 4, 2015.


SERVER-CITY OF NORTH PORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard
North Port, FL 34286

City of North Port #5326

**SPECIAL MAGISTRATE HEARING
CODE ENFORCEMENT**

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

MICHAEL SCHOEFF
Respondent(s)

ADDRESS OF VIOLATION:
1668 Tropicale Blvd.
North Port, FL
PARCEL ID.: 0937013813

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CASE NO.: 15-00000391
CERTIFIED MAIL NO.: 70083230000294897653

ORDER ASSESSING ADMINISTRATIVE FINE

THIS CAUSE came on for hearing on March 26, 2015 before the SPECIAL MAGISTRATE upon notification by the Property Standards Inspector that an Order for Compliance by the City of North Port SPECIAL MAGISTRATE had not been complied with by the set time, and upon having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, the SPECIAL MAGISTRATE issues the following Findings of Fact:

FINDINGS OF FACT

1. That the Respondent(s), Michael Schoeff, own(s) the property commonly known as 1668 Tropicale Blvd., NORTH PORT, SARASOTA COUNTY, FLORIDA.
2. That on March 26, 2015, the SPECIAL MAGISTRATE entered an Order finding the Respondent to be in violation of North Port City Code:

Section 53-27 -- Unified Land Development Code -- Special Exceptions -- AG District

3. That the property remains in violation as of the date of this Order.
4. That the property more particularly described as follows is subject to a lien claimed herein:

LOT 13, BLK 38, NORTH PORT, CHARLOTTE ESTATES 2ND ADDITION, according to
Plat thereof, of the Public Records of Sarasota County, Florida.

City of North Port: #5326

Prepared by & Return to:

Helen M. Raimbeau, MMC
CITY OF NORTH PORT
4970 City Hall Boulevard
North Port, FL 34286



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015037991 9 PG(S)
April 01, 2015 01:19:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



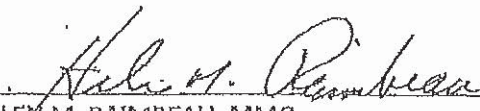
CERTIFICATION

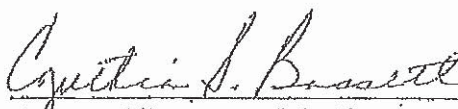
I HEREBY CERTIFY that the attached is a true and correct copy of an Order entered by the SPECIAL MAGISTRATE on the 26th day of March, 2015, City of North Port vs. MICHAEL SCHOEFF, Case No. 15-00000391; that said Order shall be filed in the Public Records of the Clerk of the Circuit Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 by the City Clerk of the City of North Port, Florida and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City Code.

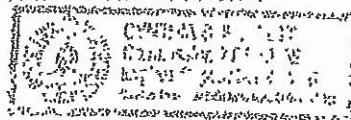
WITNESS my hand and the official Seal of the City of North Port, Florida this 26 day of March 2015.

CITY OF NORTH PORT, FLORIDA

By:


HELEN M. RAIMBEAU, MMC
City Clerk


Cynthia S. Brasett
Notary Public - State of Florida



ORDER

BASED UPON the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Section 2, North Port City Code, it is hereby

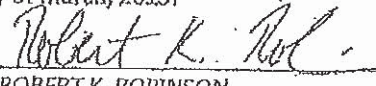
ORDERED AND ADJUDGED as follows:

5. For failure to comply with a prior Order of the Code Enforcement Board, Respondent is assessed the sum of \$25.00 per day, beginning March 16, 2015, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 and such compliance is confirmed in accordance with Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$2,000.00 has been reached.
6. A certified copy of this Order may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, Chapter 2, North Port City Code, for which let execution issue.
7. The SPECIAL MAGISTRATE retains jurisdiction in all respects to enforce its prior Order(s) requiring compliance and to issue such Orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance. In accordance with §2-511(d), Code of the City of North Port, if the Maximum Cumulative Fine of \$2,000.00 is reached and Petitioner determines that the violation continues to exist on the property, Petitioner may set a hearing in this cause, with proper notice to Respondent, to determine if any additional fines shall be imposed by the Code Enforcement Board.

As soon as compliance is achieved, Respondent shall notify the Property Standards Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

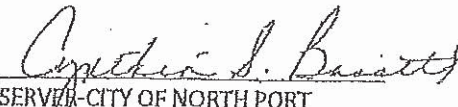
Respondent shall provide the completed form to the Property Standards Division Manager at 4970 City Hall Boulevard, North Port, FL 34286 or FAX TO (941) 429-7195. Failure to provide the completed written Request for Re-Inspection form to the Property Standards Division Manager will result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Property Standards Inspector before any assessed fine ceases to accrue unless otherwise ordered by the Board.

DONE and ORDERED, in North Port, Florida, this 26th day of March, 2015.


ROBERT K. ROBINSON
SPECIAL MAGISTRATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by Certified Mail/Return Receipt Requested, at 13326 Miller Road, Johnstown OH 43031 this 24 day of March, 2015.


CYNTHIA S. BASSETT
SERVING CITY OF NORTH PORT

