



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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
5400 GROUP LLC }
C/O SVN COMMERCIAL ASHLEY BLOOM }
Respondent(s) }
ADDRESS OF VIOLATION: }
5400 Pan American Blvd }
North Port, FL }
PARCEL ID.: 0996001000 }

CASE NO.: 24-1056
CERTIFIED MAIL NO.: 9589071052700187023356

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 26, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on June 27, 2024**, in City Chambers, City Hall, **4970 City Hall Boulevard, North Port, Florida**, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A **NOTICE OF VIOLATION**, dated *March 13, 2024*, was previously served by **REGULAR MAIL**.

The attached **AFFIDAVIT OF VIOLATION** specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on **June 27, 2024**, to present your case with regard to the violation stated in the attached **AFFIDAVIT OF VIOLATION**.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Property Standard Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or **compliance has been achieved**, please contact the Code Compliance Inspector whose name appears on the attached AFFIDAVIT OF VIOLATION, at (941) 429-7186, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.
<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.

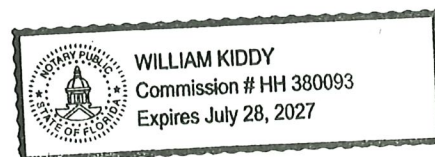


HEATHER FAUST, City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by **Certified Mail/Return Receipt Requested** at 2024 CONSTITUTION BLVD, SARASO SARASOTA FL 34231.

DATED: March 27, 2024


SERVER – CITY OF NORTH PORT



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE COMPLIANCE DIVISION
4970 City Hall Boulevard – North Port, FL. 34286**

CITY OF NORTH PORT, FLORIDA }
 Petitioner, }
 vs. }
5400 GROUP LLC }
C/O SVN COMMERCIAL ASHLEY BLOOM }
 Respondent(s) } **CASE NO.: 24-1056**
 }
ADDRESS OF VIOLATION: }
5400 PAN AMERICAN BLVD }
 NORTH PORT, FL }
 PARCEL ID.: 0996001000 }

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

The undersigned CODE COMPLIANCE INSPECTOR, upon his/her oath, deposes and says:

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated March 13, 2024, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Compliance Division:

3/11/2024, 2:43:16 PM KRADUCCI property was being used for Homeless Encampment. NPPD was there and everyone was removed from the site. There is Debris... household garbage, trash, furniture and other items all over the lot. Manager Nicole, 941.429.2402 from Willow Creek APTS. 6851 Willow Creek called and says the entrance to her driveway is littered with the above debris.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris on this undeveloped lot consisting of miscellaneous items that were left over from a homeless encampment. Additionally, if you did not give anyone permission to be on the property, please contact the North Port Non Emergency Police Department, to begin a trespass affidavit.

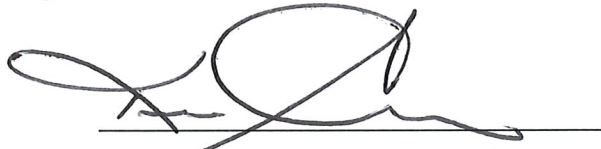
Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

3/12/2024, 2:15:29 PM KSCHAUER Remnants of homeless camp at site. A large amount of trash and debris. Sarasota county tax appraiser records in dictate that the site is property of Willow Creek apartments at the mouth of the apartment complex entrance/ driveway. The parcel ID shows as 0997005090, "at owner 14 LP, c/o Ryan LLC 200 E. Broadway, suite 1410 Ft Lauderdale Fl.33381. Follow up to be conducted. Photos attached. 3/12/2024, 2:23:54 PM KSCHAUER Parts of the former camp at 5400 Pan American blvd, parcel ID 0996001000, show belonging to " 5400 Group LLC, c/o SVN Commercial Ashley Bloom, 2024 Constitution Blvd Sarasota Fl. 34231." Both property owners will be responsible for clean up at this time. 3/13/2024, 7:04:21 AM KSCHAUER Request an NOV be prepared and sent to the 5400 Group LLC and advise to contact the NPPD regarding the trespass affidavit required for removal of homeless persons on the site. I was advised by the Willow Creek manager that the 5400 Group is aware of the camp but has not responded as of this date. 3/14/2024, 8:00:43 AM KSCHAUER NOV posted on property via metal frame this date. 3/25/2024, 10:26:32 AM KSCHAUER Violation remains, no chance, trash and debris throughout. SMH 2 be scheduled.

DATED: March 26, 2024



KEN SCHAUER
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

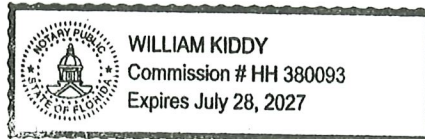
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26 day of Mar 2024, by KEN SCHAUER.



Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE COMPLIANCE DIVISION
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

5400 GROUP LLC
C/O SVN COMMERCIAL ASHLEY BLOOM
2024 CONSTITUTION BLVD
SARASOTA, FL 34231

DATE: March 13, 2024

PSI CASE NO.: 24-1056
REAL PROPERTY ADDRESS: 5400 PAN AMERICAN BLVD, NORTH PORT, FL
PORTION OF SECTIONS 29, 30, 31 & 32-39-21 AS DESC IN OFFICIAL RECORDS INSTRUMENT NO 201108
PARCEL ID #: 0996001000
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris on this undeveloped lot consisting of miscellaneous items that were left over from a homeless encampment. Additionally, if you did not give anyone permission to be on the property, please contact the North Port Non-Emergency Police Department, to begin a trespass affidavit.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

KEN SCHAUER
Inspector
Development Services
e-mail: kschauer@northportfl.gov

8/27
5m77



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

5400 GROUP LLC

C/O SVN COMMERCIAL ASHLEY BLOOM

Respondent(s)

CASE NO.: 24-1056

ADDRESS OF VIOLATION:

5400 PAN AMERICAN BLVD

NORTH PORT, FL.

PARCEL ID.: 0996001000

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, CODE COMPLIANCE INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On Mar 27, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5400 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 27 2024

KEN SCHAUER, Affiant
Development Services

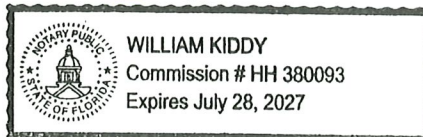
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 27 day of Mar 2024 by KEN SCHAUER.

Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0996001000

Ownership:
 5400 GROUP LLC
 C/O SVN COMMERCIAL ASHLEY BLOOM 2024 CONSTITUTION
 BLVD, SARASOTA, FL, 34231
Situs Address:
 5400 PAN AMERICAN BLVD NORTH PORT, FL, 34287

Land Area: 495,632 Sq.Ft.
Municipality: City of North Port
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 1000 - Vacant commercial land
Status: OPEN
Sec/Twp/Rge: 30-39S-21E
Census: 121150027391
Zoning: PCDN - PLANNED COMMUNITY DEVELOPMENT
Total Living Units: 0

Parcel Description: PORTION OF SECTIONS 29, 30, 31 & 32-39-21 AS DESC IN OFFICIAL RECORDS INSTRUMENT NO 2011088438, LESS COM AT PT OF INT OF ELY RW OF PAN AMERICAN BLVD & NLY RW OF TAMAMI TRL TH N 13-27-52 E ALONG SAID ELY RW OF PAN AMERICAN BLVD A DISTANCE OF 734.41 FT TH NELY ALONG CURVE TO LEFT 84.31 FT TO N LINE OF NE 1/4 OF SEC 31-39-21 TH S 89-31-55 E ALONG SAID NORTH LINE A DISTANCE OF 1480.25 FT TO SW COR OF AFORESAID SEC 29 TH N 23-08-36 E A DISTANCE OF 86.20 FT FOR POB TH S 61-10-59 E ALONG SLY LINE A DISTANCE OF 140.57 FT ML TO MHWL FO MYAKKAHATCHEE CREEK TH SWLY ALONG MHWL A DISTANCE OF 169.74 FT ML TH N 61-10-59 W A DISTANCE OF 90.30 FT ML TH N 28-49-01 E A DISTANCE OF 120 FT TH N 01-54-18 W A DISTANCE OF 52.35 FT TO POB, LESS LANDS AS DESC IN ORI 2021207697, LESS LANDS DESC IN ORI 2022140685, SUBJ TO 34873 C-SF ACCESS ESMT TO CITY OF NORTH PORT DESC IN ORI 2022140686, SUBJ TO 12,361 C-SF ACCESS ESMT TO NORTH PORT ROAD & DRAINAGE DISTRICT DESC IN ORI 2013041223, BEING PORTION OF LANDS AS DESC IN ORI 201621988

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values * Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ®
* 2023	\$1,301,500	\$0	\$0	\$1,301,500	\$99,641	\$0	\$99,641	\$1,201,859
* 2022	\$3,223,100	\$0	\$0	\$3,223,100	\$224,283	\$0	\$224,283	\$2,998,817
2021	\$1,344,900	\$0	\$0	\$1,344,900	\$1,258,194	\$0	\$1,258,194	\$86,706
2020	\$1,344,900	\$0	\$0	\$1,344,900	\$1,143,813	\$0	\$1,143,813	\$201,087
2019	\$1,344,900	\$0	\$0	\$1,344,900	\$1,039,830	\$0	\$1,039,830	\$305,070
2018	\$945,300	\$0	\$0	\$945,300	\$945,300	\$0	\$945,300	\$0
2017	\$945,300	\$0	\$0	\$945,300	\$945,300	\$0	\$945,300	\$0
2016	\$945,300	\$0	\$0	\$945,300	\$945,300	\$0	\$945,300	\$0
2015	\$1,239,400	\$0	\$0	\$1,239,400	\$1,239,400	\$0	\$1,239,400	\$0
2014	\$1,239,400	\$0	\$0	\$1,239,400	\$1,239,400	\$0	\$1,239,400	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/28/2016	\$650,000	2016121988	12	REDUS FLORIDA LAND LLC	WD
7/18/2011	\$300,100	2011088438	12	PAN AMERICAN ASSOCIATES LLC,	CT
3/9/2006	\$10,019,200	2006049407	X2	FULLENKAMP TTEE,DENNIS J	WD
6/28/1996	\$573,500	2870/1154	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/25/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/25/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0386F	OUT	OUT	X500	120279		OUT
0386F	OUT	OUT	X500	120279		OUT
0386F	OUT	IN	AE	120279	9.8	OUT
0386F	OUT	OUT	X	120279		OUT
0386F	OUT	IN	AE	120279	9.5	OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 240-8050
 *** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
 For general questions regarding the flood map, call (941) 861-5000.

