



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

**CODE ENFORCEMENT HEARING**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GHEE HOMES LLC	}	
Respondent(s)	}	CASE NO.: 23-493
	}	CERTIFIED MAIL NO.: 70203160000101942396
ADDRESS OF VIOLATION:	}	
5391 Butterfly Ln	}	
North Port, FL	}	
PARCEL ID.: 1144073226	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 07, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 2023**, 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 *February 15, 2023*, 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 **May 25, 2023**, 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 Enforcement 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.

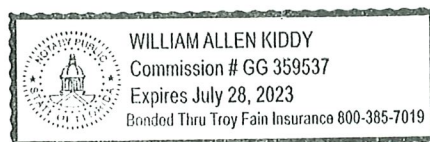
HEATHER FAUST, City Clerk

**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 **8635 WEST HILLSBOROUGH AVE TAMPA FL 33615**.

**DATED:** March 9, 2023

SERVER – CITY OF NORTH PORT





**CITY OF NORTH PORT  
SARASOTA COUNTY, FLORIDA  
CODE ENFORCEMENT DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286  
(941) 429-7186**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>GHEE HOMES LLC</b>	}	
Respondent(s)	}	CASE NO.: 23-493
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>5391 BUTTERFLY LN</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1144073226	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated February 15, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

2/1/2023, 9:34:20 AM HBURTON Vacant lot has a fifth wheel trailer on vacant lot. Vacant lot has building materials on vacant lot.

(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 undeveloped lot consisting of building materials, with no building permit on file.

**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:

2/2/2023, 1:29:39 PM JARDINGE Upon initial inspection there are large piles of green wood panels, tarps, other wood panels, and other construction debris on the vacant lot. The RV in question does not seem to be on property of time. Will reinspect in one week to see if it shows up. 2/13/2023, 11:28:14 AM JARDINGE Trailer is still not here. Building materials are still being stored on property POP on inspection I verified trailer was removed but still in violation of debris on vacant lot

DATED: March 07, 2023



JENNIFER ARDINGER  
Inspector  
Neighborhood 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 7 day of March 2023, by JENNIFER ARDINGER.



Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





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

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

GHEE HOMES LLC  
8635 WEST HILLSBOROUGH AVE  
TAMPA, FL 33615

**DATE:** February 15, 2023

PSI CASE NO.: 23-493  
REAL PROPERTY ADDRESS: 5391 BUTTERFLY LN, NORTH PORT, FL  
LOT 26 BLK 732 12TH ADD TO PORT CHARLOTTE PARCEL ID #: 1144073226  
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 undeveloped lot consisting of building materials, with no building permit on file.

**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:***

JENNIFER ARDINGER  
Inspector  
Neighborhood Development Services  
e-mail: [jardinger@northportfl.gov](mailto:jardinger@northportfl.gov)





**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**NEIGHBORHOOD DEVELOPMENT SERVICES**  
**CODE ENFORCEMENT DIVISION**  
 4970 City Hall Boulevard – North Port, FL. 34286  
 (941) 429-7186

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
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Respondent(s)	}	CASE NO.: 23-493
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<b>ADDRESS OF VIOLATION:</b>	}	
5391 BUTTERFLY LN	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1144073226	}	

STATE OF FLORIDA :  
 : SS  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On May 3, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5391 BUTTERFLY LN, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** May 3 2023

  
 \_\_\_\_\_  
 JENNIFER ARDINGER, Affiant  
 Neighborhood 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 3 day of May 2023 by JENNIFER ARDINGER.

  
 \_\_\_\_\_  
 Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
 Type of Identification Produced \_\_\_\_\_





U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

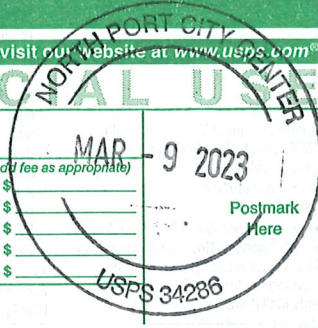
**OFFICIAL USE**

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postmark  
Here

Postage

\$

**CE WK 23-493**

**GHEE HOMES LLC**  
**8635 WEST HILLSBOROUGH AVE**  
**TAMPA FL 33615**

7020 3160 0001 0194 2396



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1144073226**

**Ownership:**  
 GHEE HOMES LLC  
 8635 WEST HILLSBOROUGH AVE, TOWN N COUNTRY , FL,  
 33615  
**Situs Address:**  
 ADELAIDE AVE NORTH PORT, FL, 34288

**Land Area:** 10,625 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1540 - PORT CHARLOTTE SUB 12  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 32-39S-22E  
**Census:** 121150027461  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 26 BLK 732 12TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. <sup>Ⓢ</sup>
2022	\$17,100	\$0	\$0	\$17,100	\$5,314	\$0	\$5,314	\$11,786
2021	\$8,200	\$0	\$0	\$8,200	\$4,831	\$0	\$4,831	\$3,369
2020	\$7,100	\$0	\$0	\$7,100	\$4,392	\$0	\$4,392	\$2,708
2019	\$4,300	\$0	\$0	\$4,300	\$3,993	\$0	\$3,993	\$307
2018	\$4,200	\$0	\$0	\$4,200	\$3,630	\$0	\$3,630	\$570
2017	\$3,300	\$0	\$0	\$3,300	\$3,300	\$0	\$3,300	\$0
2016	\$3,500	\$0	\$0	\$3,500	\$3,300	\$0	\$3,300	\$200
2015	\$3,000	\$0	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0
2014	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2013	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/1/2022	\$21,500	2022055254	01	GONAK YAROSLAV	WD
7/7/2004	\$21,000	2004150313	01	TELFORD,CHARLES E	WD
9/3/2002	\$100	2002158596	X2	REMPFER CO-TTEE,ELEANOR	TR
12/31/2001	\$100	2001189898	X2	TELFORD,ELDEN H	OT
2/1/1974	\$1,200	1034/1049	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/5/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/6/2023)  
 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 *
0392F	OUT	OUT	X	120279		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.

