



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

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

ELIZABETH FABRIE
PAUL FABRIE
2402 MANHEIM AVE
NORTH PORT, FL 34286-6187

DATE: April 8, 2025

CASE NO.: CECASE-25-00658
REAL PROPERTY ADDRESS: 2402 Manheim Ave, North Port, FL 34286
LOT 23 BLK 471 8TH ADD TO PORT
PARCEL ID: 0982047123
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

42-22A NPCC - Excessive Growth of Grass/Weeds; It shall be unlawful for any owner of a lot to permit the excessive growth of grass and nuisance weeds on sodded or seeded grass area or within cultivated landscaped areas on a developed lot.

Violation Text

Grass and or weeds exceeds city code.

Violation Corrective Action(s)

Cut grass and/or weeds on the property within ten (10) days from the date of this Notice.

If you do not correct and abate this public nuisance within ten (10) days from the date of this notice, the City shall take corrective action to abate. The above noted condition constitutes a public nuisance and is detrimental to the health, safety and general welfare of the citizenry of this municipality.

Costs Shall Be Assessed:

The City of North Port shall take the necessary action to have the violation(s) corrected and the cost of such action shall be billed to the owner of the property, **at a minimum charge of \$190.00**. The property owner, **within noted time period for correction**, may request, in writing, a hearing before the Hearing Officer to show that the condition alleged does not exist or that such a condition does not constitute a waiver of hearing. Requests for hearing shall be mailed to City of North Port – Attn: Code Compliance, 4970 City Hall Boulevard, North Port, FL 34286.

Lien(s) May Be Placed:

If the property owner does not abate the violation or file a request for hearing and fails to reimburse the City for costs incurred within thirty (30) days, the City is authorized, by Ordinance, to record a special assessment lien on behalf of the City against the land for any and all costs involved in correcting the public nuisance. Said lien shall be recorded in the public records and thereafter shall constitute a lien against the land and upon any other real or personal property owned by the violator. Interest on the lien shall bear at the legal rate. The owner shall be responsible for the cost of collection. The lien shall be prior to all other liens except taxes.

IF YOU CORRECT THE VIOLATION ON YOUR OWN, OR HIRE A PRIVATE CONTRACTOR, PLEASE CONTACT THE INSPECTOR IDENTIFIED BELOW AS SOON AS THE WORK IS COMPLETE. WE WILL HAVE THE PROPERTY RE-INSPECTED IN ORDER TO AVOID ANY ADDITIONAL CHARGES THAT MAY BE INCURRED.

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov