CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
BERHOW SHARON JESSICA	}	
Respondent(s)	}	CASE NO.: 24-3450
	}	
ADDRESS OF VIOLATION:	}	
5942 TRUMPET ST	}	
North Port, FL	}	
PARCEL ID.: # 0949139310	}	

AFFIDAVIT OF MAILING AND POSTING

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

The undersigned, Leslie VanAtti, upon her oath, deposes and says:

On Feb 14, 2025, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated November 19, 2024 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 5942 TRUMPET ST NORTH PORT FL 34291-4013, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 14 2025

Leslie VanAtti, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Feb 2025, by Leslie VanAtti.

Notary Public - State of Florida

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

LESLIE ANN VANATTI
Commission # HH 497308
Expires February 27, 2028

CITY OF NORTH PORT

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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
BERHOW SHARON JESSICA	}	
Respondent(s)	}	CASE NO.: 24-3450
	}	
ADDRESS OF VIOLATION:	}	
5942 TRUMPET ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0949139310	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On November 21, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5942 TRUMPET ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: November 21 2024

Gavyn O'Neil, 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 21 day of November 2024 by Gavyn O'Neil.

Notary Public - State of Florida

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

LESLIE ANN VANATTI
Commission # HH 497308
Expires February 27, 2028

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.	}	
SHARON JESSICA BERHOW	}	
CHRISTOPHER POUNDS		
Respondent(s)	}	CASE NO.: 24-3450
	}	CERTIFIED MAIL NO.: 95890710527004229121 24
ADDRESS OF VIOLATION:	}	
5942 Trumpet St	}	
North Port, FL	}	
PARCEL ID.: 0949139310	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated ***November 19, 2024, YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.,*** or as soon thereafter as possible, ***on February 27, 2025,*** 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 ***August 09, 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 ***February 27, 2025,*** 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

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 **5942 TRUMPET ST NORTH PORT FL 34291-4013.**

DATED: November 20, 2024

Leslie Van Vatti

SERVER – CITY OF NORTH PORT

LESLIE ANN VANATTI
Commission # HH 497308
Expires February 27, 2028

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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
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Respondent(s)	}	CASE NO.: 24-3450
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ADDRESS OF VIOLATION:	}	
5942 TRUMPET ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 0949139310	}	

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 August 09, 2024, by first class mail, a copy of which is attached.

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

8/7/2024, 1:48:25 PM GONEIL Property has boat and detach trailer parked in crow. White Ram parked on unimproved surface in front of house. expired fence permit 22-855 expired shed permit 22-842

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

Violation Description

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:
a. The vehicle is parked in the direction of traffic;
b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians;
c. The vehicle can be parked and moved without causing damage to the public right-of-way; and
d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Property has boat and detach trailer parked in city right-of-way in front of this residence.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

Violation Description

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:
a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows:

Residential

Lot Size	Total Vehicles and/or Boats
10,999 square feet or smaller	6
11,000 to 20,999 square feet	8
21,000 to 30,999 square feet	9
31,000 to 40,999 square feet	10
41,000 to 50,999 square feet	11
51,000 square feet and larger	12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows:

1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard.

2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

White Dodge Ram parked on unimproved surface in front yard of residence.

Violation Corrective Action

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired fence permit 22-855 as well as Expired shed permit 22-842

Violation Corrective Action

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: http://cityofnorthport.com/index.aspx?page=121

(3) Field Inspection Notes:

8/19/2024, 9:03:18 AM GONEIL Property still in violation.

DATED: November 19, 2024

Gavyn O'Neil
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

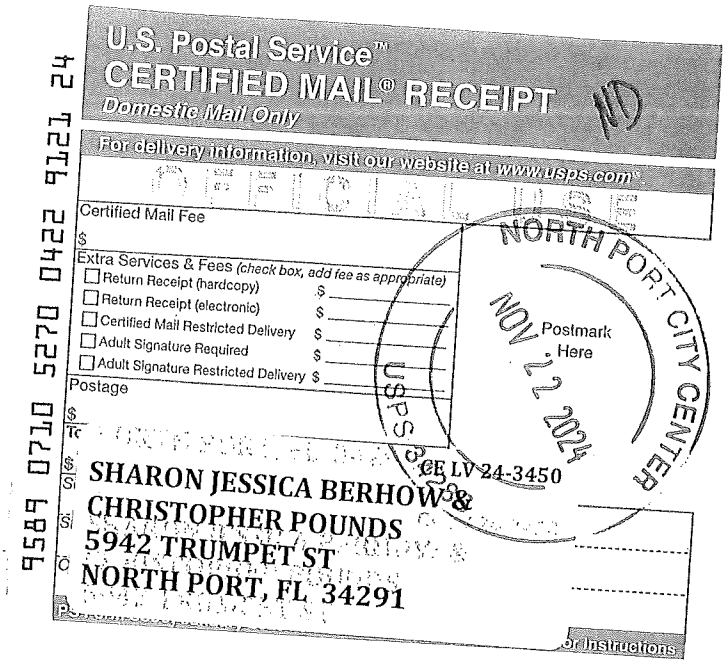
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of November 2024, by Gavyn O'Neil.

Notary Public - State of Florida

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

LESLIE ANN VANATTI
Commission # HH 497308
Expires February 27, 2028



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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NORTH PORT CITY CENTER
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SHARON JESSICA BERHOW &
CHRISTOPHER POUNDS
5942 TRUMPET ST
NORTH PORT, FL 34291

9589 0710 5270 0422 9727 24

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0949139310

Ownership:
BERHOW SHARON JESSICA
POUNDS CHRISTOPHER
5942 TRUMPET ST, NORTH PORT, FL, 34291-4013
Situs Address:
5942 TRUMPET ST NORTH PORT, FL, 34291

Land Area: 30,491 Sq.Ft.
Municipality: City of North Port
Subdivision: 1582 - PORT CHARLOTTE SUB 28
Property Use: 0100 - Single Family Detached
Status OPEN
Sec/Twp/Rge: 07-39S-21E
Census: 121150027442
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 10, 11 & 14, BLK 1393, 28TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
5942 TRUMPET ST NORTH PORT, FL, 34291	1	2	2	0	1988	2003	1,786	1,246	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	998	SF	2015
2	1	Swimming Pool	364	SF	2015
3	1	Patio - concrete or Pavers	634	SF	2015
4	1	Patio - concrete or Pavers	168	SF	2015
5	1	Shed all walls	288	SF	2015
6	1	Pre-Fabricated Metal Building (Steel/Metal Clad)	720	SF	2022
7	1	Carport Detached	300	SF	2022

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
	2024	$44,400	$154,800	$93,100	$292,300	$180,399	$50,000	$130,399	$111,901
	2023	$40,000	$187,900	$89,200	$317,100	$175,145	$50,000	$125,145	$141,955
	2022	$46,900	$160,300	$68,000	$275,200	$150,141	$50,000	$100,141	$125,059
	2021	$14,700	$122,900	$46,900	$184,500	$145,768	$50,000	$95,768	$38,732
	2020	$12,600	$108,900	$48,400	$169,900	$143,755	$50,000	$93,755	$26,145
	2019	$15,400	$120,400	$45,100	$180,900	$140,523	$50,000	$90,523	$40,377
*	2018	$13,800	$99,300	$36,900	$150,000	$118,662	$60,000	$58,662	$31,338
	2017	$8,900	$75,100	$28,400	$112,400	$112,400	$60,000	$52,400	$0
	2016	$7,500	$74,600	$27,000	$109,100	$100,924	$50,000	$50,924	$8,176
	2015	$6,000	$67,500	$0	$73,500	$73,500	$48,500	$25,000	$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

Homestead Property: Yes - *Notice to Buyers*

Grant Year	Value
2019	$25,000.00
2019	$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/22/2018	$209,900	2018025423	01	SEIBERT DANIEL T	WD
10/21/2016	$180,500	2016131227	01	KELLEY GEORGE SANFORD	WD
8/29/2014	$111,000	2014106170	01	RHODES ROBERT C	WD
6/26/2012	$55,000	2012084729	05	JAMES,WINSTON A	WD
7/29/1994	$63,000	2656/721	01	SEARS EDWARD O	WD
10/1/1986	$1,500	1897/1834	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/18/2024

FEMA Flood Zone Information provided by Sarasota County Government

⚠ This property is in a SFHA or CFHA. Click to view the Flood Zone Map.
ⓘ Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	IN	AE	120279		OUT
0376F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the Flood Zone 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.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024
For general questions regarding the flood map, call (941) 861-5000.