



**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**

VLC HOLDINGS INC
3600 LAUREL RD E
NORTH VENICE, FL, 34275-3240

DATE: May 27, 2025

CASE NO.: CECASE-25-01002
REAL PROPERTY ADDRESS: 6726 Joejeff St, North Port, FL 34286
LOT 7 BLK 36 NORTH PORT CHARLOTTE ESTATES 2ND ADD
PARCEL ID: 0937013607

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

Unified Land Development Code Sec. 1-4. - Applicability.

A. General applicability.

(1) Except as specifically provided below, the provisions of this Code shall apply to all development in the City, and no development shall be undertaken without prior authorization pursuant to this Code.

Unified Land Development Code Sec. 1.1.8. Transitional Rules

C. Conditions of previously approved development permits. Land development permits and conditional uses with attached conditions shall remain in full force and effect on the land for which they were approved, regardless of ownership or occupant change, unless the adopted ULDC provisions create a situation where any or all conditions no longer apply as determined by the ULDC Administrator.

Unified Land Development Code Sec. 1-16. - Penalties for offenses.

A. Violation of the provisions of these zoning regulations or failure to comply with any of the requirements, including violations of conditions and safeguards established in connection with grants of variances or special exception, shall constitute a code enforcement violation.

Violation Text

This property is subject to the North Port Unified Land Development Code and an original Site Plan dated March 9, 1989, and adopted by the North Port City Commission on August 17, 1989. The Site Plan depicts Lots 6 and 7, with wood chipping operations depicted on Lot 7 only and a notation of "Future Expansion" on Lot 6.

The property is also subject to a 2007 Stipulation Settlement, containing Condition 3 stating that the defendant (Property Owner) shall comply with the original site plan. Additionally, Condition 5 of the 2007 Stipulation Agreement acknowledges that additional equipment above that shown on the original Site Plan may be needed to comply with the Settlement, but that approval of a Conditional Use Permit (CUP) must be obtained and that the City will not unreasonably withhold such permit. The property owner never applied for the required CUP but has operated with additional equipment despite lacking the required approval.

- Based on the site plan approved August 17, 1989, the following items are deficient:
 - A Conditional Use Permit must be obtained to address additional equipment being utilized onsite.
 - Operations and stockpiling are being conducted within the 50' setback depicted on the Site Plan.
 - The perimeter Fire Lane is not constructed in the location depicted on the Site Plan. The site plan shows it to be located approximately 35 feet from the property line, though it is constructed approximately 15 feet from the property line.

Violation Corrective Action(s)

Within ten (10) days of the date of this notice:

- Remove stockpiled materials within the required 50-foot buffer.
- Relocate Fire Lane to the proper location per the Site Plan approved August 17, 1989.
- Submit a Conditional Use Permit Application for equipment utilized on Lot 7.

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
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Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
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Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
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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
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For any repeat Violations:	Maximum Cumulative Fine \$25,000.00
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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:

Kevin Raducci
Code Enforcement Manager
Neighborhood Development Services
e-mail: kradduci@northportfl.gov
(941)429-7184