CITY OF NORTH PORT

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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
CARLOS & DOLORES KIENZLE	}	
Respondent(s)	}	CASE NO.: 24-3811
	}	
ADDRESS OF VIOLATION:	}	
2772 W PRICE BLVD	}	
North Port, FL	}	
PARCEL ID.: # 0982045004	}	

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 15, 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 2772 W PRICE BLVD NORTH PORT FL 34286-4930, 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 _____

NOTARY PUBLIC STATE OF FLORIDA
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.	}	
CARLOS & DOLORES KIENZLE	}	
Respondent(s)	}	CASE NO.: 24-3811
	}	
ADDRESS OF VIOLATION:	}	
2772 W PRICE BLVD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0982045004	}	

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

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

AFFIDAVIT OF POSTING

On November 22, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2772 W PRICE BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: November 22 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 22 day of November 2024 by KEN SCHAUER.

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.	}	
CARLOS & DOLORES KIENZLE	}	
Respondent(s)	}	CASE NO.: 24-3811
	}	CERTIFIED MAIL NO.: 958907105270042291837
ADDRESS OF VIOLATION:	}	
2772 W Price Blvd	}	
North Port, FL	}	
PARCEL ID.: 0982045004	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated ***November 15, 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 ***September 12, 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 **2772 W PRICE BLVD NORTH PORT FL 34286-4930.**

DATED: November 20, 2024

Leslie Van Atta

SERVER – CITY OF NORTH PORT

NOTARY PUBLIC STATE OF FLORIDA
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,	}	
vs.	}	
CARLOS & DOLORES KIENZLE	}	
Respondent(s)	}	CASE NO.: 24-3811
	}	
ADDRESS OF VIOLATION:	}	
2772 W PRICE BLVD	}	
NORTH PORT, FL	}	
PARCEL ID.: 0982045004	}	

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 September 12, 2024, by first class mail, a copy of which is attached.

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

9/11/2024, 9:43:45 AM KSCHAUER Drive by, I observed a makeshift dirt driveway created without a permit entering from Cranbrook ave, through and obstructing the storm water swale and city right of way, onto the rear of 2772 W Price Blvd. this is a 20,000 sq ft dbl parcel property fronting on Price Blvd. A citizen concern is that the rain water cannot run through as there is no culvert pipe and is causing some flooding in the roadway. This is apparent. Request an NOV be prepared and sent to the property owners of 2772 W Price Blvd for the violation and to remove the blockage and restore the swale. There would be a need to obtain a permit for the proper installation of a culvert a concrete slab driveway. Photos attached

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

Violation Description
59-1(b)(2), North Port City Code, Prohibited parking – Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).

Violation Text
Semi-tractor parking on a 20,000 square foot lot.

Violation Corrective Action
Vehicle(s) must be removed from the property or meet allowed parking requirements within ten (10) days of the date of this notice. Criteria for allowed heavy duty vehicle(s) parking, reference North Port City Code 59-1 (c)(3) https://library.municode.com/fl/north_port Lot size / Combined maximum parking / Location limits / Buffer required / Landscape buffer / Landscape buffer exceptions.

Violation Description
66-62(C) NPCC - Culvert and right-of-way use permits. (c) Except as otherwise provided in this section, no person shall construct, install, place or maintain structures, signs or other fixtures within the Road and Drainage right-of-way of the City of North Port without a currently valid permit issued by the District.

Violation Text
Driveway installed through the right-of-way without a culvert, causing flooding to surrounding areas. Blockage needs to be removed and restored to its original condition, or a permit needs to be applied for and the area needs to be repaired/installed in accordance with code.

Violation Corrective Action
Apply for and acquire the required right-of-way use permit for the above sign, structure, sign or other fixture. It there is not an applicable permit, the structure/item needs to be removed from the right-of-way within ten (10) days of the date of this notice.

(3) Field Inspection Notes:
9/11/2024, 10:55:47 AM KSCHAUER Also the added violation of a parking ordinance based on the citizen photo attached of parking a semi tractor on a 20,000 sq ft RSF property. This is a violation of city ordinance as this would require a minimum 30,000 sq ft 9/16/2024, 2:44:05 PM KSCHAUER Red dump truck parked on property in violation. Photo attached. 9/16/2024, 2:45:17 PM KSCHAUER reg£ P20-13C 9/24/2024, 10:38:04 AM KSCHAUER Swale violation remains. Makeshift driveway onto Cranbrook ave to the rear of the property creating blockage to stormwater flow. Permit required. 10/31/2024, 11:19:20 AM KSCHAUER Makeshift dirt driveway still in place with no culvert and or permit. Schedule hearing.

DATED: November 15, 2024

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

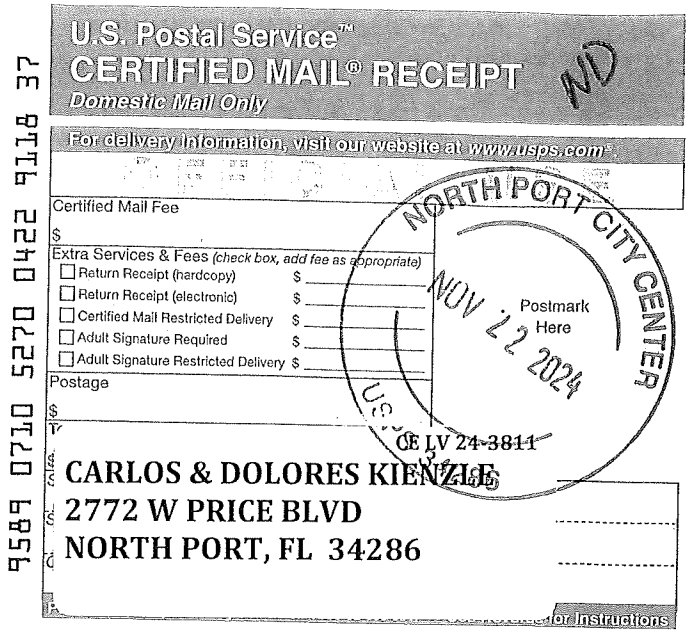
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of November 2024, by KEN SCHAUER.

Notary Public - State of Florida

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

NOTARY PUBLIC STATE OF FLORIDA
LESLIE ANN VANATTI
Commission # HH 497308
Expires February 27, 2028



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

ND

For delivery information, visit our website at www.usps.com®.

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 $

Postage
$

NORTH PORT CITY CENTER
NOV 22 2024
Postmark Here

CE LV 24-3811

CARLOS & DOLORES KIENZLE
2772 W PRICE BLVD
NORTH PORT, FL 34286

9589 0710 5270 0422 9118 37

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0982045004

Ownership:
KIENZLE CARLOS ALFREDO
KIENZLE DOLORES M
2772 W PRICE BLVD, NORTH PORT, FL, 34286-4930
Situs Address:
2772 W PRICE BLVD NORTH PORT, FL, 34286

Land Area: 20,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1527 - PORT CHARLOTTE SUB 09
Property Use: 0100 - Single Family Detached
Status OPEN
Sec/Twp/Rge: 23-39S-21E
Census: 121150027432
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 4 & 23 BLK 450 9TH 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
2772 W PRICE BLVD NORTH PORT, FL, 34286	1	3	2	0	1993	2008	2,153	1,545	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Patio - concrete or Pavers	180	SF	2007

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2024	$41,400	$214,200	$1,200	$256,800	$180,607	$50,000	$130,607	$76,193
2023	$39,200	$262,800	$1,200	$303,200	$175,347	$50,000	$125,347	$127,853
2022	$42,800	$217,400	$1,200	$261,400	$170,240	$50,000	$120,240	$91,160
2021	$19,600	$155,400	$1,000	$176,000	$165,282	$50,000	$115,282	$10,718
2020	$15,800	$146,200	$1,000	$163,000	$163,000	$50,000	$113,000	$0
2019	$16,100	$142,800	$900	$159,800	$159,800	$0	$159,800	$0
2018	$14,400	$136,400	$1,600	$152,400	$152,400	$0	$152,400	$0
2017	$11,200	$126,300	$700	$138,200	$80,327	$50,000	$30,327	$57,873
2016	$10,000	$115,300	$700	$126,000	$78,675	$50,000	$28,675	$47,325
2015	$10,000	$97,800	$600	$108,400	$78,128	$50,000	$28,128	$30,272

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
2020	$25,000.00
2020	$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
7/14/2017	$174,900	2017090483	01	BRADY JAMES C	WD
6/29/2010	$115,000	2010080115	01	PIETRAS,HELEN	WD
3/22/2007	$100	2007101264	11	PIETRAS,ROBERT F	OT
3/5/2004	$100	2004044149	11	PIETRAS ROBERT F,	WD
6/30/1993	$80,000	2522/2460	01	SUN QUEST HOMES INC	WD
6/22/1992	$5,200	2415/1783	11	SUN QUEST HOMES INC	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/31/2024

FEMA Flood Zone Information provided by Sarasota County Government

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 *
0383F	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.