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

SUN COAST PLAZA PROPERTY OWNERS ASSOCIATION INC
16690 COLLINS AVE STE 1004
SUNNY ISLES BEACH, FL 33160-5687

DATE: January 15, 2025

CASE NO.: CECASE-25-00182
REAL PROPERTY ADDRESS: 0 *address Not Required Info,North Port, FL 34288
TRACT A, SUNCOAST PLAZA III, P
PARCEL ID: 0984070095
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
IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text
A green light pole is knocked down on the sidewalk next to Sunmarket Place.

Violation Corrective Action(s)
Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

Violation Description
IPMC 2021, 302.3 Sidewalks and driveways - Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Violation Text
Pothole next to storm drain in the center of the roadway on Sundown Lane.

Violation Corrective Action(s)
Repair the condition(s) of the road(s) or parking area(s) to conform with the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition within ten (10) days of the date of this notice. *Remove and replace the distressed area(s) to the full distressed depth and the full lane width for the full distressed length each end.

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:

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