



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

CITY OF NORTH PORT, FLORIDA

}

Petitioner,

}

vs.

}

KIMBERLY S LOWE-BAKER

}

Respondent(s)

}

CASE NO.: CECASE-26-01355

ADDRESS OF VIOLATION:

}

5907 HOBHILL AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 1000249108

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/26/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5907 HOBHILL AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/02/2026

Blake Via, 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 2nd day of July, 2026 by Blake Via.

Notary public - State of Florida

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





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

KIMBERLY S LOWE-BAKER

5907 HOBHILL AVE

NORTH PORT, FL 34287-3060

Respondent(s)

ADDRESS OF VIOLATION:

5907 Hobhill Ave

North Port, FL 34287

PARCEL ID.: 1000249108

CASE NO.: CECASE-26-01355

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
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 4/27/2026, by first class mail, a copy of which is attached.

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

Fence in disrepair.

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

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

Fence in disrepair.

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.

(3) Field Inspection Notes:

Fence in disrepair.

DATED: 6/17/2026

Blake Via

Blake Via
Inspector
Neighborhood 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 17th day of JUNE, 2026, by Blake Via.

Trysta Lynn Cassell

Trysta Cassell - *Notary Public - State of Florida*



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

- (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 Code Enforcement 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.

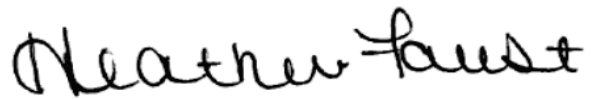
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

Heather Faust
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 5907 HOBHILL AVE , NORTH PORT, FL 34287-3060.

DATED: June 24th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive style with a large initial "T".

Trysta Cassell – CITY OF NORTH PORT



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

CODE ENFORCEMENT HEARING

KIMBERLY S LOWE-BAKER
5907 HOBHILL AVE
NORTH PORT, FL 34287-3060

CECASE-26-01355
Address of Violation
5907 HOBHILL AVE
NORTH PORT, FL, 34287-4287
PARCEL ID.: 1000249108

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “CEInfo@northportfl.gov”.

Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at: www.northportfl.gov/cehearing

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



**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**

KIMBERLY S LOWE-BAKER
5907 HOBHILL AVE
NORTH PORT, FL 34287-3060

DATE: April 27, 2026

CASE NO.: CECASE-26-01355
REAL PROPERTY ADDRESS: 5907 Hobhill Ave, North Port, FL 34287
LOT 8 BLK 2491 50TH ADD TO POR
PARCEL ID: 1000249108
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

Fence in disrepair.

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.

Blake Via
Inspector
Neighborhood Development Services
e-mail: bvia@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1000249108

Ownership:

LOWE -BAKER KIMBERLY S

5907 HOBHILL AVE, NORTH PORT, FL, 34287-3060

Situs Address:

5907 HOBHILL AVE NORTH PORT, FL, 34287

Land Area: 12,366 Sq.Ft.

Municipality: City of North Port

Subdivision: 1798 - PORT CHARLOTTE SUB 50

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 32-39S-21E

Census: 121150027102

Zoning: AC1 - ACTIVITY CENTER 1

Total Living Units: 1

Parcel Description: LOT 8 BLK 2491 50TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u> ⁱ	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ⁱ	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
5907 HOBHILL AVE NORTH PORT, FL, 34287	1	2	1	0	1983	2003	1,775	899	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	704	SF	1998
2	1	Patio - concrete or Pavers	320	SF	1998
3	1	Swimming Pool	384	SF	1998

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⁱ
2025	\$40,000	\$110,100	\$30,100	\$180,200	\$180,200	\$0	\$180,200	\$0
2024	\$52,500	\$87,600	\$28,100	\$168,200	\$165,976	\$0	\$165,976	\$2,224
2023	\$46,200	\$110,700	\$28,500	\$185,400	\$150,887	\$0	\$150,887	\$34,513
2022	\$35,400	\$105,700	\$32,600	\$173,700	\$137,170	\$0	\$137,170	\$36,530
2021	\$28,300	\$72,900	\$23,500	\$124,700	\$124,700	\$0	\$124,700	\$0
2020	\$28,300	\$66,900	\$26,300	\$121,500	\$121,500	\$0	\$121,500	\$0
2019	\$27,300	\$65,500	\$24,600	\$117,400	\$57,321	\$32,821	\$24,500	\$60,079
2018	\$20,100	\$68,800	\$21,100	\$110,000	\$56,252	\$31,752	\$24,500	\$53,748
2017	\$13,500	\$63,600	\$20,700	\$97,800	\$55,095	\$30,595	\$24,500	\$42,705
2016	\$7,500	\$57,100	\$18,700	\$83,300	\$53,962	\$29,462	\$24,500	\$29,338

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: No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/20/2019	\$100	2019042850	11	LOWE LINDA L	QC
12/5/1997	\$46,000	3045/852	01	BENJAMIN MERLE J	PR
4/1/1983	\$59,700	1596/31	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/16/2026

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0386G	OUT	IN	AE	120279	9	OUT
0386G	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone 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 6/15/2026

For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/27/2026

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 1504 68

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 04/27/2026 14:36

ORIGINAL INTENDED RECIPIENT:

KIMBERLY S LOWE-BAKER

5907 HOBHILL AVE

NORTH PORT FL 34287-3060

Case Number: CECASE-26-01355

Parcel ID: 1000249108

DATE PRODUCED: 5/22/2026 2:20 AM

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8370 1504 68

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

KIMBERLY S LOWE-BAKER

5907 HOBHILL AVE

NORTH PORT, FL 34287-3060

The above information represents information provided by the United States Postal Service.

Return Reference Number:

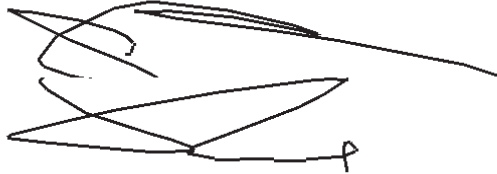
Mailer: City of North Port

Date Produced: 05/22/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 1504 68. Our records indicate that this item was delivered on 05/21/2026 at 09:50 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

KIMBERLY S LOWE-BAKER
5907 HOBHILL AVE
NORTH PORT, FL 34287-3060



Customer Reference Number: C6779175.41468575



Return address:

CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286



Recipient address:

KIMBERLY S LOWE-BAKER
5907 HOBHILL AVE
NORTH PORT, FL 34287-3060

MAILING DATE: 04/27/2026
DELIVERY DATE: 05/21/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 1504 68

USPS Tracking Label Number: 9214 8901 9403 8370 1504 68

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/27/2026 09:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/27/2026 14:36
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/28/2026 18:10
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/28/2026 19:25
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/29/2026 15:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/30/2026 00:10
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	04/30/2026 09:22
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	05/01/2026 08:20
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	05/05/2026 03:04
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	05/15/2026 03:11
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	05/15/2026 09:03
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/18/2026 23:45
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/20/2026 13:45
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/21/2026 00:39
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	05/21/2026 09:50

CASE NUMBER: CECASE-26-01355
PARCEL ID: 1000249108

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/24/2026

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8330 4442 79

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/24/2026 14:11

ORIGINAL INTENDED RECIPIENT:

KIMBERLY S LOWE-BAKER

5907 HOBHILL AVE

NORTH PORT FL 34287-3060

Case Number: CECASE-26-01355

Parcel ID: 1000249108