



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GEORGE W III GOODSPEED }
LYNNSEE MARIE TAYLOR }
Respondent(s) }
ADDRESS OF VIOLATION: }
7270 Hiawatha Ter }
North Port, FL }
PARCEL ID.: 1129223240 }

CASE NO.: 23-2099
CERTIFIED MAIL NO.: 9589071052700187027309

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on April 25, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), George W Iii Goodspeed, Lynnsee Marie Taylor own(s) the property commonly known as, 7270 Hiawatha Ter North Port, Sarasota County, Florida (LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated April 27, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent’s actions constitute a violation of:
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Fence/gate on vacant lot with no accessory structure which is unpermitted.)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly Removed the accessory structure from the undeveloped lot.

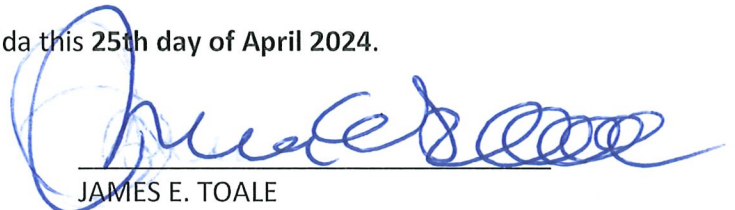
6. If Respondent(s) fail(s) to correct the violation(s) by **May 20th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$25.00** per day for **Unified Land Development Code**, beginning **May 21st, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$2,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **May 23rd, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Compliance Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **25th** day of **April 2024**.



JAMES E. TOALE
HEARING OFFICER

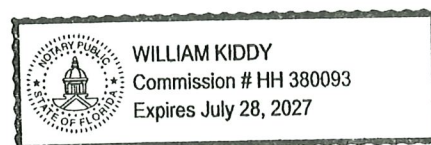
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 2689 Chesley Rd North Port Fl 34288.

DATED: April 26, 2024.



SERVER-CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1129223240	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 29 2024



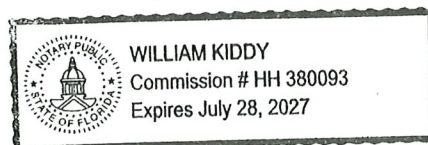
DAVE GRANDT, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of Apr 2024 by DAVE GRANDT.


Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1129223240

Ownership: GOODSPEED GEORGE W III TAYLOR LYNNSEE MARIE 2689 CHESLEY RD, NORTH PORT, FL, 34288 Situs Address: HIAWATHA TER NORTH PORT, FL, 34288	Land Area: 23,984 Sq.Ft. Municipality: City of North Port Subdivision: 1778 - PORT CHARLOTTE SUB 46 Property Use: 0000 - Residential vacant site Status: OPEN Sec/Twp/Rge: 25-39S-22E Census: 121150027462 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 0 Parcel Description: LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE
--	--

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

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>
2023	\$10,900	\$0	\$0	\$10,900	\$4,961	\$0	\$4,961	\$5,939
2022	\$11,700	\$0	\$0	\$11,700	\$4,510	\$0	\$4,510	\$7,190
2021	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$2,636	\$0	\$2,636	\$464
2019	\$3,100	\$0	\$0	\$3,100	\$2,396	\$0	\$2,396	\$704
2018	\$2,500	\$0	\$0	\$2,500	\$2,178	\$0	\$2,178	\$322
2017	\$2,700	\$0	\$0	\$2,700	\$1,980	\$0	\$1,980	\$720
2016	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2014	\$5,000	\$0	\$0	\$5,000	\$4,235	\$0	\$4,235	\$765

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

There are no exemptions associated with this parcel.

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>
10/29/2020	\$2,000	2020152000	37	PARADISE PARCELS LLC	WD
9/22/2020	\$1,500	2020134013	37	DELALLA VICTOR	WD
10/8/1993	\$7,200	2569/2245	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
0412F	OUT	OUT	X	120279		OUT
0412F	OUT	IN	AE	120279	23.6	OUT

* If your property is in a SFHA or CFHA, use the 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.
 For general questions regarding the flood map, call (941) 861-5000.





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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA }
 Petitioner, }
 vs. }
 GEORGE W III GOODSPEED }
 LYNNSEE MARIE TAYLOR }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 7270 Hiawatha Ter }
 North Port, FL }
 PARCEL ID.: 1129223240 }

CASE NO.: 23-2099
 CERTIFIED MAIL NO.: 9589071052700187023417

NOTICE OF CONTINUANCE

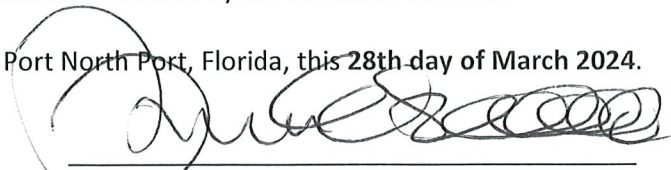
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **March 28, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **March 28, 2024**, to **April 25, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **28th** day of **March 2024**.



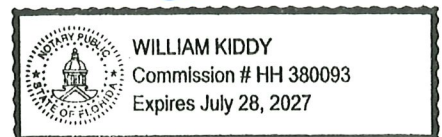
 JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to **2689 CHESLEY RD NORTH PORT FL 34288** this 2 day of **April 2024**.



 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-2099

Parcel ID No.: 1129223240

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7270 HIAWATHA TER
(Location of Violation)

PROPERTY OWNER: GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2689 CHESLEY RD NORTH PORT FL 34288

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
North Port, FL	}	
PARCEL ID.: # 1129223240	}	

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On April 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 28, 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 2689 CHESLEY RD NORTH PORT FL 34288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: April 12 2024



William Kiddy, 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 12 day of April 2024, by William Kiddy.



Notary Public - State of Florida

 X Personally Known OR Produced Identification
Type of Identification Produced _____



9589 0710 5270 0187 0234 17

U.S. Postal Service™
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- Adult Signature Restricted Delivery \$

Postage

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To

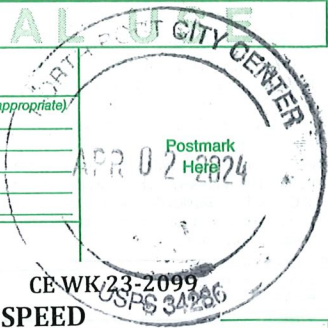
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Se

Str

Cit

GEORGE W III GOODSPEED
LYNNSEE MARIE TAYLOR
2689 CHESLEY RD
NORTH PORT FL 34288





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

GEORGE W III GOODSPEED

LYNNSEE MARIE TAYLOR

Respondent(s)

CASE NO.: 23-2099

ADDRESS OF VIOLATION:

7270 HIAWATHA TER

NORTH PORT, FL.

PARCEL ID.: 1129223240

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 3, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 3 2024

Signature on behalf,
DAVE GRANDT, Affiant
Development Services

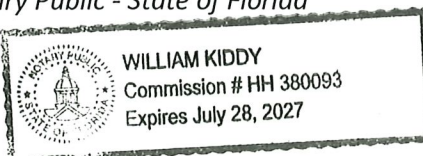
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of Apr 2024 by DAVE GRANDT.

Signature
Notary Public - State of Florida

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





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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GEORGE W III GOODSPEED }
LYNNSEE MARIE TAYLOR }
Respondent(s) }
ADDRESS OF VIOLATION: }
7270 Hiawatha Ter }
North Port, FL }
PARCEL ID.: 1129223240 }

CASE NO.: 23-2099
CERTIFIED MAIL NO.: 9589071052700187024698

NOTICE OF CONTINUANCE

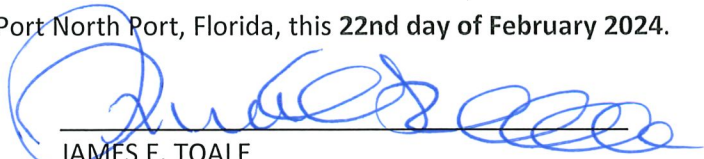
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **February 22, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **February 22, 2024**, to **March 28, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **22nd** day of **February 2024**.



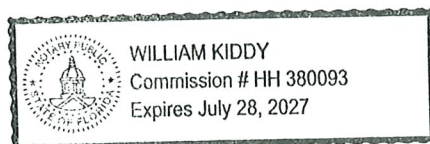
JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to 2689 CHESLEY RD NORTH PORT FL 34288 this 26 day of **February 2024**.



SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-2099

Parcel ID No.: 1129223240

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7270 HIAWATHA TER
(Location of Violation)

PROPERTY OWNER: GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2689 CHESLEY RD NORTH PORT FL 34288

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0246 98

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

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OFFICIAL USE

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
	\$
	\$
	\$
	\$

CE WK 23-2099

GEORGE W III GOODSPEED
LYNNSEE MARIE TAYLOR
2689 CHESLEY RD
NORTH PORT FL 34288



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

CITY OF NORTH PORT, FLORIDA }
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Respondent(s) } CASE NO.: 23-2099
ADDRESS OF VIOLATION: }
7270 HIAWATHA TER }
North Port, FL }
PARCEL ID.: # 1129223240 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Mar 15, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 22, 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 2689 CHESLEY RD NORTH PORT FL 34288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 15 2024



William Kiddy, 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 15th day of Mar 2024, by William Kiddy.



Notary Public - State of Florida

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





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
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LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1129223240	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024



 DAVE GRANDT, Affiant
 Development Services

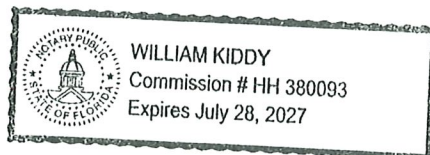
STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26 day of Feb 2024 by DAVE GRANDT.



 Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1129223240

Ownership:
 GOODSPEED GEORGE W III
 TAYLOR LYNNSEE MARIE
 2689 CHESLEY RD, NORTH PORT, FL, 34288
Situs Address:
 HIAWATHA TER NORTH PORT, FL, 34288

Land Area: 23,984 Sq.Ft.
Municipality: City of North Port
Subdivision: 1778 - PORT CHARLOTTE SUB 46
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 25-39S-22E
Census: 121150027462
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2023	\$10,900	\$0	\$0	\$10,900	\$4,961	\$0	\$4,961	\$5,939
2022	\$11,700	\$0	\$0	\$11,700	\$4,510	\$0	\$4,510	\$7,190
2021	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$2,636	\$0	\$2,636	\$464
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2016	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2014	\$5,000	\$0	\$0	\$5,000	\$4,235	\$0	\$4,235	\$765

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Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/29/2020	\$2,000	2020152000	37	PARADISE PARCELS LLC	WD
9/22/2020	\$1,500	2020134013	37	DELALLA VICTOR	WD
10/8/1993	\$7,200	2569/2245	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA **	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0412F	OUT	IN	AE	120279	23.6	OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.
 For general questions regarding the flood map, call (941) 861-5000.





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.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	CERTIFIED MAIL NO.: 9589071052700422905270
ADDRESS OF VIOLATION:	}	
7270 Hiawatha Ter	}	
North Port, FL	}	
PARCEL ID.: 1129223240	}	

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **October 26, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **October 26, 2023**, to **February 22, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **26th day of October 2023**.

 JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to **3300 CONWAY BLVD PORT CHARLOTTE FL 33952**Ceadr1Ceadr2 Namcsz this 30th day of **October 2023**.

 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-2099

Parcel ID No.: 1129223240

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7270 HIAWATHA TER
(Location of Violation)

PROPERTY OWNER: GEORGE W III GOODSPEED

COMPANY NAME: _____

CURRENT MAILING ADDRESS: LYNNSEE MARIE TAYLOR 3300 CONWAY BLVD PORT CHARLOTTE FL
33952

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0422 9052 70

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____

SEP 30 2023
Postmark Here

CE WK 23-2099

To	GEORGE W GOODSPEED III
Se	3300 CONWAY BLVD
Str	PORT CHARLOTTE FL 33952
City	



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.

GEORGE W III GOODSPEED

LYNNSEE MARIE TAYLOR

Respondent(s)

ADDRESS OF VIOLATION:

7270 Hiawatha Ter

North Port, FL

PARCEL ID.: 1129223240

}
}
}
}
}
}
}
}
}
}

CASE NO.: 23-2099

CERTIFIED MAIL NO.: 9589071052700187029297

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **August 24, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **August 24, 2023**, to **October 26, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

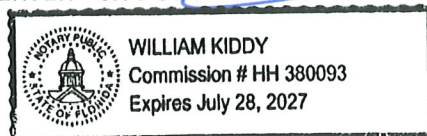
DONE and ORDERED, for the City of North Port North Port, Florida, this **24th day of August 2023**.

JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to 3300 CONWAY BLVD PORT CHARLOTTE FL 33952 this 31 day of August 2023.

SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-2099

Parcel ID No.: 1129223240

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7270 HIAWATHA TER
(Location of Violation)

PROPERTY OWNER: GEORGE W III GOODSPEED / LYNNSEE MARIE TAYLOR

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 3300 CONWAY BLVD PORT CHARLOTTE FL 33952

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GEORGE W III GOODSPEED }
LYNNSEE MARIE TAYLOR }
Respondent(s) }

CASE NO.: 23-2099

ADDRESS OF VIOLATION: }
7270 HIAWATHA TER }
North Port, FL }
PARCEL ID.: # 1129223240 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Oct 13, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated August 24, 2023 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 3300 CONWAY BLVD PORT CHARLOTTE FL 33952, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Oct 13 2023



William Kiddy, 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 13 day of Oct 2023, by William Kiddy.



Notary Public - State of Florida

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



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

ND

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

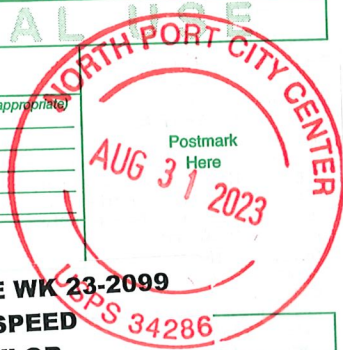
OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage



9589 0710 5270 0187 0292 97

CE WK 23-2099

GEORGE W III GOODSPEED
LYNNSEE MARIE TAYLOR
3300 CONWAY BLVD
PORT CHARLOTTE FL 33952

See Reverse for Instructions



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.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1129223240	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Sep 1, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Sep 1 2023

Handwritten signature *Signed for*

DAVE GRANDT, Affiant
Development Services

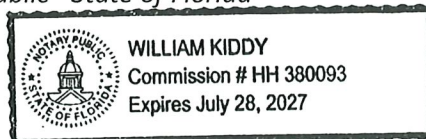
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1 day of Sep 2023 by DAVE GRANDT.

Handwritten signature

Notary Public - State of Florida

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





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.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	CERTIFIED MAIL NO.: 70222410000213642286
ADDRESS OF VIOLATION:	}	
7270 Hiawatha Ter	}	
North Port, FL	}	
PARCEL ID.: 1129223240	}	

NOTICE OF CONTINUANCE

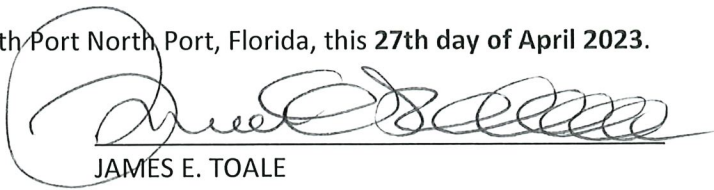
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **April 27, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **April 27, 2023**, to **August 24, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or FAX TO **(941) 429-7195**. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager will result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **27th day of April 2023**.



JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to **3300 CONWAY BLVD PORT CHARLOTTE FL 33952** this 2 day of **May 2023**.


 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-2099

Parcel ID No.: 1129223240

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7270 HIAWATHA TER
(Location of Violation)

PROPERTY OWNER: GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 3300 CONWAY BLVD PORT CHARLOTTE FL 33952

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



**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.	}	
GEORGE W III GOODSPEED	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 23-2099
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL	}	
PARCEL ID.: 1129223240	}	

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 April 27, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

4/27/2023, 12:10:49 PM WK Section 53-240(a)(3) ULDC, Special Structures (Fence/Gate on vacant lot with no accessory structure which is unpermitted) This case was created from Case 22-827 to separate violation into its own case and allow continuance. Additional time for lobbying a resolution if one can be made and heard at a later date. Upon next hearing an update will need to be given. Requested continuance to allow for more time H.O. Toale granted continuance to Aug 24th 2023 Hearing.

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

Violation Description

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text


Fence/gate on vacant lot with no accessory structure which is unpermitted.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

(3) Field Inspection Notes:

DATED: April 27, 2023



JEFFREY A GUILBAULT
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 27 day of April 2023, by JEFFREY A GUILBAULT.



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**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

GEORGE W III GOODSPEED
LYNNSEE MARIE TAYLOR
3300 CONWAY BLVD
PORT CHARLOTTE, FL 33952

DATE: April 27, 2023

PSI CASE NO.: 23-2099
REAL PROPERTY ADDRESS: 7270 HIAWATHA TER, NORTH PORT, FL
LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE PARCEL ID #: 1129223240
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

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text

Fence/gate on vacant lot with no accessory structure which is unpermitted.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

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:

JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
e-mail: jguilbault@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GEORGE W III GOODSPEED }
LYNNSEE MARIE TAYLOR }
Respondent(s) }
ADDRESS OF VIOLATION: }
7270 HIAWATHA TER }
North Port, FL }
PARCEL ID.: # 1129223240 }

CASE NO.: 23-2099

AFFIDAVIT OF MAILING AND POSTING


STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On August 11, 2023, the Respondent(s) was served with a NOTICE OF CONTINUANCE dated April 27, 2023 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 3300 CONWAY BLVD PORT CHARLOTTE FL 33952, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: August 23rd 2023



William Kiddy, 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 23rd day of August 2023, by William Kiddy.



Notary Public - State of Florida

X Personally Known OR Produced Identification
Type of Identification Produced _____



7022 2410 0002 1364 2286

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

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

OFFICIAL USE

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 \$ _____

CE WK 23-2099

GEORGE W III GOODSPEED

LYNNSEE MARIE TAYLOR

3300 CONWAY BLVD

PORT CHARLOTTE FL 33952



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.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
	}	CERTIFIED MAIL NO.: 70222410000235448163
ADDRESS OF VIOLATION:	}	
7270 Hiawatha Ter	}	
North Port, FL	}	
PARCEL ID.: 1129223240	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 08, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 27, 2023**, 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 *March 07, 2022*, 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 **April 27, 2023**, 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.

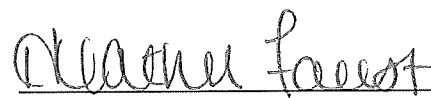
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses 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.

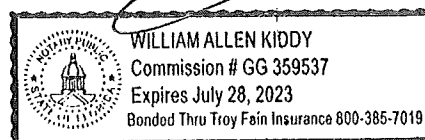

HEATHER FAUST, City Clerk

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 **3300 CONWAY BLVD PORT CHARLOTTE FL 33952**.

DATED: February 13, 2023


SERVER – CITY OF NORTH PORT





**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.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL	}	
PARCEL ID.: 1129223240	}	

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 March 07, 2022, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

3/4/2022, 2:33:50 PM WKIDDY Observed - 53-240(a)(3) Fence, gate on vacant lot, no accessory structure un permitted. - 42-23 Debris; No storage of materials or household items on vacant lot; return to natural state.

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

Violation Description

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text

Fence/gate on vacant lot with no accessory structure which is unpermitted.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting of miscellaneous items. Please remove debris from lot returning it back to its natural state.

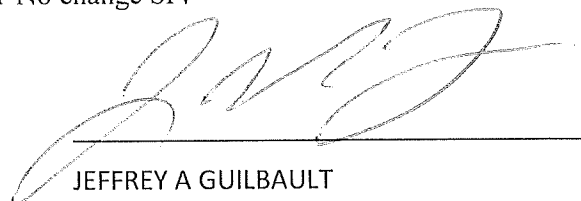
Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

3/18/2022, 3:14:11 PM WKIDDY No change; continue to follow up and check progress 4/1/2022,
8:41:43 AM WKIDDY 01/13/2023 JGUILBAULT No change SIV

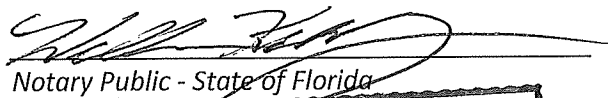
DATED: February 08, 2023



JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

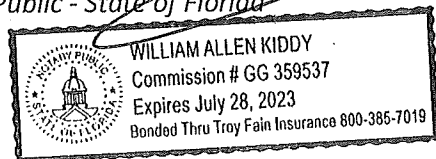
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of February 2023, by JEFFREY A GUILBAULT.



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**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

GEORGE W GOODSPEED III
LYNNSEE MARIE TAYLOR
3300 CONWAY BLVD
PORT CHARLOTTE, FL 33952

DATE: March 8, 2022

PSI CASE NO.: 22-827
REAL PROPERTY ADDRESS: 7270 HIAWATHA TER, NORTH PORT, FLORIDA
LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE PARCEL ID #: 1129223240
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

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text

Fence/gate on vacant lot with no accessory structure which is unpermitted.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting of miscellaneous items. Please remove debris from lot returning it back to its natural state.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

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:

William Kiddy
Inspector
Neighborhood Development Services
(941) 429-7235
e-mail: wkiddy@cityofnorthport.com



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
GEORGE W GOODSPEED III }
LYNNSEE MARIE TAYLOR }
Respondent(s) }
ADDRESS OF VIOLATION: }
7270 HIAWATHA TER }
North Port, FL }
PARCEL ID.: # 1129223240 }

CASE NO.: 22-827

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On April 14, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 08, 2023 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 7270 HIAWATHA TER PORT CHARLOTTE FL 33952, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: April 14 2023

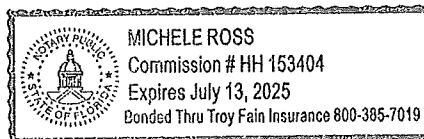
William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14th day of April 2023, by William Kiddy.

Notary Public - State of Florida

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





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
	}	
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1129223240	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On April ^{MARCH} 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: ^{MARCH} April 29, 2023



JEFFREY A GUILBAULT, Affiant
Neighborhood Development Services

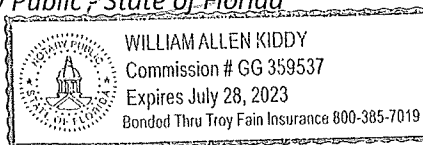
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ^{MARCH} 29 day of April 2023 by JEFFREY A GUILBAULT.



Notary Public, State of Florida

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



7022 2410 0002 354 8163

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

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

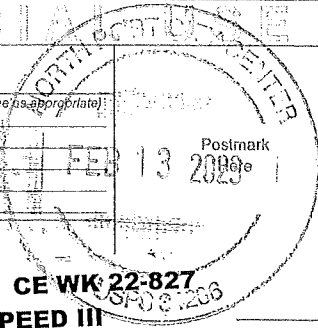
OFFICIAL USE

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

\$

CE WK 22-827
OPD 81206

GEORGE W GOODSPEED III
LYNNSEE MARIE TAYLOR
3300 CONWAY BLVD
PORT CHARLOTTE FL 33952

See Reverse for Instructions



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1129223240

Ownership:

GOODSPEED GEORGE W III
 TAYLOR LYNNSEE MARIE
 3300 CONWAY BLVD, PORT CHARLOTTE, FL, 33952
Situs Address:
 HIAWATHA TER NORTH PORT, FL, 34288

Land Area: 23,984 Sq.Ft.

Municipality: City of North Port
Subdivision: 1778 - PORT CHARLOTTE SUB 46
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 25-39S-22E
Census: 121150027462
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2022	\$11,700	\$0	\$0	\$11,700	\$4,510	\$0	\$4,510	\$7,190
2021	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$2,636	\$0	\$2,636	\$464
2019	\$3,100	\$0	\$0	\$3,100	\$2,396	\$0	\$2,396	\$704
2018	\$2,500	\$0	\$0	\$2,500	\$2,178	\$0	\$2,178	\$322
2017	\$2,700	\$0	\$0	\$2,700	\$1,980	\$0	\$1,980	\$720
2016	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2014	\$5,000	\$0	\$0	\$5,000	\$4,235	\$0	\$4,235	\$765
2013	\$3,900	\$0	\$0	\$3,900	\$3,850	\$0	\$3,850	\$50

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/29/2020	\$2,000	2020152000	37	PARADISE PARCELS LLC	WD
9/22/2020	\$1,500	2020134013	37	DELALLA VICTOR	WD
10/8/1993	\$7,200	2569/2245	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/6/2023)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0412F	OUT	IN	AE	120279	23.6	OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1129223240

Ownership:
 GOODSPEED GEORGE W III
 TAYLOR LYNNSEE MARIE
 3300 CONWAY BLVD, PORT CHARLOTTE, FL, 33952
Situs Address:
 HIAWATHA TER NORTH PORT, FL, 34288

Land Area: 23,984 Sq.Ft.
Municipality: City of North Port
Subdivision: 1778 - PORT CHARLOTTE SUB 46
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 25-39S-22E
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Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE

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Vacant Land

Extra Features

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2021	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$2,636	\$0	\$2,636	\$464
2019	\$3,100	\$0	\$0	\$3,100	\$2,396	\$0	\$2,396	\$704
2018	\$2,500	\$0	\$0	\$2,500	\$2,178	\$0	\$2,178	\$322
2017	\$2,700	\$0	\$0	\$2,700	\$1,980	\$0	\$1,980	\$720
2016	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2014	\$5,000	\$0	\$0	\$5,000	\$4,235	\$0	\$4,235	\$765
2013	\$3,900	\$0	\$0	\$3,900	\$3,850	\$0	\$3,850	\$50

Current Exemptions

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Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/29/2020	\$2,000	2020152000	37	PARADISE PARCELS LLC	WD
9/22/2020	\$1,500	2020134013	37	DELALLA VICTOR	WD
10/8/1993	\$7,200	2569/2245	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/26/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/24/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0412F	OUT	IN	AE	120279	23.6	OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.
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