



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

DANIEL & ALEXANDRAE DE WITT

Respondent(s)

CASE NO.: 24-4118

ADDRESS OF VIOLATION:

8209 GALBUT AVE

North Port, FL

PARCEL ID.: # 0971131210

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 20, 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 8209 GALBUT AVE NORTH PORT FL 34291-7029, 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 _____





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.

DANIEL & ALEXANDRAE DE WITT

Respondent(s)

CASE NO.: 24-4118

ADDRESS OF VIOLATION:

8209 GALBUT AVE

NORTH PORT, FL.

PARCEL ID.: 0971131210

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On November 21, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8209 GALBUT AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

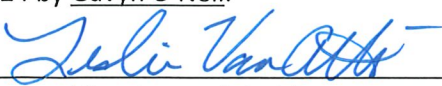
DATED: November 21 2024


Gavyn O'Neil, 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 21 day of November 2024 by Gavyn O'Neil.


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.

DANIEL & ALEXANDRAE DE WITT

Respondent(s)

ADDRESS OF VIOLATION:

8209 Galbut Ave

North Port, FL

PARCEL ID.: 0971131210

}

}

}

}

}

}

}

}

}

}

CASE NO.: 24-4118

CERTIFIED MAIL NO.: 9589071052700422912254

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 20, 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 *October 31, 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.

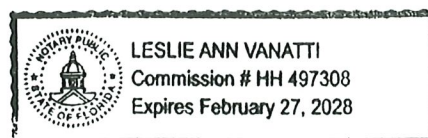
HEATHER FAUST, City Clerk

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 8209 GALBUT AVE NORTH PORT FL 34291-7029.

DATED: November 20, 2024

SERVER – CITY OF NORTH PORT





**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.

DANIEL & ALEXANDRAE DE WITT

Respondent(s)

CASE NO.: 24-4118

ADDRESS OF VIOLATION:

8209 GALBUT AVE

NORTH PORT, FL

PARCEL ID.: 0971131210

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 October 31, 2024, by first class mail, a copy of which is attached.

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

10/22/2024, 9:49:25 AM CCUMMINGS Pool has no safety barrier, screens are blown out. She also complained about a dead oak tree on this property that is dropping branches in her yard. Though did state it is green for the most part, which likely means it is not dead. If it does appear dead, please put in notation, and I can or you can create a separate case for it. Natalya Lozbineva 941-441-8663 8225 Galbut

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

Violation Description

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: * 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation Text

There is a hole in the roof of this residence.

Violation Corrective Action

The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the

Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

(3) Field Inspection Notes:

10/23/2024, 8:28:33 AM GONEIL Screens are not visibly damaged from front of house. Left a courtesy in regards to neighbors concerns. 10/30/2024, 9:08:35 AM GONEIL Upon reinspection I found a hole in the roof. Courtesy notice has not been moved property could be abandoned. 11/12/2024, 8:25:35 AM KRADUCCI 941.661.6650 Please call ALEXandra Dewitt the owner to discuss. 11/12/2024, 9:21:22 AM GONEIL Property still in violation

DATED: November 20, 2024



Gavyn O'Neil
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

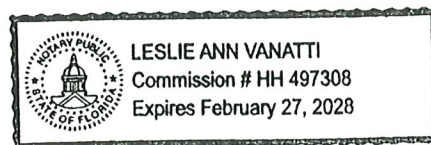
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of November 2024, by Gavyn O'Neil.



Notary Public - State of Florida

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



9589 0710 5270 0422 9122 54

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

ND

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

CERTIFIED MAIL

CERTIFIED MAIL

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

\$

Total

\$

Sent

Street

City

PSI

Instructions

NORTH PORT CITY CENTER

NOV 22 2024

Postmark Here

CE LV 24-4118

286

DANIEL & ALEXANDRA DE WITT

8209 GALBUT AVE

NORTH PORT, FL 34291



Property Record Information for 0971131210

Ownership:	Land Area:
DE WITT DANIEL	10,418 Sq.Ft.
DE WITT ALEXANDRAE	Municipality:
8209 GALBUT AVE, NORTH PORT, FL, 34291-7029	City of North Port
Situs Address:	Subdivision:
8209 GALBUT AVE NORTH PORT, FL, 34291	1573 - PORT CHARLOTTE SUB 26
	Property Use:
	0100 - Single Family Detached
	Status
	OPEN
	Sec/Twp/Rge:
	18-39S-21E
	Census:
	121150027382
	Zoning:
	RSF2 - RESIDENTIAL, SINGLE FAMILY
	Total Living Units:
	1
	Parcel Description:
	LOT 10 BLK 1312 26TH 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
8209 GALBUT AVE NORTH PORT, FL, 34291	1	3	2	0	1994	1999	2,261	1,495	1

Extra Features

Line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	720	SF	1997
2	1	Patio - concrete or Pavers	420	SF	1997
3	1	Swimming Pool	300	SF	1997

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$18,400	\$174,200	\$27,300	\$219,900	\$106,986	\$50,000	\$56,986	\$112,914
2023	\$25,100	\$231,100	\$28,000	\$284,200	\$103,870	\$50,000	\$53,870	\$180,330
2022	\$18,700	\$212,300	\$28,600	\$259,600	\$100,845	\$50,000	\$50,845	\$158,755
2021	\$8,100	\$147,900	\$21,100	\$177,100	\$97,908	\$50,000	\$47,908	\$79,192
2020	\$7,000	\$143,900	\$23,500	\$174,400	\$96,556	\$50,000	\$46,556	\$77,844
2019	\$8,600	\$137,100	\$21,900	\$167,600	\$94,385	\$50,000	\$44,385	\$73,215
2018	\$7,500	\$123,800	\$19,600	\$150,900	\$92,625	\$50,000	\$42,625	\$58,275
2017	\$5,600	\$116,300	\$19,500	\$141,400	\$90,720	\$50,000	\$40,720	\$50,680
2016	\$5,300	\$115,000	\$18,400	\$138,700	\$88,854	\$50,000	\$38,854	\$49,846
2015	\$4,100	\$95,000	\$17,500	\$116,600	\$88,236	\$50,000	\$38,236	\$28,364

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
1996	\$25,000.00
1996	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/1/2007	\$100	2007189117	11	DE WITT,DANIEL	QC
8/27/2004	\$100	2004200241	11	DE WITT DANIEL H & NORMA L,	QC
11/22/1995	\$74,500	2797/2022	01	VAN NESS ETHEL L	WD
9/30/1993	\$100	2557/835	11	VAN NESS ETHEL L	QC
5/1/1978	\$0	1255/2113	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record Information last updated on: 11/18/2024

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 *
0359G	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.

