



**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) }  
ADDRESS OF VIOLATION: }  
8209 GALBUT AVE }  
North Port, FL }  
PARCEL ID.: # 0971131210 }

CASE NO.: 24-4118

**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

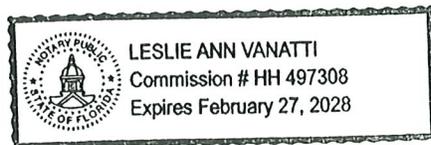
  
\_\_\_\_\_  
Gavyn O'Neil, Affiant  
Development Services

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)	}	CASE NO.: 24-4118
	}	CERTIFIED MAIL NO.: 9589071052700422912254
ADDRESS OF VIOLATION:	}	
8209 Galbut Ave	}	
North Port, FL	}	
PARCEL ID.: 0971131210	}	

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
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Respondent(s)	}	CASE NO.: 24-4118
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>8209 GALBUT AVE</b>	}	
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

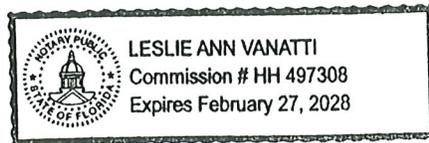
  
Gavyn O'Neil  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

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

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_



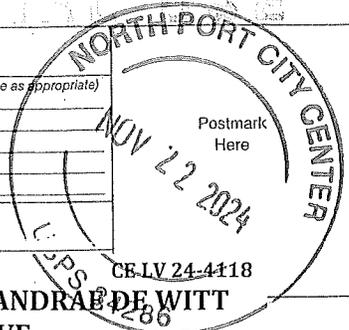
U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

ND

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

9589 0710 5270 0422 9122 54

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	\$
Total	\$

Sent **DANIEL & ALEXANDRA DE WITT**  
Street **8209 GALBUT AVE**  
City **NORTH PORT, FL 34291**

PSI Instructions



Property Record Information for 0971131210

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

**Buildings**

<a href="#">Situs - click address for building details</a> 8209 GALBUT AVE NORTH PORT, FL, 34291	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
	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
5/11/1978	\$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.

