



**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. }  
JEROMY & KAITLYN LEE KEEN }  
MARILYN H PARK }  
Respondent(s) }

CASE NO.: 23-3884  
CERTIFIED MAIL NO.: 9589071052700187024247

ADDRESS OF VIOLATION: }  
4854 Flamlau Ave }  
North Port, FL }  
PARCEL ID.: 0991185203 }

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated **October 10, 2023**, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on December 7, 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 **September 12, 2023**, 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 **December 7, 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.

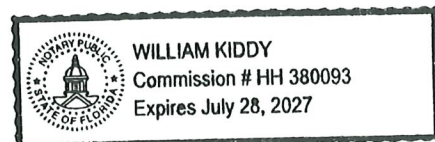
HEATHER FAUST, City Clerk

**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 4854 FLAMLAU NORTH PORT FL 34287.

**DATED:** October 11, 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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JEROMY &amp; KAITLYN LEE KEEN</b>	}	
<b>MARILYN H PARK</b>		
Respondent(s)	}	CASE NO.: 23-3884
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>4854 FLAMLAU AVE</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0991185203	}	

**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 September 12, 2023, by first class mail, a copy of which is attached.

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

9/7/2023, 2:05:21 PM CCUMMINGS Expired Roofing Permit 21-7980 REMOVE & REP CE LICENSED CONTR (ROOF) Additionally, there is Debris left in ROW. Willie Pits 4733 Flamlau Ave

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

**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 next to driveway consisting of plastic buckets, tarps, and other miscellaneous items.

**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.

**Violation Description**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**(3) Field Inspection Notes:**

9/8/2023, 9:20:01 AM DGRANDT Debris next to driveway. Consisting of plastic buckets, tarps other miscellaneous items. Also expired roof permit. Pop 9/26/2023, 10:09:53 AM DGRANDT Property is still in violation. 10/2/2023, 10:33:50 AM DGRANDT Roof permit is still expired.

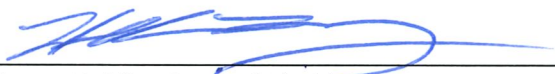
DATED: October 10, 2023



DAVE GRANDT  
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 10 day of Oct 2023, by DAVE GRANDT.

  
\_\_\_\_\_  
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**

JEROMY & KAITLYN LEE KEEN  
MARILYN H PARK  
4854 FLAMLAU  
NORTH PORT, FL 34287

**DATE:** September 12, 2023

PSI CASE NO.: 23-3884  
REAL PROPERTY ADDRESS: 4854 FLAMLAU AVE, NORTH PORT, FL  
LOT 3 BLK 1852 39TH ADD TO PORT CHARLOTTE PARCEL ID #: 0991185203  
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**

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 next to driveway consisting of plastic buckets, tarps, and other miscellaneous items.

**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.

**Violation Description**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**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:***

DAVE GRANDT  
Inspector  
Neighborhood Development Services  
e-mail: [dgrandt@northportfl.gov](mailto:dgrandt@northportfl.gov)



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
JEROMY & KAITLYN LEE KEEN	}	
MARILYN H PARK	}	
Respondent(s)	}	CASE NO.: 23-3884
	}	
ADDRESS OF VIOLATION:	}	
4854 FLAMLAU AVE	}	
North Port, FL	}	
PARCEL ID.: # 0991185203	}	

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :  
: ss  
COUNTY OF SARASOTA :

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

On Nov 22, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated October 10, 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 4854 FLAMLAU AVE NORTH PORT FL 34287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Nov 22 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 22<sup>nd</sup> day of Nov 2023, by William Kiddy.

  
\_\_\_\_\_  
Notary Public - State of Florida

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



9589 0710 5270 0187 0242 47

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

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

Postmark  
Here

Postage

\$

To

CE WK 23-3884

\$

Se

**JEROMY & KAITLYN LEE KEEN**

\$

St

**MARILYN H PARK**

\$

City

**4854 FLAMLAU**

**NORTH PORT FL 34287**





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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JEROMY &amp; KAITLYN LEE KEEN</b>	}	
<b>MARILYN H PARK</b>	}	
Respondent(s)	}	CASE NO.: 23-3884
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
4854 FLAMLAU AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0991185203	}	

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On Oct 11, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4854 FLAMLAU AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Oct 11 2023

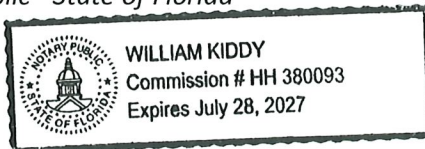
  
\_\_\_\_\_  
DAVE GRANDT, Affiant  
Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 11 day of Oct 2023 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 0991185203**

**Ownership:**  
 KEEN JEROMY  
 KEEN KAITLYN LEE  
 PARK MARILYN H  
 4854 FLAMLAU AVE, NORTH PORT, FL, 34287  
**Situs Address:**  
 4854 FLAMLAU AVE NORTH PORT, FL, 34287

**Land Area:** 10,000 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1603 - PORT CHARLOTTE SUB 39  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 28-39S-21E  
**Census:** 121150027371  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 1  
**Parcel Description:** LOT 3 BLK 1852 39TH ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<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>
4854 FLAMLAU AVE NORTH PORT, FL, 34287	1	3	2	0	1999	2009	1,695	1,252	1

**Extra Features**

<b>Line #</b>	<b>Building Number</b>	<b>Description</b>	<b>Units</b>	<b>Unit Type</b>	<b>Year</b>
1	1	Patio - concrete or Pavers	90	SF	2015

**Values**

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2023	\$26,800	\$236,400	\$500	\$263,700	\$212,111	\$50,000	\$162,111	\$51,589
2022	\$21,300	\$201,700	\$500	\$223,500	\$205,933	\$50,000	\$155,933	\$17,567
2021	\$10,300	\$137,000	\$400	\$147,700	\$138,691	\$0	\$138,691	\$9,009
2020	\$11,000	\$126,200	\$400	\$137,600	\$126,083	\$0	\$126,083	\$11,517
2019	\$9,000	\$116,300	\$300	\$125,600	\$114,621	\$0	\$114,621	\$10,979
2018	\$9,000	\$118,400	\$300	\$127,700	\$104,201	\$0	\$104,201	\$23,499
2017	\$7,400	\$109,300	\$300	\$117,000	\$94,728	\$0	\$94,728	\$22,272
2016	\$6,400	\$94,200	\$0	\$100,600	\$86,116	\$0	\$86,116	\$14,484
2015	\$4,100	\$82,100	\$0	\$86,200	\$78,287	\$0	\$78,287	\$7,913
2014	\$4,100	\$74,300	\$0	\$78,400	\$71,170	\$0	\$71,170	\$7,230

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**

<b>Grant Year</b>	<b>Value</b>
2022	\$25,000.00
2022	\$25,000.00

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
7/29/2021	\$230,600	2021141156	01	PARK MARILYN H	WD
6/25/2021	\$229,500	2021119794	01	JORDAN CHRISTINA	WD
10/5/2007	\$119,500	2007155712	01	VANDERMEULEN,HARRY	WD
3/11/2005	\$179,900	2005054337	01	BANDY,JASON M	WD
8/6/1999	\$87,900	1999109345	03	HOUSING & URBAN DESIGN INC	WD
8/12/1998	\$4,200	1998110263	X2	ENGLEWOOD BANK	WD
1/20/1998	\$100	3065/2622	X2	LAMOND MICHAEL R & PEGGY E	CT
6/26/1990	\$100	2234/1945	X2	PARMENTER PEARL TTEE	FS
6/1/1986	\$0	1865/1035	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/25/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 9/25/2023)  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<b>FIRM Panel</b>	<b>Floodway</b>	<b>SFHA ***</b>	<b>Flood Zone **</b>	<b>Community</b>	<b>Base Flood Elevation (ft)</b>	<b>CFHA *</b>
0387F	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.