



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOHN WEBSTER JR }
Respondent(s) }
ADDRESS OF VIOLATION: }
3763 Fireglow Cir }
North Port, FL }
PARCEL ID.: 1130218406 }

CASE NO.: 23-304
CERTIFIED MAIL NO.: 70223330000077969040

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 27, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), John Webster Jr, own(s) the property commonly known as, 3763 Fireglow Cir North Port, Sarasota County, Florida (LOT 6 BLK 2184 46TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector HENLEY LEE BURTON served the Respondent(s) a NOTICE OF VIOLATION, dated January 20, 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
(Shed on Vacant lot, as well as Fence on Vacant lot, both of which are not permissible on a lot with no principal structure.)
Sec. 46-148 City of North Port Code (a) Camping is prohibited
(Camping on Vacant lot. Camping prohibited on this property.)
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, boats and trailers may be parked or stored on a residential lot only if said lot has a principal structure.
(Inhabited RV being stored on this vacant lot.)
Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a)
(Damage to City Right-of-way, with no Right-of-way use permit on file.)

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

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly removed the accessory structure from the undeveloped lot; Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately; Vehicles must be moved to lot having principal structure; Damage to swale right-of-way area must be repaired.
6. If Respondent(s) fail(s) to correct the violation(s) by May 22nd, 2023, RESPONDENT MAY BE ASSESSED THE SUM OF \$10.00 per day for each North Port City Code Violation, and \$25.00 per day for Unified Land Development Code Violation, beginning May 23rd, 2023, 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, \$1,000.00, \$1,000.00, \$1,000.00, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for *May 25th, 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 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:

**Code Enforcement Division Manager
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 Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of 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 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 926 Haddonfield Rd Ste 316 Cherry Hill NJ 08002.

DATED: May 2, 2023.



SERVER-CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOHN WEBSTER JR }
Respondent(s) } CASE NO.: 23-304
ADDRESS OF VIOLATION: }
3763 FIREGLOW CIR }
North Port, FL }
PARCEL ID.: # 1130218406 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On May 12, 2023, the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE 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 926 HADDONFIELD RD STE 316 CHERRY HILL NJ 08002, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 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 12th day of May 2023, by William Kiddy.



Notary Public - State of Florida

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



7022 3330 0000 7796 9040

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 23-304

JOHN WEBSTER JR
926 HADDONFIELD RD STE 316
CHERRY HILL NJ 08002

USPS 34286
 MAY - 2 2023
 Postmark Here

SEE REVERSE FOR INSTRUCTIONS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/>  <input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p style="text-align: center;">CE WK 23-304</p> <p>JOHN WEBSTER JR 926 HADDONFIELD RD STE 316 CHERRY HILL NJ 08002</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p> <p style="text-align: center;">5/5</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7022 3330 0000 7796 9040</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>9590 9402 7935 2305 4524 72</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p> <p>Mail Restricted Delivery (00)</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>		



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.	}	
JOHN WEBSTER JR	}	
Respondent(s)	}	CASE NO.: 23-304
	}	
ADDRESS OF VIOLATION:	}	
3763 FIREGLOW CIR	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1130218406	}	

STATE OF FLORIDA :
 :
 :**SS**
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 3, 2023 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 3763 FIREGLOW CIR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023


HENLEY LEE BURTON, 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 3 day of May 2023 by HENLEY LEE BURTON.


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.	}	
JOHN WEBSTER JR	}	
Respondent(s)	}	CASE NO.: 23-304
	}	CERTIFIED MAIL NO.: 70222410000235445636
ADDRESS OF VIOLATION:	}	
3763 Fireglow Cir	}	
North Port, FL	}	
PARCEL ID.: 1130218406	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 14, 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 *January 20, 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 **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 CEH 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.

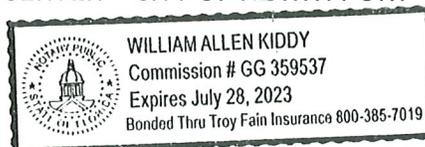

HEATHER FAUST, City Clerk

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 926 HADDONFIELD RD STE 316 CHERRY HILL NJ 08002.

DATED: February 16, 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.	}	
JOHN WEBSTER JR	}	
Respondent(s)	}	CASE NO.: 23-304
	}	
ADDRESS OF VIOLATION:	}	
3763 FIREGLOW CIR	}	
NORTH PORT, FL	}	
PARCEL ID.: 1130218406	}	

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 January 20, 2023, by first class mail, a copy of which is attached.

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

1/17/2023, 2:09:38 PM HBURTON Property owner has a RV stored on vacant lot and camping on vacant lot. Property owner has a shed on vacant lot with no permit. Fence on vacant lot with no permit. Damage to the right of way and no right of way use permit on file.

(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

Shed on Vacant lot, as well as Fence on Vacant lot, both of which are not permissible on a lot with no principal structure.

Violation Corrective Action

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

Violation Description

Sec. 46-148 City of North Port Code (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the camper's person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use. (b) Camping is prohibited in the City of North Port, except as otherwise set forth.

Violation Text

Camping on Vacant lot. Camping prohibited on this property. (If this is not anybody that you have given permission to, please contact North Port Police Department non-emergency line to begin the trespass affidavit violation)

Violation Corrective Action

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

Violation Description

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, boats and trailers may be parked or stored on a residential lot only if said lot has a principal structure.

Violation Text

Inhabited RV being stored on this vacant lot.

Violation Corrective Action

Vehicles must be moved to lot having principal structure within ten (10) days from the date of this Notice.

Violation Description

Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.

Violation Text

Damage to City Right-of-way, with no Right-of-way use permit on file.

Violation Corrective Action

Damage to swale right-of-way area must be repaired within thirty (30) days from the date of this Notice.

(3) Field Inspection Notes:

property owner is still in violation

DATED: February 14, 2023

Henley Lee Burton

HENLEY LEE BURTON
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 14 day of February 2023, by HENLEY LEE BURTON.

William Allen Kiddy
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**

JOHN WEBSTER JR
926 HADDONFIELD RD STE 316
CHERRY HILL, NJ 08002

DATE: January 20, 2023

PSI CASE NO.: 23-304
REAL PROPERTY ADDRESS: 3763 FIREGLOW CIR, NORTH PORT, FL
LOT 6 BLK 2184 46TH ADD TO PORT CHARLOTTE PARCEL ID #: 1130218406
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

Shed on Vacant lot, as well as Fence on Vacant lot, both of which are not permissible on a lot with no principal structure.

Violation Corrective Action

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

Violation Description

Sec. 46-148 City of North Port Code (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the camper's person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use.
(b) Camping is prohibited in the City of North Port, except as otherwise set forth.

Violation Text

Camping on Vacant lot. Camping prohibited on this property. (If this is not anybody that you have given permission to, please contact North Port Police Department non-emergency line to begin the trespass affidavit violation)

Violation Corrective Action

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

Violation Description

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, boats and trailers may be parked or stored on a residential lot only if said lot has a principal structure.

Violation Text

Inhabited RV being stored on this vacant lot.

Violation Corrective Action

Vehicles must be moved to lot having principal structure within ten (10) days from the date of this Notice.

Violation Description

Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.

Violation Text

Damage to City Right-of-way, with no Right-of-way use permit on file.

Violation Corrective Action

Damage to swale right-of-way area must be repaired within thirty (30) 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:

HENLEY LEE BURTON
Inspector
Neighborhood Development Services
e-mail: hburton@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOHN WEBSTER JR }
Respondent(s) }
ADDRESS OF VIOLATION: }
3763 FIREGLOW CIR }
North Port, FL }
PARCEL ID.: # 1130218406 }

CASE NO.: 23-304

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 14, 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 926 HADDONFIELD RD STE 316 CHERRY HILL NJ 08002, 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 _____



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

\$

Total

\$

Se

Str

City

PS



JOHN WEBSTER JR
926 HADDONFIELD RD STE 316
CHERRY HILL NJ 08002

7022 2410 0002 3544 5636

See Reverse for Instructions

23-304



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1130218406

Ownership:
 WEBSTER JOHN JR
 926 HADDONFIELD RD STE 316, CHERRY HILL, NJ, 08002
Situs Address:
 FIREGLOW CIR NORTH PORT, FL, 34288

Land Area: 11,257 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 6 BLK 2184 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	\$7,300	\$0	\$0	\$7,300	\$2,299	\$0	\$2,299	\$5,001
2021	\$2,600	\$0	\$0	\$2,600	\$2,090	\$0	\$2,090	\$510
2020	\$1,900	\$0	\$0	\$1,900	\$1,900	\$0	\$1,900	\$0
2019	\$1,900	\$0	\$0	\$1,900	\$1,730	\$0	\$1,730	\$170
2018	\$1,600	\$0	\$0	\$1,600	\$1,573	\$0	\$1,573	\$27
2017	\$2,000	\$0	\$0	\$2,000	\$1,430	\$0	\$1,430	\$570
2016	\$1,300	\$0	\$0	\$1,300	\$1,300	\$0	\$1,300	\$0
2015	\$1,500	\$0	\$0	\$1,500	\$1,500	\$0	\$1,500	\$0
2014	\$4,600	\$0	\$0	\$4,600	\$3,872	\$0	\$3,872	\$728
2013	\$3,600	\$0	\$0	\$3,600	\$3,520	\$0	\$3,520	\$80

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/8/2022	\$5,800	2022178788	01	SHANKLE BOB J	WD
8/9/2011	\$6,100	2011093932	37	TCG PROPERTY HOLDINGS LLC,	WD
7/8/2011	\$18,500	2011081419	05	DMX ENTERPRISE INC,	WD
6/24/2011	\$50,000	2011075965	05	SPECS TECHNOLOGIES CORP,	WD
7/2/2003	\$1,500	2003133655	11	LO,HUNG-HOCK	TD
12/17/1993	\$8,000	2585/2854	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 *
0416F	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.

