



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOSHUA LEE MENDENHALL }
Respondent(s) }
ADDRESS OF VIOLATION: }
1266 Billy Ct }
North Port, FL }
PARCEL ID.: 1133208007 }

CASE NO.: 23-4703
CERTIFIED MAIL NO.: 9589071052700187022649

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 February 22, 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), Joshua Lee Mendenhall, own(s) the property commonly known as, 1266 Billy Ct North Port, Sarasota County, Florida (LOTS 7, 8, 9 & 10 BLK 2080 45TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector NATHAN LONG served the Respondent(s) a NOTICE OF VIOLATION, dated November 17, 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:

59-1 (c)(1), City Code Allowed parking
(Four (4) Vehicles parked on this property without a principal structure.)
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for the Shed located on the property.)

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 **Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements; Obtain required permit.**

6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code, \$50.00 per day for Florida Building Code, beginning March 19th, 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 **\$1,000.00, & \$5,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, 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 **22nd day of February 2024**.



JAMES E. TOALE
HEARING OFFICER

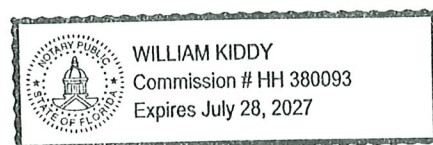
CERTIFICATE OF SERVICE

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 6355 Fielding St North Port FL 34288-2854.

DATED: February 26, 2024.



SERVER-CITY OF NORTH PORT



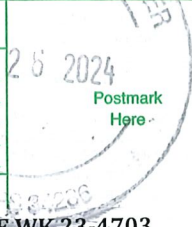
9589 0710 5270 0187 0226 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
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	\$
Total	\$

JOSHUA LEE MENDENHALL
6355 FIELDING ST
NORTH PORT FL 34288-2854



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.	}	
JOSHUA LEE MENDENHALL	}	
Respondent(s)	}	CASE NO.: 23-4703
	}	
ADDRESS OF VIOLATION:	}	
1266 BILLY CT	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1133208007	}	

STATE OF FLORIDA :
 :
 :
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 1266 BILLY CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024



 NATHAN LONG, 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 NATHAN LONG.



 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.	}	
JOSHUA LEE MENDENHALL	}	
Respondent(s)	}	CASE NO.: 23-4703
	}	CERTIFIED MAIL NO.: 9589071052700187025497
ADDRESS OF VIOLATION:	}	
1266 Billy Ct	}	
North Port, FL	}	
PARCEL ID.: 1133208007	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 01, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 2024**, 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 *November 17, 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 **February 22, 2024**, 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 6355 FIELDING ST NORTH PORT FL 34288-2854.

DATED: December 5, 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.	}	
JOSHUA LEE MENDENHALL	}	
Respondent(s)	}	CASE NO.: 23-4703
	}	
ADDRESS OF VIOLATION:	}	
1266 BILLY CT	}	
NORTH PORT, FL	}	
PARCEL ID.: 1133208007	}	

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 November 17, 2023, by first class mail, a copy of which is attached.

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

10/24/2023, 1:56:46 PM CMC Multiple vehicles parked on this lot, shed installed with people living in it, additionally it appears there has been some land clearing done without a permit as well. Joanna Ferraris 5747 Bannock Cir 207-651-2357

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

Violation Description

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential

Lot Size	Total Vehicles and/or Boats
10,999 square feet or smaller	6
11,000 to 20,999 square feet	8
21,000 to 30,999 square feet	9
31,000 to 40,999 square feet	10
41,000 to 50,999 square feet	11
51,000 square feet and larger	12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress

of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Four (4) Vehicles parked on this property without a principal structure.

Violation Corrective Action

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice.

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

No permit on file for the Shed located on the property.

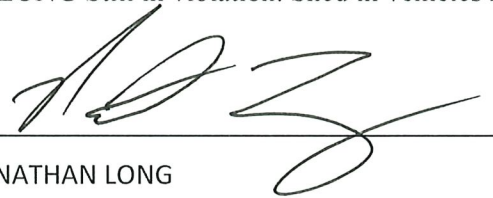
Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. 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:

10/26/2023, 12:38:08 PM NLONG Multiple vehicles (4) that are stored on this property without a principal structure. There is also a shed on this property without a permit. Also, it is possible that people might be living in the shed. However, I cannot see at this time that it is being lived in. 11/9/2023, 9:05:41 AM NLONG Still in violation. 11/16/2023, 11:25:37 AM NLONG Still in violation. 11/17/2023, 10:06:02 AM CCUMMINGS 11/28/2023, 9:48:37 AM NLONG Still in violation. Shed in vehicles still on the property.

DATED: December 01, 2023



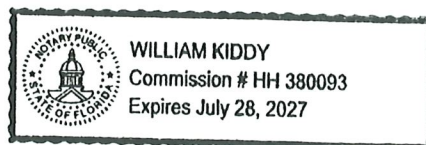
NATHAN LONG
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1 day of Dec 2023, by NATHAN LONG.


Notary Public - State of Florida

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**

JOSHUA LEE MENDENHALL
6355 FIELDING ST
NORTH PORT, FL 34288-2854

DATE: November 17, 2023

PSI CASE NO.: 23-4703
REAL PROPERTY ADDRESS: 1266 BILLY CT, NORTH PORT, FL
LOTS 7, 8, 9 & 10 BLK 2080 45TH ADD TO PORT CHARLOTTE PARCEL ID #: 1133208007
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

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows:

Residential

Lot Size	Total Vehicles and/or Boats
10,999 square feet or smaller	6
11,000 to 20,999 square feet	8
21,000 to 30,999 square feet	9
31,000 to 40,999 square feet	10
41,000 to 50,999 square feet	11
51,000 square feet and larger	12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Four (4) Vehicles parked on this property without a principal structure.

Violation Corrective Action

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

No permit on file for the Shed located on the property.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. 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:

NATHAN LONG
Inspector
Neighborhood Development Services
e-mail: nlong@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOSHUA LEE MENDENHALL }
Respondent(s) }
ADDRESS OF VIOLATION: }
1266 BILLY CT }
North Port, FL }
PARCEL ID.: # 1133208007 }

CASE NO.: 23-4703

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 01, 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 6355 FIELDING ST NORTH PORT FL 34288-2854, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 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 20th day of Feb 2024, by William Kiddy.

Notary Public - State of Florida

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



97
0254
0187
5270
0710
9589

AD

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fees 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	\$
To	CE WK 23-4703
Se	JOSHUA LEE MENDENHALL
St	6355 FIELDING ST
City	NORTH PORT FL 34288-2854
PS	For Instructions

NOV 5 2023

USPS 4286

Postmark Here

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"/> <i>Belle</i> <input type="checkbox"/> Agent</p> <p><input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</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>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>CE WK 23-4703</p> <p>JOSHUA LEE MENDENHALL</p> <p>6355 FIELDING ST</p> <p>NORTH PORT FL 34288-2854</p> </div> <p style="text-align: center;">9590 9402 8271 3094 9968 91</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">9589 0710 5270 0187 0254 97</p>	<p>Mail Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	

Domestic Return Receipt



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.	}	
JOSHUA LEE MENDENHALL	}	
Respondent(s)	}	CASE NO.: 23-4703
	}	
ADDRESS OF VIOLATION:	}	
1266 BILLY CT	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1133208007	}	

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 6, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1266 BILLY CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 6 2023


NATHAN LONG, 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 6 day of Dec 2023 by NATHAN LONG.


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 1133208007

Ownership:
MENDENHALL JOSHUA LEE
6355 FIELDING ST, NORTH PORT, FL, 34288
Situs Address:
BILLY CT NORTH PORT, FL, 34288

Land Area: 70,208 Sq.Ft.
Municipality: City of North Port
Subdivision: 1771 - PORT CHARLOTTE SUB 45
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 27-39S-22E
Census: 121150027462
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOTS 7, 8, 9 & 10, BLK 2080, 45TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2004110852, 2012143148 & 2016073077

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values * Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$51,600	\$0	\$0	\$51,600	\$18,634	\$0	\$18,634	\$32,966
2022	\$44,400	\$0	\$0	\$44,400	\$16,940	\$0	\$16,940	\$27,460
2021	\$17,100	\$0	\$0	\$17,100	\$15,400	\$0	\$15,400	\$1,700
* 2020	\$14,000	\$0	\$0	\$14,000	\$14,000	\$0	\$14,000	\$0
2019	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0
2018	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2017	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2016	\$3,800	\$0	\$0	\$3,800	\$3,520	\$0	\$3,520	\$280
2015	\$3,200	\$0	\$0	\$3,200	\$3,200	\$0	\$3,200	\$0
2014	\$6,000	\$0	\$0	\$6,000	\$5,170	\$0	\$5,170	\$830

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/5/2023	\$105,000	2023002444	01	STUBENVOLL CHRISTOPHER	WD
10/24/2012	\$7,000	2012143148	19	HOFMANN GDN,KRISTINA	ID
9/14/2011	\$100	2012143146	11	SOUBAS,DEMETRA	OT
10/20/1997	\$100	2012143145	11	SOUBAS,PAULINE	OT
6/26/1996	\$100	2012143144	X2	TOMAS,SOPHIE	OT
2/9/1983	\$3,300	1566/311	01	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/30/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/27/2023)
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 *
0411F	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.

