



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JILL GIBBS

Respondent(s)

CASE NO.: 24-4166

**ADDRESS OF VIOLATION:**

4645 GROBE ST

North Port, FL

PARCEL ID.: # 0996194317

**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 21, 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 4645 GROBE ST NORTH PORT FL 34287-1954, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 14 2025

Leslie VanAtti, Affiant  
Recording Secretary

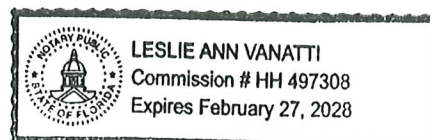
STATE OF FLORIDA

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.

JILL GIBBS

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CASE NO.: 24-4166

**ADDRESS OF VIOLATION:**

4645 GROBE ST

NORTH PORT, FL.

PARCEL ID.: 0996194317

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

**AFFIDAVIT OF POSTING**

On November 25, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4645 GROBE ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** November 25 2024

Louis Cerbone, 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 25 day of November 2024 by Louis Cerbone.

  
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.

JILL GIBBS

Respondent(s)

**ADDRESS OF VIOLATION:**

4645 Grobe St

North Port, FL

PARCEL ID.: 0996194317

CASE NO.: 24-4166  
CERTIFIED MAIL NO.: 9589071052700422912162

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 21, 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 28, 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.

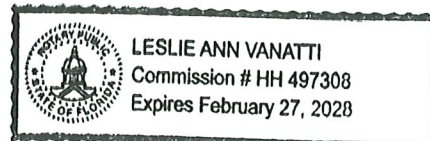
  
HEATHER FAUST, City Clerk

**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 4645 GROBE ST NORTH PORT FL 34287-1954.

**DATED:** November 21, 2024

  
SERVER – CITY OF NORTH PORT







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

**CITY OF NORTH PORT, FLORIDA** }  
Petitioner, }  
vs. }  
**JILL GIBBS** }  
Respondent(s) } **CASE NO.: 24-4166**  
}  
**ADDRESS OF VIOLATION:** }  
**4645 GROBE ST** }  
**NORTH PORT, FL** }  
**PARCEL ID.: 0996194317** }

**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 28, 2024, by first class mail, a copy of which is attached.

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

10/25/2024, 11:10:12 AM NLONG Permit 23-15727 (replace 4 windows) expired on 1-31-24 Permit 22-8221 (HVAC) expired on 7-28-24

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

**Violation Description**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**

Permit 23-15727 (replace 4 windows) expired on 1-31-24 as well as Permit 22-8221 (HVAC) expired on 7-28-24.

**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:

11/8/2024, 8:47:28 AM GONEIL Property is still in violation. 11/15/2024, 9:33:16 AM JPRESSON  
Permits remain expired.

DATED: November 21, 2024



Louis Cerbone  
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 21 day of November 2024, by Louis Cerbone.



*Notary Public - State of Florida*

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



9589 0710 5270 0422 9120 94

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

N  
110

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)

<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

\$

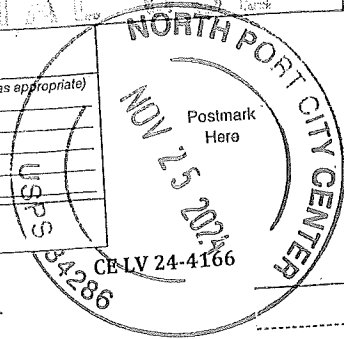
Service

Street

City

PS

JILL GIBBS  
4645 GROBE ST  
NORTH PORT, FL, 34287



Instructions



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0996194317**

Ownership:  
GIBBS JILL  
4645 GROBE ST, NORTH PORT, FL, 34287-1954  
Situs Address:  
4645 GROBE ST NORTH PORT, FL, 34287

Land Area: 6,500 Sq.Ft.  
Municipality: City of North Port  
Subdivision: 1631 - PORT CHARLOTTE SUB 41  
Property Use: 0100 - Single Family Detached  
Status: OPEN  
Sec/Twp/Rge: 30-39S-21E  
Census: 121150027213  
Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY  
Total Living Units: 1  
Parcel Description: LOT 17 BLK 1943 41ST ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<a href="#">Bldg #</a>	<a href="#">Beds</a>	<a href="#">Baths</a>	<a href="#">Half Baths</a>	<a href="#">Year Built</a>	<a href="#">Eff Yr Built</a>	<a href="#">Gross Area</a>	<a href="#">Living Area</a>	<a href="#">Stories</a>
<a href="#">4645 GROBE ST NORTH PORT, FL, 34287</a>	1	2	2	0	1972	1999	1,919	1,309	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$35,400	\$141,700	\$0	\$177,100	\$130,525	\$50,000	\$80,525	\$46,575
2023	\$31,700	\$159,000	\$0	\$190,700	\$126,723	\$50,000	\$76,723	\$63,977
2022	\$29,600	\$137,700	\$0	\$167,300	\$123,032	\$50,000	\$73,032	\$44,268
2021	\$14,600	\$117,500	\$0	\$132,100	\$119,449	\$50,000	\$69,449	\$12,651
2020	\$13,700	\$104,100	\$0	\$117,800	\$117,800	\$50,000	\$67,800	\$0
2019	\$11,400	\$69,200	\$0	\$80,600	\$74,936	\$0	\$74,936	\$5,664
2018	\$11,100	\$77,100	\$0	\$88,200	\$68,124	\$0	\$68,124	\$20,076
2017	\$6,100	\$72,300	\$0	\$78,400	\$61,931	\$0	\$61,931	\$16,469
2016	\$3,900	\$64,100	\$0	\$68,000	\$56,301	\$0	\$56,301	\$11,699
2015	\$3,500	\$53,300	\$0	\$56,800	\$51,183	\$0	\$51,183	\$5,617

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](#)

<a href="#">Grant Year</a>	<a href="#">Value</a>
2020	\$25,000.00
2020	\$25,000.00

**Sales & Transfers**

<a href="#">Transfer Date</a>	<a href="#">Recorded Consideration</a>	<a href="#">Instrument Number</a>	<a href="#">Qualification Code</a>	<a href="#">Grantor/Seller</a>	<a href="#">Instrument Type</a>
5/31/2019	\$142,500	2019074854	01	SIRISKI LAZAR	WD
3/23/2001	\$61,500	2001039560	01	TOROK, EMILY	WD
6/25/1998	\$56,000	1998091367	01	SCHMIDT CONRAD & ANNA	WD
2/1/1985	\$40,000	1754/587	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/20/2024

**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.](#)

<a href="#">FIRM Panel</a>	<a href="#">Floodway</a>	<a href="#">SFHA ***</a>	<a href="#">Flood Zone **</a>	<a href="#">Community</a>	<a href="#">Base Flood Elevation (ft)</a>	<a href="#">CFHA *</a>
0370G	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.

