



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.	}	
VLC HOLDINGS INC	}	
Respondent(s)	}	CASE NO.: 22-5716
	}	CERTIFIED MAIL NO.: 70222410000213642002
ADDRESS OF VIOLATION:	}	
6726 Joejeff St	}	
North Port, FL	}	
PARCEL ID.: 0937013607	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached AFFIDAVIT OF VIOLATION dated *April 18, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 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 *December 01, 2022*, 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 **May 25, 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.

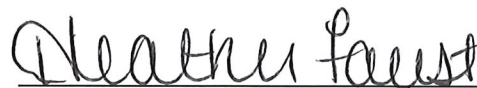
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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

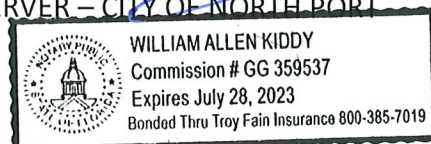
CERTIFICATE OF SERVICE

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 3600 LAUREL RD E NOKOMIS FL 34275-3240.

DATED: April 19, 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.	}	
VLC HOLDINGS INC	}	
Respondent(s)	}	CASE NO.: 22-5716
	}	
ADDRESS OF VIOLATION:	}	
6726 JOEJEFF ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 0937013607	}	

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 December 01, 2022, by first class mail, a copy of which is attached.

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

11/30/2022, 6:39:03 PM KRADUCCI Violation: Adding additional amounts of dirt to Fire Lanes around entire property- not allowed. ULDC CH 53-244 A. Non Conforming uses of lands or waters or land with minor structures only. ULDC CH 18-10 B 3 Stormwater Management Standards Violation: Run Off Stormwater is not contained on this property . The runoff water that flows from the property is adversely flowing onto adjacent lands.

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

Violation Description

Sec. 53-244, Unified Land Development Code, A. Movement, alteration, intensification. No nonconforming use of land not involving structures shall be moved in whole or in part to adjacent property not containing such use, nor shall such use be altered or intensified by adding additional nonconforming uses within the confines of the property containing such nonconforming use on the adoption date or amendment date of these zoning regulations.

Violation Text

Added large amounts of fill dirt to fire lanes.

Violation Corrective Action

Remove fill dirt and return to original approved elevations for the fire lanes within (30) days from the date of this Notice.

Violation Description

Sec. 18-10, Unified Land Development Code (3) The proposed stormwater management system shall be designed to treat and attenuate the stormwater that originates within the development. The design of the stormwater conveyance system shall also divert or bypass off-site run-off that flows onto or across the development, from adjacent lands, so as not to adversely affect any adjacent lands.

Violation Text

Stormwater from the Wood Chipping Facility property is draining onto the adjacent rear property.

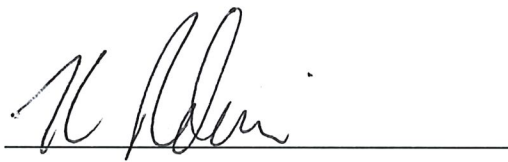
Violation Corrective Action

Remove fill dirt and return to original approved elevations for the fire lanes within (30) days from the date of this Notice.

(3) Field Inspection Notes:

4/18/2023, 11:48:34 AM KRADUCCI Still in violation sent to Hearing ASAP

DATED: April 18, 2023



KEVIN M. RADUCCI
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

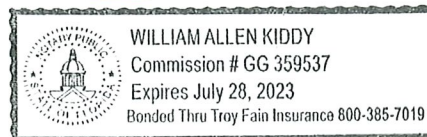
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 18 day of April 2023, by KEVIN M. RADUCCI.



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**

VLC HOLDINGS INC
3600 LAUREL RD E
NOKOMIS, FL 342753240

DATE: December 1, 2022

PSI CASE NO.: 22-5716
REAL PROPERTY ADDRESS: 6726 JOEJEFF ST, NORTH PORT, FL
LOT 7 BLK 36 NORTH PORT CHARLOTTE ESTATES 2ND ADD PARCEL ID #: 0937013607
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

Sec. 53-244, Unified Land Development Code, A. Movement, alteration, intensification. No nonconforming use of land not involving structures shall be moved in whole or in part to adjacent property not containing such use, nor shall such use be altered or intensified by adding additional nonconforming uses within the confines of the property containing such nonconforming use on the adoption date or amendment date of these zoning regulations.

Violation Text

Added large amounts of fill dirt to fire lanes.

Violation Corrective Action

Remove fill dirt and return to original approved elevations for the fire lanes within (30) days from the date of this Notice.

Violation Description

Sec. 18-10, Unified Land Development Code (3) The proposed stormwater management system shall be designed to treat and attenuate the stormwater that originates within the development. The design of the stormwater conveyance system shall also divert or bypass off-site run-off that flows onto or across the development, from adjacent lands, so as not to adversely affect any adjacent lands.

Violation Text

Stormwater from the Wood Chipping Facility property is draining onto the adjacent rear property.

Violation Corrective Action

Remove fill dirt and return to original approved elevations for the fire lanes within (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:

KEVIN M. RADUCCI
Inspector
Neighborhood Development Services
e-mail: kraducci@northportfl.gov

7022 2410 0002 1364 2002

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

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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

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CE WK 22-5716

VLC HOLDINGS INC
3600 LAUREL RD E
NOKOMIS FL 34275-3240



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
VLC HOLDINGS INC }
Respondent(s) }
ADDRESS OF VIOLATION: }
6726 JOEJEFF ST }
North Port, FL }
PARCEL ID.: # 0937013607 }

CASE NO.: 22-5716

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 NOTICE OF MANDATORY HEARING dated April 18, 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 3600 LAUREL RD E NOKOMIS FL 34275-3240, 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 _____





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.	}	
VLC HOLDINGS INC	}	
Respondent(s)	}	CASE NO.: 22-5716
	}	
ADDRESS OF VIOLATION:	}	
6726 JOEJEFF ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0937013607	}	

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 NOTICE OF MANDATORY HEARING by posting said Notice at 6726 JOEJEFF ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023

KEVIN M. RADUCCI, 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 KEVIN M. RADUCCI.

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 0937013607

Ownership: VLC HOLDINGS INC 3600 LAUREL RD E, NORTH VENICE, FL, 34275-3240	Land Area: 131,116 Sq.Ft.
Situs Address: 6726 JOEJEFF ST NORTH PORT, FL, 34286	Municipality: City of North Port
	Subdivision: 1777 - NORTH PORT CHARLOTTE ESTATES 2ND ADD
	Property Use: 4910 - Open junk yard or recycling (non auto)
	Status: OPEN
	Sec/Twp/Rge: 01-39S-21E
	Census: 121150027441
	Zoning: AG - AGRICULTURAL DISTRICT
	Total Living Units: 0
	Parcel Description: LOT 7 BLK 36 NORTH PORT CHARLOTTE ESTATES 2ND ADD

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
6726 JOEJEFF ST NORTH PORT, FL, 34286	1	0	0	0	1993	1993	2,500	2,500	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2022	\$155,000	\$42,400	\$0	\$197,400	\$117,040	\$0	\$117,040	\$80,360
2021	\$67,700	\$38,700	\$0	\$106,400	\$106,400	\$0	\$106,400	\$0
2020	\$67,700	\$38,100	\$0	\$105,800	\$105,800	\$0	\$105,800	\$0
2019	\$69,000	\$32,100	\$0	\$101,100	\$101,100	\$0	\$101,100	\$0
2018	\$60,200	\$37,400	\$0	\$97,600	\$97,600	\$0	\$97,600	\$0
2017	\$60,200	\$35,600	\$0	\$95,800	\$95,800	\$0	\$95,800	\$0
2016	\$60,200	\$36,100	\$0	\$96,300	\$96,300	\$0	\$96,300	\$0
2015	\$54,800	\$37,700	\$0	\$92,500	\$89,430	\$0	\$89,430	\$3,070
2014	\$53,800	\$27,500	\$0	\$81,300	\$81,300	\$0	\$81,300	\$0
2013	\$53,800	\$24,400	\$0	\$78,200	\$78,200	\$0	\$78,200	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/31/2006	\$500,000	2006023780	05	CINTOM PROPERTIES INC,	WD
4/13/2001	\$300,000	2001115602	X3	BOULEY ROBERT E & ALICE S,	QC
4/4/1995	\$145,000	2726/74	X2	POSTON WILLIAM C & SHIRLEY J	WD
7/9/1993	\$75,000	2526/1633	X2	ESTATE LANDS EXCAVATORS INC	WD
7/8/1993	\$100	2526/1632	X2	BARNHARDT STEVEN F	WD
12/1/1987	\$12,000	1996/2896	01		NA

Associated Tangible Accounts

Account Number	Business Type	Owner
B0020130122	423930 - Recyclable Material Merchant Wholesalers	VLC RECYCLING & MULCHING INC

Property record information last updated on: 4/17/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/17/2023)
 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 *
0381F	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.