



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JIM BERGER

Respondent(s)

CASE NO.: 24-2128

ADDRESS OF VIOLATION:

6230 FREEMONT ST

North Port, FL

PARCEL ID.: # 0997001010

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 15, 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 PO BOX 190, FORSYTH, MO, 65653, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 14 2025

Leslie VanAtti, Affiant
Recording Secretary

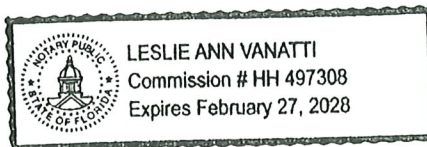
STATE OF FLORIDA

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.

JIM BERGER

Respondent(s)

CASE NO.: 24-2128

ADDRESS OF VIOLATION:

6230 FREEMONT ST

NORTH PORT, FL.

PARCEL ID.: 0997001010

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On November 22, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6230 FREEMONT ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: November 22, 2024



JOSH PRESSON, Affiant
Development Services

STATE OF FLORIDA

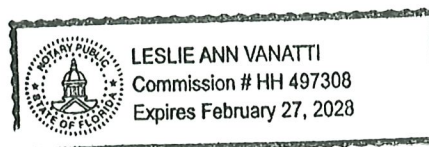
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of November 2024 by JOSH PRESSON.



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.	}	
JIM BERGER	}	
Respondent(s)	}	CASE NO.: 24-2128
	}	CERTIFIED MAIL NO.: 9589071052700422911851
ADDRESS OF VIOLATION:	}	
6230 Freemont St	}	
North Port, FL	}	
PARCEL ID.: 0997001010	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 15, 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 *July 29, 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 PO BOX 891 FORSYTH, MO, 65653.

DATED: November 20, 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.

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NORTH PORT, FL

PARCEL ID.: 0997001010

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 July 29, 2024, by first class mail, a copy of which is attached.

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

5/9/2024, 2:25:57 PM JPRESSON Accumulation of debris in front yard consisting of tarps or roofing materials. Also observed heavy deterioration on the north side of the roof Case 24-3259 was also sent to you for excessive grass on this property as well. The property is abandoned it appears.

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

Violation Description

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: * 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation Text

Roof on the north side of residence showing heavy signs of deterioration. Additionally, roofing material appears to be missing on south side of roof.

Violation Corrective Action

The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed

within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris in front yard consisting of tarps and/or other miscellaneous roofing materials.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

5/9/2024, 2:27:40 PM JPRESSON Courtesy notice left on property Please RI for compliance- case never sent over to be processed for Violation. 7/24/2024, 1:32:30 PM CCUMMINGS 7/25/2024, 10:41:19 AM JPRESSON Upon reinspection, I observed the roof on the north side of the residence to show heavy signs of deterioration. Roofing material appears to be missing on the south side of the roof Debris is still present in the yard. 7/30/2024, 12:35:51 PM JPRESSON Posted on property 8/9/2024, 10:14:38 AM JPRESSON Debris still remains on property. Roof remains in a deteriorated state. 9/16/2024, 10:26:50 AM JPRESSON Roof remains out of compliance. 10/31/2024, 11:07:13 AM JPRESSON Property remains out of compliance.

DATED: November 15, 2024



JOSH PRESSON
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

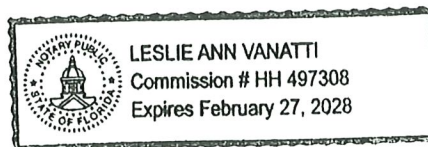
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of November 2024, by JOSH PRESSON.



Notary Public - State of Florida

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





Property Record Information for 0997001010

Ownership:
BERGER JIM
PO BOX 190, FORSYTH, MO, 65653-0190
Situs Address:
6230 FREEMONT ST NORTH PORT, FL, 34287

Land Area: 7,710 Sq.Ft.
Municipality: City of North Port
Subdivision: 1465 - PORT CHARLOTTE SUB
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 31-39S-21E
Census: 121150027231
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 10 BLK 10 PORT CHARLOTTE SUB

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
6230 FREEMONT ST NORTH PORT, FL, 34287	1	2	1	0	1961	1991	1,707	1,204	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$48,600	\$82,000	\$0	\$130,600	\$87,362	\$0	\$87,362	\$43,238
2023	\$47,900	\$48,500	\$0	\$96,400	\$75,020	\$0	\$75,020	\$21,380
2022	\$28,000	\$44,600	\$0	\$72,600	\$72,600	\$0	\$72,600	\$0
2021	\$23,100	\$55,600	\$0	\$78,700	\$78,700	\$0	\$78,700	\$0
2020	\$25,300	\$50,400	\$0	\$75,700	\$75,700	\$0	\$75,700	\$0
2019	\$22,700	\$50,300	\$0	\$73,000	\$73,000	\$0	\$73,000	\$0
2018	\$17,600	\$65,800	\$100	\$83,500	\$73,260	\$0	\$73,260	\$10,240
2017	\$11,400	\$55,100	\$100	\$66,600	\$66,600	\$0	\$66,600	\$0
2016	\$6,500	\$51,000	\$100	\$57,600	\$52,690	\$0	\$52,690	\$4,910
2015	\$5,500	\$42,300	\$100	\$47,900	\$47,900	\$0	\$47,900	\$0

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: No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/11/2016	\$100	2016060137	11	WHITE WING CAPITAL LLC	QC
11/20/2014	\$100	2014145501	11	LEHMBERG TRACY	QC
12/14/2013	\$1,000	2013166364	11	DELGADO GILBERT J	QC
9/10/2007	\$100	2007183390	11	DELGADO,GILBERT J	QC
12/20/2001	\$69,900	2002000836	X2	ROMERO,ROBERTO G	WD
9/14/2000	\$100	2000120956	11	ROMERO,ROBERTO G	WD
2/25/2000	\$50,500	2000024365	01	SABLE WALTER J SR & JANET B,	WD
4/15/1993	\$45,000	2498/2820	01	ZUCCARDO FRANK J	WD
3/1/1988	\$37,000	2024/1578	X3		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/31/2024

FEMA Flood Zone Information provided by Sarasota County Government

[i](#) Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
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.

