



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

ADAM RYAN SAUTER
6103 BLENHEIM PL
WILMINGTON, NC 28409-2370

DATE: January 24, 2025

CASE NO.: CECASE-25-00214
REAL PROPERTY ADDRESS: 0 *address Needed, North Port, FL 34291
LOT 18 BLK 7 NORTH PORT CHARLO
PARCEL ID: 0946060718
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

4.5.3 (D) ULDC, Land Clearing Debris. (1). No land clearing debris shall be allowed to be placed or stored within 25-feet of the front, side, and rear property lines of the site under the following conditions: a. The debris is piled together in one (1) single mass in only one (1) location on the site. b. The pile of debris shall not exceed 6-feet in height. c. The pile of debris shall be completely enclosed on all four (4) sides by a solid, non-opaque 6-foot high fence and shall include a gate for Fire Department access. d. No burning of debris shall occur unless a valid permit has been secured from State, County and/or local jurisdictions where appropriate. (2). For all land clearing debris that won't be stored on the site under the conditions set forth above, said debris shall be removed completely from the site within 30-days of having been cleared. (3). Trees that are felled in the process of land clearing, may be mulched, and spread over the site, but shall not be buried in bulk. The mulched material may not be used to build a permanent berm. Land clearing debris in any form may not be used for a business operation from the project site.

Violation Text

Property has cleared the property without any permits issued

Violation Corrective Action(s)

All land clearing debris must be corrected to meet code within ten (10) days 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:

Gavyn ONeil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov