



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.	}	
CHAD & JAYMI BROUSSEAU	}	
Respondent(s)	}	CASE NO.: 23-1190
	}	CERTIFIED MAIL NO.: 70223330000077965332
ADDRESS OF VIOLATION:	}	
2666 Calabash Ln	}	
North Port, FL	}	
PARCEL ID.: 1005019418	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF REPEAT VIOLATION** dated *March 15, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 27, 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 REPEAT VIOLATION**, dated *March 14, 2023*, was previously served by **REGULAR MAIL**.

The attached **AFFIDAVIT OF REPEAT 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 **April 27, 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 REPEAT 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.

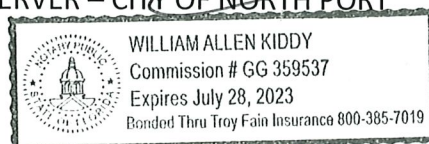

HEATHER FAUST, City Clerk

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 2666 CALABASH LN NORTH PORT FL 34286-2718.

DATED: March 21, 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.	}	
CHAD & JAYMI BROUSSEAU	}	
Respondent(s)	}	CASE NO.: 23-1190
	}	
ADDRESS OF VIOLATION:	}	
2666 CALABASH LN	}	
NORTH PORT, FL	}	
PARCEL ID.: 1005019418	}	

AFFIDAVIT OF REPEAT 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 Repeat Violation and Order to Correct Violation, dated March 14, 2023, by first class mail, a copy of which is attached.

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

3/13/2023, 12:11:02 PM WKIDDY Reported by Herbert Erban 2725 Calabash LN #603-212-6818
 REPEAT VIOLATIONS * PRIOR CASE 21-4602 Sec. 59-16(f)(3), North Port City Code
 Damage to Swale from Tire Ruts. Chapter 105.1, Florida Building Code No permit on file for two
 accessory shed structures and deck on right side of property. Permit also required for City Right-of-way
 work performed, and two pipes installed, as well of rocks throughout. None of which is to code.
 REPEAT VIOLATIONS * PRIOR CASE 21-4602

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

Violation Description

Chapter 70-21, North Port City Code It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

-REPEAT VIOLATION-Driving through City Right-of-way causing Damage to swale. This is a **repeat violation** concerning the same violation from case 21-4602 – Inspector Kiddy-10/18/2021.

Violation Corrective Action

Obtain required culvert pipe permit from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

Violation Description

Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.

Violation Text

-REPEAT VIOLATION-Damage to Swale Area, from stone put down to drive through Right-of-way. This is a **repeat violation** concerning the same violation from case 21-4602 - Inspector Kiddy-10/18/2021.

Violation Corrective Action

Damage to swale right-of-way area must be repaired from the date of this Notice.

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

-REPEAT VIOLATION-No permit on file for shed on property. This is a **repeat violation** concerning the same violation from case 21-4602 - Inspector Kiddy-10/18/2021.

Violation Corrective Action

Obtain required permit 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:

3/13/2023, 1:36:34 PM DGRANDT Upon arrival there is stone in the city right of way. That is being used to drive in and out of the property. Also there is a shed type building on the right side of the property that does not have a permit on file. POP

DATED: March 15, 2023



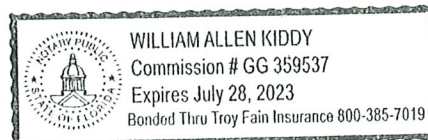
DAVE GRANDT
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 15 day of March 2023, by DAVE GRANDT.


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**

CHAD & JAYMI BROUSSEAU
2666 CALABASH LN
NORTH PORT, FL 34286-2718

DATE: March 14, 2023

PSI CASE NO.: 23-1190
REAL PROPERTY ADDRESS: 2666 CALABASH LN, NORTH PORT, FL
LOTS 17 & 18, BLK 194, 6TH ADD TO PORT CHARLOTTE PARCEL ID #: 1005019418
SERVED BY: FIRST CLASS MAIL

NOTICE OF REPEAT 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

Chapter 70-21, North Port City Code It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City Road in any vehicle, contrivance or device in such a manner as to cause damage to any City Road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

-REPEAT VIOLATION-Driving through City Right-of-way causing Damage to swale. This is a repeat violation concerning the same violation from case 21-4602 – Inspector Kiddy-10/18/2021.

Violation Corrective Action

Obtain required culvert pipe permit. Cease activity immediately and repair damage to City right-of-way.

Violation Description

Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.

Violation Text

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Violation Corrective Action

Damage to swale right-of-way area must be repaired.

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

-REPEAT VIOLATION-No permit on file for shed on property. This is a repeat violation concerning the same violation from case 21-4602 - Inspector Kiddy-10/18/2021.

Violation Corrective Action

Obtain required permit. 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:	

For Any Repeat Violations

***Daily Fine Shall Not Exceed - \$500.00 per day
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:

DAVE GRANDT
Inspector
Neighborhood Development Services
e-mail: dgrandt@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CHAD & JAYMI BROUSSEAU }
Respondent(s) } CASE NO.: 23-1190
} }
ADDRESS OF VIOLATION: }
2666 CALABASH LN }
North Port, FL }
PARCEL ID.: # 1005019418 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

On April 14, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 15, 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 2666 CALABASH LN NORTH PORT FL 34286-2718, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: April 14 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 14th day of April 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. }
CHAD & JAYMI BROUSSEAU }
Respondent(s) } CASE NO.: 23-1190
ADDRESS OF VIOLATION: }
2666 CALABASH LN }
NORTH PORT, FL. }
PARCEL ID.: 1005019418 }

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On ^{MARCH} April 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2666 CALABASH LN, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

^{MARCH}
DATED: April 29 2023

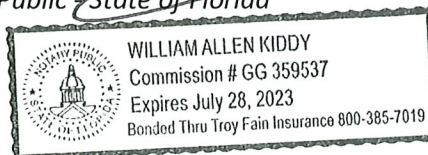

DAVE GRANDT, Affiant
Neighborhood Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of ^{MARCH} April 2023 by DAVE GRANDT.


Notary Public - State of Florida

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



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

\$

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

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USPS 34286
GE-WK 23-1190

CHAD & JAYMI BROUSSEAU

2666 CALABASH LN

NORTH PORT FL 34286-2718

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

See Reverse for Instructions

7022 3330 0000 7796 5332



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1005019418

Ownership: BROUSSEAU CHAD BROUSSEAU JAYMI 2666 CALABASH LN, NORTH PORT, FL, 34286-2718 Situs Address: 2666 CALABASH LN NORTH PORT, FL, 34286	Land Area: 20,000 Sq.Ft. Municipality: City of North Port Subdivision: 1505 - PORT CHARLOTTE SUB 06 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 35-39S-21E Census: 121150027451 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOTS 17 & 18, BLK 194, 6TH ADD TO PORT CHARLOTTE
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Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2666 CALABASH LN NORTH PORT, FL, 34286	1	4	2	0	2004	2014	2,675	2,208	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	580	SF	2004
2	1	Patio - concrete or Pavers	380	SF	2004
3	1	Swimming Pool	200	SF	2004

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2022	\$41,200	\$338,900	\$27,400	\$407,500	\$273,053	\$50,000	\$223,053	\$134,447
2021	\$18,600	\$217,500	\$19,000	\$255,100	\$255,100	\$50,000	\$205,100	\$0
2020	\$17,800	\$187,000	\$20,400	\$225,200	\$135,690	\$50,000	\$85,690	\$89,510
2019	\$18,000	\$181,000	\$17,600	\$216,600	\$132,639	\$50,000	\$82,639	\$83,961
2018	\$13,800	\$176,000	\$16,500	\$206,300	\$130,166	\$50,000	\$80,166	\$76,134
2017	\$7,300	\$166,600	\$15,500	\$189,400	\$127,489	\$50,000	\$77,489	\$61,911
2016	\$6,800	\$152,800	\$14,700	\$174,300	\$124,867	\$50,000	\$74,867	\$49,433
2015	\$5,800	\$126,800	\$14,000	\$146,600	\$123,999	\$50,000	\$73,999	\$22,601
2014	\$7,800	\$129,300	\$12,000	\$149,100	\$123,015	\$50,000	\$73,015	\$26,085
2013	\$7,700	\$114,900	\$12,700	\$135,300	\$121,197	\$50,000	\$71,197	\$14,103

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2021	\$25,000.00
2021	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/25/2020	\$312,000	2020102927	01	REIS-EIBARA NICOLE LEE	WD
5/10/2017	\$0	2017061296	11	ELBARA NICOLE L R	QC
10/29/2009	\$175,000	2009134735	01	JIGJIDSUREN, SANSARMAA	WD
6/30/2009	\$100	2009155978	11	JANCHIV,ALTANGEREL	OT
7/16/2008	\$305,000	2008103873	X3	KHORKHOI,ERDENEBAAYAR	WD
3/16/2004	\$242,100	2004051798	01	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
11/15/1993	\$100	2577/1143	15	N C N B NATIONAL BANK	TR
7/17/1991	\$100	2316/1342	15	GENERAL DEVELOPMENT CORP	QC
9/13/1989	\$4,500	2158/2134	15	BURGESS JOHN B & MIRIAM P	WD
6/1/1982	\$2,900	1518/1451	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/14/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/13/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0387F	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.

