



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

HEXAGON DEVELOPERS LLC

Respondent(s)

CASE NO.: 24-3537

ADDRESS OF VIOLATION:

2244 KADLIC ST

North Port, FL

PARCEL ID.: # 1137157704

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 2244 KADLIC ST MIAMI FL 33157, 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.

HEXAGON DEVELOPERS LLC

Respondent(s)

CASE NO.: 24-3537

ADDRESS OF VIOLATION:

2244 KADLIC ST

NORTH PORT, FL.

PARCEL ID.: 1137157704

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 2244 KADLIC 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.

HEXAGON DEVELOPERS LLC

Respondent(s)

ADDRESS OF VIOLATION:

2244 Kadlic St

North Port, FL

PARCEL ID.: 1137157704

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CASE NO.: 24-3537

CERTIFIED MAIL NO.: 9589071052700422910809

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 *August 15, 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.

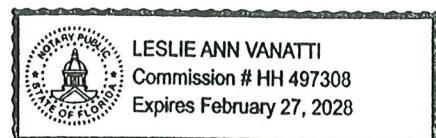
HEATHER FAUST, City Clerk

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 17505 SW 90TH AVE MIAMI FL 33157.

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.	}	
HEXAGON DEVELOPERS LLC	}	
Respondent(s)	}	CASE NO.: 24-3537
	}	
ADDRESS OF VIOLATION:	}	
2244 KADLIC ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 1137157704	}	

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 August 15, 2024, by first class mail, a copy of which is attached.

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

8/13/2024, 2:14:30 PM JPRESSON 1). Expired building permit 22 00011251, expired 10/25/23.
2). Construction site is overgrown, unkept and abandoned.

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

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

SFR permit 22-11251 is expired as of 10/25/23.

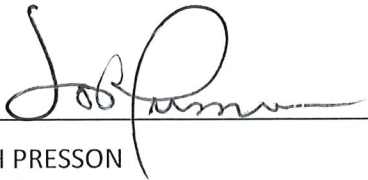
Violation Corrective Action

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:

8/26/2024, 11:46:39 AM JPRESSON Property remains out of compliance. 9/27/2024, 11:16:58 AM JPRESSON Permit 22 00011251 remains expired. 10/31/2024, 10:22:03 AM JPRESSON Permit remains expired.

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.



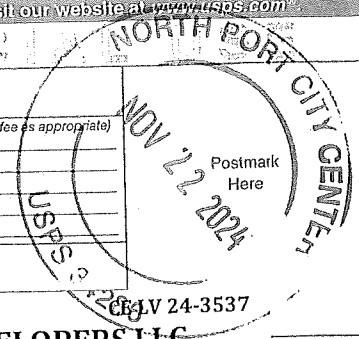
Notary Public - State of Florida

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



9589 0710 5270 0422 9108 09

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fees appropriate)	
☐	Return Receipt (hardcopy) \$
☐	Return Receipt (electronic) \$
☐	Certified Mail Restricted Delivery \$
☐	Adult Signature Required \$
☐	Adult Signature Restricted Delivery \$
Postage	
\$	
Total	
\$	
To: HEXAGON DEVELOPERS LLC	
Street: 17505 SW 90TH AVE	
City: MIAMI, FL 33157	
PS Instructions	





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1137157704

Ownership:
HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE, PALMETTO BAY, FL, 33157-5803
Situs Address:
2244 KADLIC ST NORTH PORT, FL, 34288

Land Area: 10,394 Sq.Ft.
Municipality: City of North Port
Subdivision: 1586 - PORT CHARLOTTE SUB 32
Property Use: 0001 - Res-New Construction Not Substantially Complete
Status: OPEN
Sec/Twp/Rge: 29-39S-22E
Census: 121150027472
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 4 BLK 1577 32ND ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$20,500	\$0	\$0	\$20,500	\$17,930	\$0	\$17,930	\$2,570
2023	\$16,300	\$0	\$0	\$16,300	\$16,300	\$0	\$16,300	\$0
2022	\$16,100	\$0	\$0	\$16,100	\$16,100	\$0	\$16,100	\$0
2021	\$7,100	\$0	\$0	\$7,100	\$5,845	\$0	\$5,845	\$1,255
2020	\$6,400	\$0	\$0	\$6,400	\$5,314	\$0	\$5,314	\$1,086
2019	\$5,800	\$0	\$0	\$5,800	\$4,831	\$0	\$4,831	\$969
2018	\$5,600	\$0	\$0	\$5,600	\$4,392	\$0	\$4,392	\$1,208
2017	\$4,900	\$0	\$0	\$4,900	\$3,993	\$0	\$3,993	\$907
2016	\$4,600	\$0	\$0	\$4,600	\$3,630	\$0	\$3,630	\$970
2015	\$4,100	\$0	\$0	\$4,100	\$3,300	\$0	\$3,300	\$800

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.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/6/2021	\$21,000	2022017857	01	SUSAN B MAGGIO REVOCABLE TRUST	WD
12/19/2017	\$100	2018047648	11	MAGGIO SUSAN B	WD
4/24/2013	\$100	2013062270	11	RJM HOMES INC	QC
12/10/2004	\$28,500	2004239056	01	LUBRANO,CARLOS D	WD
8/1/1978	\$1,100	12771144	01		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 *
0392F	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.

