



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. }
LSF9 MASTER PARTICIPATION TRUST }
U S BANK TRUST N A (TTEE) }
C/O HUDSON HOMES MANAGEMENT LLC }
Respondent(s) }

CASE NO.: 23-338
CERTIFIED MAIL NO.: 70222410000235448460

ADDRESS OF VIOLATION: }
2651 W Price Blvd }
North Port, FL }
PARCEL ID.: 0982044334 }

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 22, 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 *January 24, 2023*, 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.

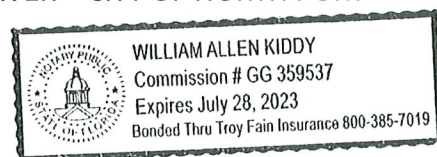


HEATHER FAUST, City Clerk

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 **3701 REGENT BLVD STE 200, IRVING, TX, 75063**.

DATED: February 24, 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.	}	
LSF9 MASTER PARTICIPATION TRUST	}	
U S BANK TRUST N A (TTEE)	}	CASE NO.: 23-338
C/O HUDSON HOMES MANAGEMENT LLC	}	
Respondent(s)	}	
	}	
ADDRESS OF VIOLATION:	}	
2651 W PRICE BLVD	}	
NORTH PORT, FL	}	
PARCEL ID.: 0982044334	}	

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 January 24, 2023, by first class mail, a copy of which is attached.

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

1/18/2023, 3:07:11 PM JARDINGE Tearing out driveway on a Saturday with no permit on file

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

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

Driveway being torn out with no permit on file.

Violation Corrective Action

Obtain required permit within ten (10) days 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:

on inspection homeowner has replaced sections of driveway with no permit on file

DATED: February 22, 2023

Henley Lee Burton

HENLEY LEE BURTON
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 22 day of February 2023, by HENLEY LEE BURTON.

William Allen Kiddy
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**

LSF9 MASTER PARTICIPATION TRUS
U S BANK TRUST N A (TTEE)
C/O HUDSON HOMES MANAGEMENT LLC
3701 REGENT BLVD STE 200
IRVING, TX 75063

DATE: January 24, 2023

PSI CASE NO.: 23-338
REAL PROPERTY ADDRESS: 2651 W PRICE BLVD, NORTH PORT, FL
LOT 34 BLK 443 9TH ADD TO PORT CHARLOTTE PARCEL ID #: 0982044334
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

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

Driveway being torn out with no permit on file.

Violation Corrective Action

Obtain required permit within ten (10) days 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>

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:

HENLEY LEE BURTON
Inspector
Neighborhood Development Services
e-mail: hburton@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
LSF9 MASTER PARTICIPATION TRUST }
U S BANK TRUST N A (TTEE) }
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Respondent(s) }

CASE NO.: 23-338

ADDRESS OF VIOLATION: }
2651 W PRICE BLVD }
North Port, FL }
PARCEL ID.: # 0982044334 }

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 February 22, 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 3701 REGENT BLVD STE 200 IRVING TX 75063, 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. }
LSF9 MASTER PARTICIPATION TRUST }
U S BANK TRUST N A (TTEE) }
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Respondent(s) }

CASE NO.: 23-338

ADDRESS OF VIOLATION: }
2651 W PRICE BLVD }
NORTH PORT, FL. }
PARCEL ID.: 0982044334 }

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 2651 W PRICE BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023


HENLEY LEE BURTON, 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 HENLEY LEE BURTON.


Notary Public - State of Florida

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



7022 2410 0002 3544 8460

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 \$ _____

Postage

\$

CE WK 23-338

LSF9 MASTER PARTICIPATION TRUST
C/O HUDSON HOMES MANAGEMENT
LLC 3701 REGENT BLVD STE 200
IRVING TX 75063





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0982044334

Ownership:

LSF9 MASTER PARTICIPATION TRUST
 U S BANK TRUST N A (TTEE)
 C/O HUDSON HOMES MANAGEMENT LLC 3701 REGENT BLVD
 STE 200, IRVING, TX, 75063
Situs Address:
 2651 W PRICE BLVD NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port
Subdivision: 1527 - PORT CHARLOTTE SUB 09
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 23-39S-21E
Census: 121150027432
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1
Parcel Description: LOT 34 BLK 443 9TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2651 W PRICE BLVD NORTH PORT, FL, 34286	1	3	2	0	2005	2008	2,311	1,680	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	528	SF	2005
2	1	Patio - concrete or Pavers	400	SF	2005

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2022	\$21,400	\$236,100	\$11,900	\$269,400	\$207,790	\$0	\$207,790	\$61,610
2021	\$11,900	\$168,700	\$8,300	\$188,900	\$188,900	\$0	\$188,900	\$0
2020	\$10,000	\$153,800	\$8,400	\$172,200	\$172,200	\$0	\$172,200	\$0
2019	\$8,800	\$148,900	\$7,900	\$165,600	\$165,600	\$0	\$165,600	\$0
2018	\$8,600	\$142,900	\$4,600	\$156,100	\$156,100	\$0	\$156,100	\$0
2017	\$5,900	\$143,400	\$4,500	\$153,800	\$146,235	\$0	\$146,235	\$7,565
2016	\$5,500	\$137,500	\$4,400	\$147,400	\$132,941	\$0	\$132,941	\$14,459
2015	\$4,700	\$117,400	\$4,100	\$126,200	\$120,855	\$0	\$120,855	\$5,345
2014	\$3,800	\$107,900	\$3,700	\$115,400	\$109,868	\$0	\$109,868	\$5,532
2013	\$3,600	\$97,200	\$5,100	\$105,900	\$99,880	\$0	\$99,880	\$6,020

Current Exemptions

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
2/26/2018	\$255,900	2018024414	18	WEST PRICE LLC	CT
5/24/2010	\$100	2010067211	11	ELLIS, STEVEN	WD
12/29/2009	\$100	2009161370	11	ELLIS, STEVEN PR	PR
11/20/2009	\$100	2009161700	11	ELLIS, JEROME	OT
12/13/2006	\$100	2007003939	11	LEACH, GREG	WD
4/21/2003	\$45,000	2003084805	X2	WENZENRIED, ERNEST	WD
3/1/1977	\$0	1166/661	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/13/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/13/2023)
 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 *
0383F	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.

