



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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JAMES PATTEN

JAMES CHRISTOPHER GEARHART

Respondent(s)

**ADDRESS OF VIOLATION:**

7811 Taplin Ave

North Port, FL

PARCEL ID.: 0950134710

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}

CASE NO.: 23-4686

CERTIFIED MAIL NO.: 9589071052700187029600

**ORDER FOR COMPLIANCE**

**NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE**

**AFTER DUE NOTICE** to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on April 25, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), James Patten, James Christopher Gearhart own(s) the property commonly known as, 7811 Taplin Ave North Port, Sarasota County, Florida (LOT 10 BLK 1347 26TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated January 05, 2024.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

**Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:**

4. Respondent's actions constitute a violation of:  
**Chapter 42-23, North Port City Code; Accumulation of Debris**  
(Debris on left side of the house consisting of plastic buckets, wood, and other miscellaneous debris.)  
**59-1 (c)(1), City Code Allowed parking**  
(Prohibited parking of vehicles in front yard, and in City Right-of-way.)

**Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon**

**ORDERED that:**

5. Respondents(s) shall correct the violation(s) by promptly Remove, or cause to be removed, any and all debris on said property; Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements.

6. If Respondent(s) fail(s) to correct the violation(s) by May 20th, 2024, RESPONDENT MAY BE ASSESSED THE SUM OF \$10.00 per day for North Port City Code, \$10.00 per day North Port City Code, beginning May 21st, 2024, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$1,000.00, \$1,000.00, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for *May 23rd, at 9:00 a.m.* or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

***As soon as compliance is achieved, Respondent(s) shall notify the Code Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:***

**Code Compliance Division Manager  
4970 City Hall Boulevard  
North Port, FL 34286  
or Email [ceuser@northportfl.gov](mailto:ceuser@northportfl.gov)**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

***DONE AND ORDERED***, for the City of North Port, Florida this 25th day of April 2024.

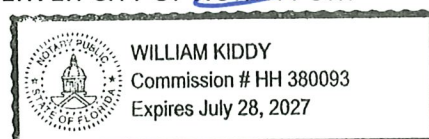
JAMES E. TOALE  
HEARING OFFICER

**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 7811 Taplin Ave North Port FL 34291.

***DATED:*** April 26, 2024.

SERVER-CITY OF NORTH PORT





## CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JAMES PATTEN

JAMES CHRISTOPHER GEARHART

Respondent(s)

CASE NO.: 23-4686

### ADDRESS OF VIOLATION:

7811 TAPLIN AVE

NORTH PORT, FL.

PARCEL ID.: 0950134710

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

### AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7811 TAPLIN AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

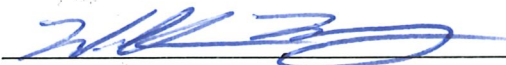
DATED: Apr 29 2024

  
DAVE GRANDT, 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 29 day of Apr 2024 by DAVE GRANDT.

  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0950134710**

**Ownership:**

PATTEN JAMES  
GEARHART JAMES CHRISTOPHER  
7811 TAPLIN AVE, NORTH PORT, FL, 34291  
Situs Address:  
7811 TAPLIN AVE NORTH PORT, FL, 34291

Land Area: 12,203 Sq.Ft.

Municipality: City of North Port

Subdivision: 1573 - PORT CHARLOTTE SUB 26

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-39S-21E

Census: 121150027382

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOT 10 BLK 1347 26TH ADD TO PORT CHARLOTTE

**Buildings**

Situs - click address for building details <sup>Ⓘ</sup>	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built <sup>Ⓘ</sup>	Gross Area	Living Area	Stories
7811 TAPLIN AVE NORTH PORT, FL, 34291	1	3	2	0	2006	2008	1,997	1,452	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. <sup>Ⓘ</sup>
2023	\$22,300	\$238,700	\$0	\$261,000	\$261,000	\$0	\$261,000	\$0
2022	\$20,300	\$210,400	\$0	\$230,700	\$230,700	\$0	\$230,700	\$0
2021	\$9,500	\$146,800	\$0	\$156,300	\$156,300	\$0	\$156,300	\$0
2020	\$6,900	\$139,600	\$0	\$146,500	\$146,500	\$0	\$146,500	\$0
2019	\$7,600	\$130,600	\$0	\$138,200	\$135,740	\$0	\$135,740	\$2,460
2018	\$7,500	\$115,900	\$0	\$123,400	\$123,400	\$0	\$123,400	\$0
2017	\$5,900	\$115,300	\$0	\$121,200	\$119,177	\$0	\$119,177	\$2,023
2016	\$5,200	\$112,400	\$0	\$117,600	\$108,343	\$0	\$108,343	\$9,257
2015	\$4,100	\$94,700	\$0	\$98,800	\$98,494	\$0	\$98,494	\$306
2014	\$4,900	\$90,800	\$0	\$95,700	\$89,540	\$0	\$89,540	\$6,160

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**

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
5/26/2022	\$75,500	2022101156	16	PATTEN JAMES	WD
10/1/2021	\$165,000	2021179849	30	FREEDOM RENTAL HOMES CINCO LLC	WD
7/30/2019	\$100	2019104029	11	FREEDOM HOUSE BUYERS LLC	WD
2/28/2012	\$71,100	2012027756	12	FEDERAL NATIONAL MORTGAGE ASSN,	WD
9/14/2010	\$100	2010118007	11	PAUL,JEAN E	CT
3/20/2006	\$184,000	2006163454	11	PAUL,JOSEPHINE	QC
10/6/2004	\$167,800	2004220607	X3	CONSTRUCTION COMPLIANCE INC, DBA/ CCI HOMES	WD
9/17/2004	\$19,700	2004220606	01	WALSH LAWRENCE J & ZELMA J,	WD
6/1/1986	\$4,400	1870/2580	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

**FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)**

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 *
0376F	OUT	OUT	X500	120279		OUT
0376F	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.





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

**CODE COMPLIANCE HEARING**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
JAMES PATTEN	}	
JAMES CHRISTOPHER GEARHART	}	
Respondent(s)	}	CASE NO.: 23-4686
	}	CERTIFIED MAIL NO.: 9589071052700187026104
ADDRESS OF VIOLATION:	}	
7811 Taplin Ave	}	
North Port, FL	}	
PARCEL ID.: 0950134710	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 30, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 25, 2024**, 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 05, 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 **April 25, 2024**, 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 Compliance 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 7811 TAPLIN AVE NORTH PORT FL 34291.

**DATED:** February 1, 2024

  
SERVER – CITY OF NORTH PORT





**CITY OF NORTH PORT  
SARASOTA COUNTY, FLORIDA  
CODE COMPLIANCE DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286  
(941) 429-7186**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JAMES PATTEN</b>	}	
<b>JAMES CHRISTOPHER GEARHART</b>	}	
Respondent(s)	}	CASE NO.: 23-4686
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>7811 TAPLIN AVE</b>	}	
<b>NORTH PORT, FL</b>	}	
<b>PARCEL ID.: 0950134710</b>	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss

**COUNTY OF SARASOTA** :

The undersigned CODE COMPLIANCE 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 05, 2024, by first class mail, a copy of which is attached.

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

10/23/2023, 1:53:28 PM DGRANDT Debris in crow consisting of a plastic buckets chairs and other miscellaneous items. Debris on left side of house. Consisting of plastic buckets wood and other debris. Improper vehicle parking in front yard and crow.

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

**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**

Debris on left side of the house consisting of plastic buckets, wood, and other miscellaneous debris.

**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.

**Violation Description**

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

**Violation Text**

Accumulation of debris in City Right-of-way consisting of plastic buckets, chairs, and other miscellaneous items.

**Violation Corrective Action**

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

**Violation Description**

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:

a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential

Lot Size    Total Vehicles and/or Boats

10,999 square feet or smaller    6

11,000 to 20,999 square feet    8

21,000 to 30,999 square feet    9

31,000 to 40,999 square feet    10

41,000 to 50,999 square feet    11

51,000 square feet and larger    12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows:

1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard.

2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

\*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

Prohibited parking of vehicles in front yard, and in City Right-of-way.

**Violation Corrective Action**


Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice



(3) Field Inspection Notes:

10/23/2023, 1:58:27 PM DGRANDT Debris also in rear of house consisting of wood and other miscellaneous debris. 10/23/2023, 1:55:26 PM DGRANDT Courtesy notice left at residence. 10/27/2023, 10:28:20 AM DGRANDT No corrections have been made. Will reinspect in 7 days. 11/3/2023, 10:10:43 AM DGRANDT Some corrections have been made. Will reinspect in 7 days. 11/9/2023, 9:25:17 AM DGRANDT Met with resident at property today. They are making corrections. Will reinspect in 21 days. 11/30/2023, 8:55:27 AM DGRANDT After drive by inspection. Residents are moving debris to street for a bulk pick up. Will reinspect in 14 days. 1/4/2024, 9:41:47 AM DGRANDT Property is still in violation. 1/8/2024, 12:46:24 PM NLONG Pop 1/17/2024, 9:17:08 AM DGRANDT Property is still in violation. 1/30/2024, 8:17:21 AM DGRANDT Property is still in violation.

DATED: January 30, 2024

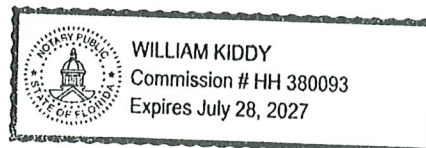
  
\_\_\_\_\_  
DAVE GRANDT  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30 day of Jan 2024, 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 COMPLIANCE DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

JAMES PATTEN  
JAMES CHRISTOPHER GEARHART  
7811 TAPLIN AVE  
NORTH PORT, FL 34291

**DATE:** January 5, 2024

PSI CASE NO.: 23-4686  
REAL PROPERTY ADDRESS: 7811 TAPLIN AVE, NORTH PORT, FL  
LOT 10 BLK 1347 26TH ADD TO PORT CHARLOTTE PARCEL ID #: 0950134710  
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 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**

Debris on left side of the house consisting of plastic buckets, wood, and other miscellaneous debris. .

**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.

**Violation Description**

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

**Violation Text**

Accumulation of debris in City Right-of-way consisting of plastic buckets, chairs, and other miscellaneous items.

**Violation Corrective Action**

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

**Violation Description**

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows:

Residential

Lot Size      Total Vehicles and/or Boats

10,999 square feet or smaller      6

11,000 to 20,999 square feet      8

21,000 to 30,999 square feet      9

31,000 to 40,999 square feet      10

41,000 to 50,999 square feet      11

51,000 square feet and larger      12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. \*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

Prohibited parking of vehicles in front yard, and in City Right-of-way.

**Violation Corrective Action**

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date 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 reached, 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  
Development Services  
e-mail: [dgrandt@northportfl.gov](mailto: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.

JAMES PATTEN

JAMES CHRISTOPHER GEARHART

Respondent(s)

CASE NO.: 23-4686

**ADDRESS OF VIOLATION:**

7811 TAPLIN AVE

North Port, FL

PARCEL ID.: # 0950134710

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

On Apr 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated January 30, 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 7811 TAPLIN AVE NORTH PORT FL 34291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Apr 12 2024

  
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 12 day of Apr 2024, by William Kiddy.



Notary Public - State of Florida

X Personally Known OR \_\_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





9589 0710 5270 0187 0261 04

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage \$

CE WK-23-4686

Postmark Here

JAMES PATTEN  
JAMES CHRISTOPHER GEARHART  
7811 TAPLIN AVE  
NORTH PORT FL 34291

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



# CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JAMES PATTEN

JAMES CHRISTOPHER GEARHART

Respondent(s)

CASE NO.: 23-4686

ADDRESS OF VIOLATION:

7811 TAPLIN AVE

NORTH PORT, FL.

PARCEL ID.: 0950134710

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

## AFFIDAVIT OF POSTING

On Feb 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7811 TAPLIN AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Feb 1 2024

  
\_\_\_\_\_  
DAVE GRANDT, Affiant  
Development Services

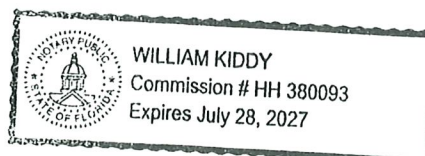
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of Feb 2024 by DAVE GRANDT.

  
\_\_\_\_\_  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0950134710**

<b>Ownership:</b>	<b>Land Area:</b> 12,203 Sq.Ft.
PATTEN JAMES	<b>Municipality:</b> City of North Port
GEARHART JAMES CHRISTOPHER	<b>Subdivision:</b> 1573 - PORT CHARLOTTE SUB 26
7811 TAPLIN AVE, NORTH PORT, FL, 34291	<b>Property Use:</b> 0100 - Single Family Detached
<b>Situs Address:</b>	<b>Status:</b> OPEN
7811 TAPLIN AVE NORTH PORT, FL, 34291	<b>Sec/Twp/Rge:</b> 07-39S-21E
	<b>Census:</b> 121150027382
	<b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY
	<b>Total Living Units:</b> 1
	<b>Parcel Description:</b> LOT 10 BLK 1347 26TH ADD TO PORT CHARLOTTE

**Buildings**

<b>Situs - click address for building details</b> ⓘ	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b> ⓘ	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
7811 TAPLIN AVE NORTH PORT, FL, 34291	1	3	2	0	2006	2008	1,997	1,452	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⓘ
2023	\$22,300	\$238,700	\$0	\$261,000	\$261,000	\$0	\$261,000	\$0
2022	\$20,300	\$210,400	\$0	\$230,700	\$230,700	\$0	\$230,700	\$0
2021	\$9,500	\$146,800	\$0	\$156,300	\$156,300	\$0	\$156,300	\$0
2020	\$6,900	\$139,600	\$0	\$146,500	\$146,500	\$0	\$146,500	\$0
2019	\$7,600	\$130,600	\$0	\$138,200	\$135,740	\$0	\$135,740	\$2,460
2018	\$7,500	\$115,900	\$0	\$123,400	\$123,400	\$0	\$123,400	\$0
2017	\$5,900	\$115,300	\$0	\$121,200	\$119,177	\$0	\$119,177	\$2,023
2016	\$5,200	\$112,400	\$0	\$117,600	\$108,343	\$0	\$108,343	\$9,257
2015	\$4,100	\$94,700	\$0	\$98,800	\$98,494	\$0	\$98,494	\$306
2014	\$4,900	\$90,800	\$0	\$95,700	\$89,540	\$0	\$89,540	\$6,160

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**

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
5/26/2022	\$75,500	2022101156	16	PATTEN JAMES	WD
10/1/2021	\$165,000	2021179849	30	FREEDOM RENTAL HOMES CINCO LLC	WD
7/30/2019	\$100	2019104029	11	FREEDOM HOUSE BUYERS LLC	WD
2/28/2012	\$71,100	2012027756	12	FEDERAL NATIONAL MORTGAGE ASSN,	WD
9/14/2010	\$100	2010118007	11	PAUL,JEAN E	CT
3/20/2006	\$184,000	2006163454	11	PAUL,JOSEPHINE	QC
10/6/2004	\$167,800	2004220607	X3	CONSTRUCTION COMPLIANCE INC ,DBA/ CCI HOMES	WD
9/17/2004	\$19,700	2004220606	01	WALSH LAWRENCE J & ZELMA J,	WD
6/1/1986	\$4,400	1870/2580	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/29/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/29/2024)						
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 *
0376F	OUT	OUT	X500	120279		OUT
0376F	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.

