



**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**

CELINA SCHREIBER
GUILLERMO SCHREIBER
2739 MIRA VISTA DR
GLENDALE, CA 91208-2225

DATE: December 31, 2024

CASE NO.: CECASE-24-50278
REAL PROPERTY ADDRESS: 6360 S Biscayne Dr, North Port, FL 34287
LOT 5 BLK 13 PORT CHARLOTTE SU
PARCEL ID: 0997001305
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

3.7.3 (D) ULDC, Prohibited Activities: (1) Commercial raising or keeping of fowl or livestock; (2) Keeping of roosters, crowing chickens, or any livestock not listed in the table above; and (3) Slaughtering of hens or other animals. * Fowl MAXIMUM NUMBER ALLOWED Four (4) Gallus Domesticus hens per 10,000 SF of land. No other types of fowl are allowed.

Violation Text

Violation Corrective Action(s)

Cease, remove and or correct the source of prohibited activity(s), within ten (10) days of the date of this notice.
*For guidance of permissible activities please review Unified Land Development Code - Section 3.7.3. Accessory Agriculture in Residential Districts.



Violation Description

3.7.3 (D) ULDC, Containment. It shall be unlawful for any person to allow fowl to run at large upon the streets, alleys, or other public places of the City or upon the property of any other person. Stored feed shall be secured in rodentproof and raccoon-proof enclosed containers. (1) Chicken coops, and containment areas shall: a. Reside in the rear half of the residential lot behind the primary structure; b. Meet the setback requirements for an accessory structure in the zoning district; c. Maintain clean and sanitary conditions, free of insects and rodents, offensive odors detectable at property boundaries, excessive noise, or any other potential nuisance; d. Hens shall be contained within a covered chicken coop or fenced pen area; e. A building permit is not required for movable or prefabricated coops that 12 square feet or less in size. f. Moveable coops shall be removed or stored appropriately for all major storm events to prevent airborne debris. (2) Chickens shall be stored appropriately for all major storm events.

Violation Text

Violation Corrective Action(s)

Cease, remove and or correct the source of prohibited activity(s), within ten (10) days of the date of this notice.

*For guidance of permissible activities please review Unified Land Development Code - Section 3.7.3. Accessory Agriculture in Residential Districts.

Violation Description

70-21, NPCC - 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

Property drives through crowd to park on unimproved surface.

Violation Corrective Action(s)

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

**Violation Description**

59-1 (c)(1) NPCC, 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

Two cars parked on unimproved surface.

Violation Corrective Action(s)

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 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 O'Neil
Inspector
Neighborhood Development Services
e-mail: goneil@northportfl.gov