



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

VICTORIA L TODD REVOCABLE TRUS

Respondent(s)

CASE NO.: 24-2912

ADDRESS OF VIOLATION:

3104 JUNCTION ST

North Port, FL

PARCEL ID.: # 1136077332

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 3104 JUNCTION ST OSPREY FL 34229-0825, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 14 2025

Leslie VanAtti, Affiant
Recording Secretary

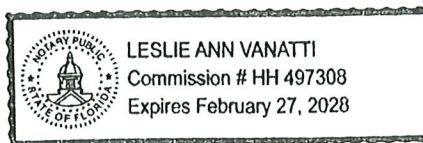
STATE OF FLORIDA

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.

VICTORIA L TODD REVOCABLE TRUS

Respondent(s)

CASE NO.: 24-2912

ADDRESS OF VIOLATION:

3104 JUNCTION ST

NORTH PORT, FL.

PARCEL ID.: 1136077332

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 3104 JUNCTION ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: November 22 2024

KEN SCHAUER, Affiant
Development Services

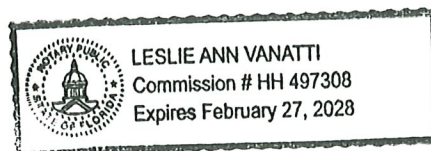
STATE OF FLORIDA

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 KEN SCHAUER.

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.	}	
VICTORIA L TODD REVOCABLE TRUS	}	
Respondent(s)	}	CASE NO.: 24-2912
	}	CERTIFIED MAIL NO.: 9589071052700422911905
ADDRESS OF VIOLATION:	}	
3104 Junction St	}	
North Port, FL	}	
PARCEL ID.: 1136077332	}	

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 *July 17, 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 **PO BOX 825 OSPREY FL 34229-0825**.

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. }
VICTORIA L TODD REVOCABLE TRUS }
Respondent(s) } **CASE NO.: 24-2912**
} }
ADDRESS OF VIOLATION: }
3104 JUNCTION ST }
NORTH PORT, FL }
PARCEL ID.: 1136077332 }

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 July 17, 2024, by first class mail, a copy of which is attached.

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

7/8/2024, 2:54:58 PM KSCHAUER Drive by, while conducting inspections on CE case# 24-2909 and 24-2911 (courtesy letter s) the records for this address show 2 expired building permits. 22-17344 re roof, expired June 12, 2023 and 17-7954 complete mechanical change out expired June 11, 2018. This appears to be a rental unit. Request an NOV be prepared and sent to the property owner for compliance on the permit violation.

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

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

Two (2) expired building permits. 22-17344 Re-Roof expired June 12, 2023 and 17-7954 complete mechanical change out of which expired June 11, 2018.

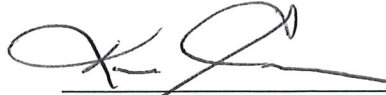
Violation Corrective Action

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:

9/3/2024, 10:50:59 AM KSCHAUER As of this inspection, there are no applications and or updates on the expired permits #22-17344 re-roof and # 17-7954 a/c change out. Smh 10/31/2024, 9:18:46 AM KSCHAUER Permits still expired. 22-17344 re roof and 17-7954 a/c change out. Schedule for hearing.

DATED: November 15, 2024



KEN SCHAUER
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

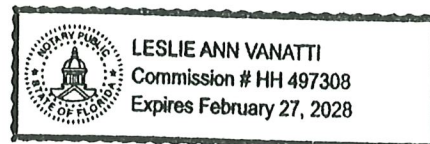
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of November 2024, by KEN SCHAUER.



Notary Public - State of Florida

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



9589 0710 5270 0422 9119 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

ND

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

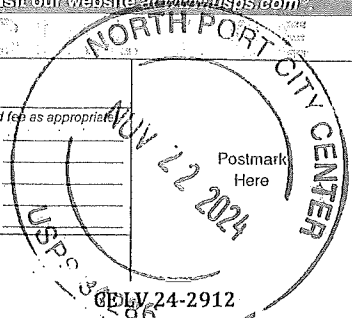
Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

VICTORIA L TODD REVOCABLE TRUST
PO BOX 825
OSPREY, FL 34229



for instructions



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1136077332

Ownership:
VICTORIA L TODD REVOCABLE TRUST
PO BOX 825, OSPREY, FL, 34229-0825
Situs Address:
3104 JUNCTION ST NORTH PORT, FL, 34288

Land Area: 10,025 Sq.Ft.
Municipality: City of North Port
Subdivision: 1540 - PORT CHARLOTTE SUB 12
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 28-39S-22E
Census: 121150027461
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 32 BLK 773 12TH 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
3104 JUNCTION ST NORTH PORT, FL, 34288	1	3	2	0	1995	2005	1,865	1,635	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	735	SF	1998
2	1	Patio - concrete or Pavers	399	SF	1998
3	1	Swimming Pool	336	SF	1998

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$17,900	\$187,400	\$31,600	\$236,900	\$220,680	\$0	\$220,680	\$16,220
2023	\$16,900	\$219,800	\$30,300	\$267,000	\$200,618	\$0	\$200,618	\$66,382
2022	\$16,900	\$182,100	\$32,400	\$231,400	\$182,380	\$0	\$182,380	\$49,020
2021	\$8,400	\$134,200	\$23,200	\$165,800	\$165,800	\$0	\$165,800	\$0
2020	\$7,700	\$127,100	\$26,000	\$160,800	\$160,800	\$0	\$160,800	\$0
2019	\$7,200	\$125,600	\$22,400	\$155,200	\$151,469	\$0	\$151,469	\$3,731
2018	\$6,800	\$123,200	\$20,800	\$150,800	\$137,699	\$0	\$137,699	\$13,101
2017	\$3,900	\$112,400	\$20,000	\$136,300	\$125,181	\$0	\$125,181	\$11,119
2016	\$4,100	\$97,100	\$18,200	\$119,400	\$113,801	\$0	\$113,801	\$5,599
2015	\$3,700	\$84,200	\$17,800	\$105,700	\$103,455	\$0	\$103,455	\$2,245

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. [File for Homestead Exemption](#)

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/24/2021	\$100	2021038322	11	TODD NORMAN	WD
2/15/2011	\$51,100	2011022690	12	GERACI, ANTHONY	CT
11/30/1995	\$74,100	2799/2001	01	ALLSTATE BUILDERS OF SW FL	WD
4/29/1994	\$2,500	2629/195	01	TSACOLMANGOS JAMES	WD
7/1/1980	\$2,700	1388/1000	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 *
0411F	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.

