



**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**

HEATHER L BURCH  
6275 N BISCAYNE DR  
NORTH PORT, FL 34291-4012

**DATE:** March 5, 2025

CASE NO.: CECASE-25-00422  
REAL PROPERTY ADDRESS: 6275 N Biscayne Dr, North Port, fl

PARCEL ID: 0948010219  
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**

IPMC 2021, 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

**Violation Text**

Engine oil being stored in the grass in front of property, oil needs to be removed properly to ensure safety to the well water in the area.

**Violation Corrective Action(s)**

A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Owner/occupant must bring this property and/or structure into compliance with the guidelines of this code within ten (10) days from the date of this Notice. Contact the City of North Port Building Official prior to taking any further action on this property.

**Violation Description**

42-23 NPCC - 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 property consisting of Plastic containers, bricks, concrete slabs, pipes, broken wood shelves, metal roofing, and other debris.

**Violation Corrective Action(s)**

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**

42-74 NPCC - Registration of real properties at risk of abandonment - 42-72 Abandoned Property is considered to be a public nuisance. To view the current Section 42-72 on line, go to:  
[https://library.municode.com/fl/north\\_port/codes/code\\_of\\_the\\_city?nodeId=PTIICOOR\\_CH42NU\\_ARTIVABPR\\_S42-72PUNU](https://library.municode.com/fl/north_port/codes/code_of_the_city?nodeId=PTIICOOR_CH42NU_ARTIVABPR_S42-72PUNU) If you have any problems, please contact the Inspector whose information is at the bottom of this notice. 42-76 Maintenance Requirements - (a) Properties shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, fliers, notices, discarded personal items including, but not limited to, furniture, clothing, appliances, graffiti, or any other items that give the appearance that the property is abandoned.

**Violation Text**

Neighbor has informed me that the owner has not been home in over a year.

**Violation Corrective Action(s)**

Enclosed Abandoned Registration form must be completed and returned with a check for \$150.00 within ten (10) days from the date of the Notice of Ordinance Violation. A copy of the registration form must be posted on the property in a prominent and conspicuous location in a weatherproof enclosure accessible to personnel of the City of North Port. If the responsible party neither abates the nuisance nor requests a hearing within the period of time set forth in the notice of public nuisance, or if a hearing has been requested, held, and concluded adverse to the responsible party, the Code Enforcement Division is authorized to cause the condition to be abated at the expense of the owner or other responsible party. After causing the condition to be abated, a bill shall be submitted to the property owner for all expenses, which shall include actual abatement costs and administrative costs of \$100.00. The bill shall be payable within 30 days, after which a special assessment lien will immediately be placed upon the property.

**Violation Description**

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**Violation Text**

Both sheds in the rear of the property are visibly damaged and need to be removed or repaired.

**Violation Corrective Action(s)**

Make necessary repair(s) and maintenance to accessory structures. \*In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

**Violation Description**

IPMC 2021, 302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

**Violation Text**

Two classic trucks parked on unimproved surface in front of house with no plates.

**Violation Corrective Action(s)**

Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**Violation Description**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

Two trucks and multiple golf carts in delapidated states across the property.

**Violation Corrective Action(s)**

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.



#### **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**

Trailers and trucks stored improperly on property.

#### **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

#### **Violation Description**

59-1(d) NPCC, Vehicles under repair - Normal light-duty vehicle maintenance and repair is allowed on residential lots. No visible evidence of such maintenance or repair shall be left on the residential lot when vehicle maintenance or repair is not actively occurring. No more than one vehicle at a time may be in a badly damaged or destroyed state, major disassembly, or inoperable. A vehicle in a badly damaged or destroyed state or major disassembly must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable.

#### **Violation Text**

Trucks where under repair have been left uncovered and stored improperly.

#### **Violation Corrective Action(s)**

Vehicle(s) under repair must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable. Which then must be removed from the property or within an enclosed structure, or in compliance with the allowed parking standards. Compliance must be accomplished within ten (10) days of the date of this notice \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**Violation Description**

42-22A NPCC - Excessive Growth of Grass/Weeds; It shall be unlawful for any owner of a lot to permit the excessive growth of grass and nuisance weeds on sodded or seeded grass area or within cultivated landscaped areas on a developed lot.

**Violation Text**

Grass and weeds in the rear of the property towards the broken sheds in over 12in in length and rodents and pests was seen by the inspector during time of inspection.

**Violation Corrective Action(s)**

Cut grass and/or weeds on the property within ten (10) days from 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:***

Gavyn O'Neil  
Inspector  
Neighborhood Development Services  
e-mail: [goneil@northportfl.gov](mailto:goneil@northportfl.gov)