



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.	}	
MICHAEL REGINALD MORRIS	}	
YVONNE MORRIS	}	
Respondent(s)	}	CASE NO.: 23-4915
	}	CERTIFIED MAIL NO.: 95890710527001870250053
ADDRESS OF VIOLATION:	}	
1832 Atwater Dr	}	
North Port, FL	}	
PARCEL ID.: 1133105922	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached AFFIDAVIT OF VIOLATION dated *December 19, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 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 *December 04, 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 **February 22, 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 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.

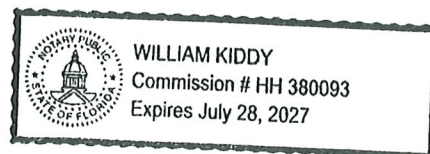


HEATHER FAUST, City Clerk

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 1832 ATWATER DR NORTH PORT FL 34288.

DATED: December 21, 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.	}	
MICHAEL REGINALD MORRIS	}	
YVONNE MORRIS	}	
Respondent(s)	}	CASE NO.: 23-4915
	}	
ADDRESS OF VIOLATION:	}	
1832 ATWATER DR	}	
NORTH PORT, FL	}	
PARCEL ID.: 1133105922	}	

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 December 04, 2023, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
11/7/2023, 2:53:01 PM NLONG Camper and vehicles parked in the city right of way
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text
Camper and Vehicles parked in City Right-of-way.

Violation Corrective Action
Vehicle(s) must be removed from the public right-of-way immediately.
* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

(3) Field Inspection Notes:

11/27/2023, 11:19:59 AM NLONG Case is still in violation. 12/18/2023, 11:08:38 AM NLONG Still in violation.

DATED: December 19, 2023

K. Ralucci for Nathan Long

NATHAN LONG
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

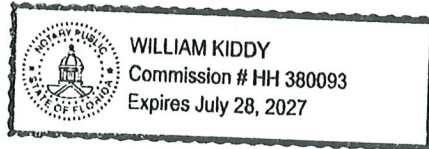
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 19th day of Dec 2023, by NATHAN LONG.

[Signature]

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**

MICHAEL REGINALD MORRIS
YVONNE MORRIS
1832 ATWATER DR
NORTH PORT, FL 34288

DATE: December 4, 2023

PSI CASE NO.: 23-4915
REAL PROPERTY ADDRESS: 1832 ATWATER DR, NORTH PORT, FL
LOT 22 BLK 1059 24TH ADD TO PORT CHARLOTTE PARCEL ID #: 1133105922
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

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy-duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic, b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians, c. The vehicle can be parked and moved without causing damage to the public right-of-way, and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Camper and Vehicles parked in City Right-of-way.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

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:

NATHAN LONG
Inspector
Neighborhood Development Services
e-mail: nlong@northportfl.gov

9589 0710 5270 0187 0250 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT ND
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)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	



Tr **CE WK 23-4915**

MICHAEL REGINALD MORRIS

YVONNE MORRIS

1832 ATWATER DR

NORTH PORT FL 34288

See reverse for instructions



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	}	
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Respondent(s)	}	CASE NO.: 23-4915
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1832 ATWATER DR	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1133105922	}	

STATE OF FLORIDA :
 : ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 21, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1832 ATWATER DR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 21 2023

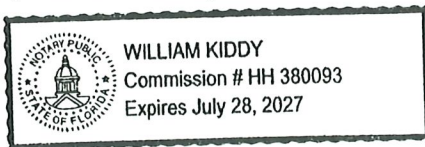
 NATHAN LONG, Affiant
 Development Services

STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 21 day of Dec 2023 by NATHAN LONG.

 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 1133105922

Ownership: MORRIS MICHAEL REGINALD MORRIS YVONNE 1832 ATWATER DR, NORTH PORT, FL, 34288 Situs Address: 1832 ATWATER DR NORTH PORT, FL, 34288	Land Area: 10,000 Sq.Ft. Municipality: City of North Port Subdivision: 1570 - PORT CHARLOTTE SUB 24 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 27-39S-22E Census: 121150027462 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 22 BLK 1059 24TH ADD TO PORT CHARLOTTE
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Buildings

Situs - click address for building details 1832 ATWATER DR NORTH PORT, FL, 34288	Bldg # 1	Beds 3	Baths 2	Half Baths 0	Year Built 1990	Eff Yr Built 1995	Gross Area 1,970	Living Area 1,380	Stories 1
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Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$19,900	\$175,100	\$0	\$195,000	\$180,868	\$50,000	\$130,868	\$14,132
2022	\$19,700	\$155,900	\$0	\$175,600	\$175,600	\$50,000	\$125,600	\$0
2021	\$10,400	\$111,300	\$0	\$121,700	\$121,700	\$0	\$121,700	\$0
2020	\$7,600	\$104,200	\$0	\$111,800	\$111,800	\$0	\$111,800	\$0
2019	\$8,800	\$99,500	\$0	\$108,300	\$108,300	\$0	\$108,300	\$0
2018	\$6,000	\$99,900	\$0	\$105,900	\$102,633	\$0	\$102,633	\$3,267
2017	\$4,400	\$91,700	\$0	\$96,100	\$93,303	\$0	\$93,303	\$2,797
2016	\$4,200	\$94,000	\$0	\$98,200	\$84,821	\$0	\$84,821	\$13,379
2015	\$4,000	\$81,300	\$0	\$85,300	\$77,110	\$0	\$77,110	\$8,190
2014	\$2,600	\$67,500	\$0	\$70,100	\$70,100	\$0	\$70,100	\$0

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

Grant Year	Value
2022	\$25,000.00
2022	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/16/2021	\$240,000	2021212756	01	LANDIS JERRY	WD
2/18/1997	\$64,600	2941/1951	X3	SECRETARY OF VETERANS AFFAIRS	ID
10/2/1996	\$57,800	2903/2130	11	CACCAVALE ANTHONY JR & DIANE M	CT
10/12/1990	\$2,800	2250/2473	01	GLAY CLARENCE H & EDDYTHE M	WD
10/1/1981	\$2,700	1476/1445	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/18/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/18/2023)
 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 *
0411F	OUT	OUT	X500	120279		OUT
0411F	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.

