



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.

MICHELLE RANSOME

ROBERT RANSOME

1604 KOHLENBERG AVE

NORTH PORT, FL 34288-5854

Respondent(s)

ADDRESS OF VIOLATION:

1604 Kohlenberg Ave

North Port, FL 34288

PARCEL ID.: 1118166414

CASE NO.: CECASE-25-00181

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA

:

: ss

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 1/27/2025, by first class mail, a copy of which is attached.

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

Trash everywhere. Fence down never mow back yard.

Trash cans all over the yard

Usually five cars Plus broken down boat.

Park in the yard

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

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

Accumulation of debris in the front of property consisting of cardboard, containers and other rubbish.

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

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from 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

Green Ford truck FL/AQ05VQ parked in front yard on unimproved surface and purple truck FL/GFM14 parked in side yard on unimproved surface.

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.

(3) Field Inspection Notes:

Improper parking of vehicles on an unimproved surface, consisting of a green Ford truck, FL/AQ05VQ and a purple truck, FL/GFM14 parked in the front and side yards. Accumulation of debris in the front of residence consisting of cardboard and plastic containers.,Property remains out of compliance.

DATED: 2/4/2025



Joshua Presson
Inspector
Neighborhood 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 05 day of FEBRUARY 2025, by Joshua Presson.

Felix Van Oltz

Leslie Vanatti - *Notary Public - State of Florida*



 X Personally Known OR Produced Identification
Type of Identification Produced _____