



**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.	}	
JULIE W HAYS	}	
Respondent(s)	}	CASE NO.: 23-234
	}	CERTIFIED MAIL NO.: 70222410000235448262
ADDRESS OF VIOLATION:	}	
3491 Matador Rd	}	
North Port, FL	}	
PARCEL ID.: 0969062105	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 17, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 27, 2023**, 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 *January 19, 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 **April 27, 2023**, 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 3010 SE 16TH PL CAPE CORAL FL 33904.

**DATED:** February 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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JULIE W HAYS</b>	}	
Respondent(s)	}	CASE NO.: 23-234
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>3491 MATADOR RD</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0969062105	}	

**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 January 19, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

1/12/2023, 8:45:26 AM WKIDDY Prior Case#22-195 to much time has elapse, new case started to begin notifications over. Expired Permit for SFR #21-3095

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

**Violation Description**  
Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**  
Expired Permit for SFR #21-3095

**Violation Corrective Action**  
Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. 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:  
homeowner is still in violation

DATED: February 17, 2023

Henley Lee Burton

HENLEY LEE BURTON  
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 17 day of February 2023, by HENLEY LEE BURTON.

William Allen Kiddy  
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**

JULIE W HAYS  
3010 SE 16TH PL  
CAPE CORAL, FL 33904

**DATE:** January 19, 2023

PSI CASE NO.: 23-234  
REAL PROPERTY ADDRESS: 3491 MATADOR RD, NORTH PORT, FL  
LOT 5 BLK 621 14TH ADD TO PORT CHARLOTTE REPLAT PARCEL ID #: 0969062105  
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**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**

Expired Permit for SFR #21-3095

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**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:***

HENLEY LEE BURTON  
Inspector  
Neighborhood Development Services  
e-mail: [hburton@northportfl.gov](mailto:hburton@northportfl.gov)



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
JULIE W HAYS	}	
Respondent(s)	}	CASE NO.: 23-234
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<b>ADDRESS OF VIOLATION:</b>	}	
3491 MATADOR RD	}	
North Port, FL	}	
PARCEL ID.: # 0969062105	}	

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA           :  
  :  
  :  
COUNTY OF SARASOTA    :

The undersigned, William Kiddy, upon his oath, deposes and says:

On April 14, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 17, 2023 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 3010 SE 16TH PL CAPE CORAL FL 33904, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** April 14 2023

  
\_\_\_\_\_  
William Kiddy, 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<sup>th</sup> day of April 2023, by William Kiddy.

  
\_\_\_\_\_  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_







**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**NEIGHBORHOOD DEVELOPMENT**  
**CODE ENFORCEMENT DIVISION**  
**4970 City Hall Boulevard – North Port, FL. 34288**  
**(941) 429-7186**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>JULIE W HAYS</b>	}	
Respondent(s)	}	CASE NO.: 23-234
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>3491 MATADOR RD</b>	}	
<b>NORTH PORT, FL.</b>	}	
<b>PARCEL ID.: 0969062105</b>	}	

**STATE OF FLORIDA** :  
: SS  
**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On <sup>MARCH</sup> April 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3491 MATADOR RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** <sup>MARCH</sup> April 29 2023

  
HENLEY LEE BURTON, Affiant  
Neighborhood 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 <sup>MARCH</sup> 29 day of April 2023 by HENLEY LEE BURTON.

  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

\$

Total Postage and Fees

\$

Send to

Street

City

State

Zip

**JULIE W HAYS**  
**3010 SE 16TH PL**  
**CAPE CORAL FL 33904**

CE WK 23-234



7022 2410 0002 3544 8262

23-234



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0969062105

Ownership:
HAYS JULIE W
3010 SE 16TH PL, CAPE CORAL, FL, 33904
Situs Address:
3491 MATADOR RD NORTH PORT, FL, 34291

Land Area: 10,625 Sq.Ft.
Municipality: City of North Port
Subdivision: 1579 - PORT CHARLOTTE SUB 14 REPLAT
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 17-39S-21E
Census: 121150027381
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 5 BLK 621 14TH ADD TO PORT CHARLOTTE REPLAT

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Table with 9 columns: Year, Land, Building, Extra Feature, Just, Assessed, Exemptions, Taxable, Cap. Values range from 2013 to 2022.

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Table with 6 columns: Transfer Date, Recorded Consideration, Instrument Number, Qualification Code, Grantor/Seller, Instrument Type. Includes sales from 1973 to 2020.

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/6/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

Table with 7 columns: FIRM Panel, Floodway, SFHA, Flood Zone, Community, Base Flood Elevation, CFHA. Values: 0378F, OUT, OUT, X, 120279, [blank], 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.

