



**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.	}	
JOHN F & DAWN D KILBRIDE	}	
Respondent(s)	}	CASE NO.: 23-585
	}	CERTIFIED MAIL NO.: 70203160000101942266
ADDRESS OF VIOLATION:	}	
3630 Parade Ter	}	
North Port, FL	}	
PARCEL ID.: 1005016321	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 08, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 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 *February 10, 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 **May 25, 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

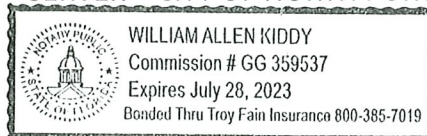
**CERTIFICATE OF SERVICE**

**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 3630 PARADE TER NORTH PORT FL 34286-4348.

**DATED:** March 9, 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>JOHN F &amp; DAWN D KILBRIDE</b>	}	
Respondent(s)	}	CASE NO.: 23-585
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>3630 PARADE TER</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1005016321	}	

**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 February 10, 2023, by first class mail, a copy of which is attached.

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

2/8/2023, 10:10:46 AM JGUILBAULT Accumulation of debris throughout property consisting of multiple AC units and other scrap metals, tarps, ladders, car tires, a canoe, and other miscellaneous items. Parking a black trailer in the city right of way across the street. Inoperable white Ford ranger in the driveway. Inoperable white trailer with flat tires in drive way.

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

**Violation Description**

Chapter 42-23, North Port City Code; 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 throughout the property consisting of multiple AC units as well as other scrap metals, tarps, ladders, car tires, a canoe, and other miscellaneous items.

**Violation Corrective Action**

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**

Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.

**Violation Text**

Black trailer parked in City Right-of-way across the street from residence.

**Violation Corrective Action**

Vehicle(s) must be removed from right-of-way area within ten (10) days from the date of this Notice.

**Violation Description**

Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly Ordinary vehicle maintenance and repair is permitted, provided that visible debris shall not be left in or on the residential lot. No more than one vehicle may be in a state of wreckage or major disassembly; and if in such a state, shall be covered with a non-transparent tarp and shall not be parked or stored more than twenty-one days other than in a completely enclosed structure. To be in compliance with this section a tarp must be in good repair and free of excessive tattering. Painting of vehicles is prohibited on any residential lot except those parcels exceeding 22,000 square feet.

**Violation Text**

Inoperable White Ford Ranger in the driveway, as well as an inoperable white trailer with flat tires in the driveway.

**Violation Corrective Action**

Auto parts and/or debris must be disposed of or stored out of sight within ten (10) days from the date of this Notice. Vehicle must be covered with a non-transparent tarp or moved to a completely enclosed structure within ten (10) days from the date of this Notice. Painting of vehicle must cease immediately.

**(3) Field Inspection Notes:**

POP 2/27/2023, 10:03:12 AM DGRANDT No corrections have been made. AC units still scattered about property.

DATED: March 08, 2023

DAVE GRANDT  
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 8 day of March 2023, by DAVE GRANDT.

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**

JOHN F KILBRIDE  
DAWN D KILBRIDE  
3630 PARADE TER  
NORTH PORT, FL 34286-4348

**DATE:** February 10, 2023

PSI CASE NO.: 23-585  
REAL PROPERTY ADDRESS: 3630 PARADE TER, NORTH PORT, FL  
LOT 21 BLK 163 5TH ADD TO PORT CHARLOTTE PARCEL ID #: 1005016321  
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**

Chapter 42-23, North Port City Code; 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.

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**Violation Text**

Inoperable White Ford Ranger in the driveway, as well as an inoperable white trailer with flat tires in the driveway.

**Violation Corrective Action**

Auto parts and/or debris must be disposed of or stored out of sight within ten (10) days from the date of this Notice. Vehicle must be covered with a non-transparent tarp or moved to a completely enclosed structure within ten (10) days from the date of this Notice. Painting of vehicle must cease immediately.

**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:*

DAVE GRANDT  
Inspector  
Neighborhood Development Services  
e-mail: [dgrandt@northportfl.gov](mailto:dgrandt@northportfl.gov)







9922 4610 1000 0194 2266

**U.S. Postal Service™**  
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*Domestic Mail Only*

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**OFFICIAL RECEIPT**

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

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

CE WK 23-585  
 49585 34286

**JOHN F & DAWN D KILBRIDE**  
**3630 PARADE TER**  
**NORTH PORT FL 34286-4348**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>John Kilbride</u> C. Date of Delivery <u>5/11</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>CE WK 23-585</b></p> <p><b>JOHN F &amp; DAWN D KILBRIDE</b>  <b>3630 PARADE TER</b>  <b>NORTH PORT FL 34286-4348</b></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p><b>7020 3160 0001 0194 2266</b></p>	<p>9590 9402 8002 2305 9034 46</p>



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1005016321**

**Ownership:**  
 KILBRIDE JOHN F  
 KILBRIDE DAWN D  
 3630 PARADE TER, NORTH PORT, FL, 34286-4348  
**Situs Address:**  
 3630 PARADE TER NORTH PORT, FL, 34286

**Land Area:** 20,000 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1504 - PORT CHARLOTTE SUB 05  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 35-39S-21E  
**Census:** 121150027432  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY

**Total Living Units:** 1  
**Parcel Description:** LOTS 20 & 21 BLK 163 5TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 1999127259 & 2004083427

**Buildings**

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
3630 PARADE TER NORTH PORT, FL, 34286	1	3	2	0	2000	2005	2,889	2,153	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	782	SF	2004
2	1	Patio - concrete or Pavers	362	SF	2004
3	1	Swimming Pool	392	SF	2004
4	1	Spa/Whirlpool	28	SF	2004

**Values**

\* Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2022	\$53,100	\$294,500	\$46,700	\$394,300	\$153,239	\$50,000	\$103,239	\$241,061
2021	\$25,000	\$218,700	\$32,500	\$276,200	\$148,776	\$50,000	\$98,776	\$127,424
2020	\$22,800	\$199,100	\$34,900	\$256,800	\$146,722	\$50,000	\$96,722	\$110,078
* 2019	\$18,500	\$192,800	\$32,700	\$244,000	\$143,423	\$50,000	\$93,423	\$100,577
2018	\$10,700	\$185,300	\$26,300	\$222,300	\$133,585	\$50,000	\$83,585	\$88,715
2017	\$8,400	\$163,200	\$26,500	\$198,100	\$130,837	\$50,000	\$80,837	\$67,263
2016	\$10,200	\$158,100	\$24,400	\$192,700	\$128,146	\$50,000	\$78,146	\$64,554
2015	\$7,300	\$135,600	\$24,000	\$166,900	\$127,255	\$50,000	\$77,255	\$39,645
2014	\$5,900	\$123,900	\$20,800	\$150,600	\$126,245	\$50,000	\$76,245	\$24,355
2013	\$5,600	\$113,000	\$22,000	\$140,600	\$124,379	\$50,000	\$74,379	\$16,221

**Current Exemptions**

Grant Year	Value
2001	\$25,000.00
2001	\$25,000.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/17/1999	\$6,500	1999127259	03	BROWN, CHARLES E	WD
9/10/1999	\$100	1999127258	11	BROWN MARTIN A,	QC
2/9/1998	\$4,600	3066/1490	X2	MANJUCK LAURIE A	WD
8/11/1997	\$9,100	3002/2589	X2	BROWN CHARLES E SR	WD
7/7/1994	\$4,000	2651/1243	01	ATKINS GEORGIA M & JOHN H III	WD
3/1/1984	\$4,300	1667/1610	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/5/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/6/2023)  
 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 *
0387F	OUT	IN	AE	120279		OUT
0387F	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.

