



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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CSMA FT LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
8679 La Boca Ave }
North Port, FL }
PARCEL ID.: 0995192410 }

CASE NO.: 24-971
CERTIFIED MAIL NO.: 9589071052700187023219

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 19, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on June 27, 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 *March 07, 2024*, 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 **June 27, 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 Compliance 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.

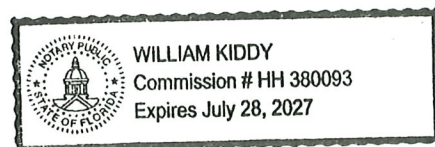

HEATHER FAUST, City Clerk

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 1850 PARKWAY PLACE STE 900 MARIETTA GA 30067.

DATED: March 21, 2024


SERVER – CITY OF NORTH PORT



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

1 Black utility trailer with unknown tag full of debris in the stored on the front lawn, right side of the driveway. There is also 1 dark blue Chevy Tahoe with an unknown tag parked on the front lawn left side of the driveway, and a white Mazda SUV parked in the driveway with what appeared to be a greasy substance on the concrete underneath. None of these vehicles are parked on an improved surface which is required per City Code.

Violation Corrective Action

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

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 on the right front corner property of residence, consisting of plastic containers, furniture, metal objects, 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. 1-19, Unified Land Development Code Local, state and Federal permits required. Unless specifically exempted by these regulations, all work in connection with any structure located in, on, over or adjacent to any lands located within the incorporated area of the City of North Port shall be prohibited without obtaining a permit in accordance with applicable local rules, regulations, ordinances or codes. Local City approval shall not eliminate the need for obtaining associated State and Federal agency permits where applicable Sec. 61, Unified Land Development Code - Definitions and Word Usage Any artificially constructed barrier of any material or combination of materials constructed along the full length, or portion thereof, of any or all property line(s), or within the property for the purpose of protection or confinement or as a boundary or for the purpose of blocking part of the property from view or access. For the purposes of these land development regulations, a boundary fence is considered to be an accessory structure.

Violation Text

Fence permit is in pick up status, but has not been issued and paid for which needed to be done prior to fence installation.


Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. 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:

3/6/2024, 10:57:40 AM KSCHAUER Initial inspection, I observed 1 black utility trailer unknown tag, full with debris parked/ stored on the front lawn, right side of the driveway, 1+dark blue Chevrolet Tahoe, unknown tag, parked/stored on the front lawn left side of the driveway and 1 white Mazda suv fl tag 50ACJQ parked in the driveway with what appeared to be a greasy substance on the concrete underneath. There was also junk and trash to include furniture, plastic containers metal objects and miscellaneous other debris on the right front corner of the residence. Request an NOV be prepared and sent to the property owner. The first two vehicles on the lawn need to be removed and or on an improved surface, the greasy substance dried and cleaned up and the junk and debris removed. Photos attached. 3/6/2024, 11:13:55 AM KSCHAUER Also fence permit #23-16745 has been approved and ready for pick up but never paid for and finalized. There is a fence at this time. 3/8/2024, 9:57:11 AM KSCHAUER NOV posted on property via metal frame this date. Photo. 3/18/2024, 9:38:25 AM KSCHAUER Violation still exists, trash and debris right side and front of residence, grease in driveway and sidewalk. Updated photos attached.

DATED: March 19, 2024



KEN SCHAUER
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 19 day of Mar 2024, by KEN SCHAUER.


Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





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

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

CSMA FT LLC
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

DATE: March 7, 2024

PSI CASE NO.: 24-971
REAL PROPERTY ADDRESS: 8679 LA BOCA AVE, NORTH PORT, FL
LOT 10 LESS E 20 FT THEREOF & E 30 FT OF LOT 11 BLK 1924 41ST ADD TO PORT CHARLOTTE 1ST PARCEL
ID #: 0995192410
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 (c)(1), City Code 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.

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Any artificially constructed barrier of any material or combination of materials constructed along the full length, or portion thereof, of any or all property line(s), or within the property for the purpose of protection or confinement or as a boundary or for the purpose of blocking part of the property from view or access. For the purposes of these land development regulations, a boundary fence is considered to be an accessory structure.

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<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:

KEN SCHAUER
Inspector
Development Services
e-mail: kschauer@northportfl.gov

9589 0710 5270 0187 0232 19

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL
NORTH PORT CITY CENTER

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

\$

To

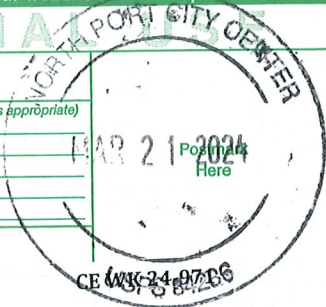
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Se

Str

City

CSMA FT LLC
1850 PARKWAY PLACE STE 900
MARIETTA GA 30067



PS Form 3811, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 24-971
CSMA FT LLC
1850 PARKWAY PLACE STE 900
MARIETTA GA 30067



9590 9402 8272 3094 0135 35

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0232 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Dore Hughes

C. Date of Delivery

3/29/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE COMPLIANCE DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
 vs.	}	
CSMA FT LLC	}	
Respondent(s)	}	CASE NO.: 24-971
	}	
ADDRESS OF VIOLATION:	}	
8679 LA BOCA AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0995192410	}	

STATE OF FLORIDA :
 : ss
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Mar 22, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8679 LA BOCA AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 22 2024



 KEN SCHAUER, Affiant
 Development Services

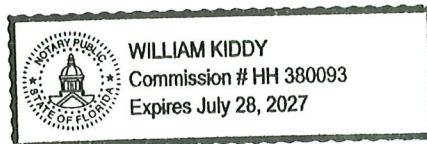
STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22 day of Mar 2024 by KEN SCHAUER .



 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 0995192410

Ownership: CSMA FT LLC 1850 Parkway Place STE 900, MARIETTA, GA, 30067 Situs Address: 8679 LA BOCA AVE NORTH PORT, FL, 34287	Land Area: 7,500 Sq.Ft. Municipality: City of North Port Subdivision: 1667 - PORT CHARLOTTE SUB 41 1ST REPLAT Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 30-39S-21E Census: 121150027211 Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 10 LESS E 20 FT THEREOF & E 30 FT OF LOT 11 BLK 1924 41ST ADD TO PORT CHARLOTTE 1ST REPLAT
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Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
8679 LA BOCA AVE NORTH PORT, FL, 34287	1	2	2	0	1978	1998	1,635	1,176	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$34,200	\$128,700	\$0	\$162,900	\$127,444	\$0	\$127,444	\$35,456
2022	\$31,800	\$127,200	\$0	\$159,000	\$125,958	\$0	\$125,958	\$33,042
2021	\$15,800	\$104,300	\$0	\$120,100	\$114,507	\$0	\$114,507	\$5,593
2020	\$14,800	\$94,900	\$0	\$109,700	\$104,097	\$0	\$104,097	\$5,603
2019	\$12,300	\$82,400	\$0	\$94,700	\$94,634	\$0	\$94,634	\$66
2018	\$12,100	\$84,300	\$400	\$96,800	\$86,031	\$0	\$86,031	\$10,769
2017	\$6,400	\$75,900	\$400	\$82,700	\$78,210	\$0	\$78,210	\$4,490
2016	\$4,100	\$66,700	\$300	\$71,100	\$71,100	\$0	\$71,100	\$0
2015	\$3,700	\$52,500	\$300	\$56,500	\$52,998	\$0	\$52,998	\$3,502
2014	\$3,700	\$46,900	\$300	\$50,900	\$48,180	\$0	\$48,180	\$2,720

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

There are no exemptions associated with this parcel. File for Homestead Exemption

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/28/2015	\$364,000	2015064168	30	FIVE TEN REAL EST OPPORTUNITIES FUND I LLC	WD
8/21/2012	\$303,700	2012108163	12	KHLEIF,ALBERT B	CT
8/31/2007	\$100	2007147571	11	SHANTEL HOLDINGS INC TTEE,	WD
6/8/2005	\$100	2005126158	11	JACOBS,KEVIN	WD
5/14/2004	\$100	2004096350	11	DRAKE,EARL V	WD
9/24/1999	\$100	1999134768	11	DRAKE EARL V,	WD
7/9/1994	\$100	2650/927	11	DRAKE EARL V	QC
9/1/1984	\$44,900	1715/926	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/18/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/18/2024)
 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 *
0370F	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.

