



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }

Petitioner, }

vs. }

PATRICIA A BRADLEY }

Respondent(s) }

CASE NO.: 24-97

CERTIFIED MAIL NO.: 9589071052700187029631

ADDRESS OF VIOLATION: }

7511 Perennial Rd }

North Port, FL }

PARCEL ID.: 0972172410 }

ORDER FOR COMPLIANCE

NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on April 25, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Patricia A Bradley, own(s) the property commonly known as, 7511 Perennial Rd North Port, Sarasota County, Florida (LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector KEN SCHAUER served the Respondent(s) a NOTICE OF VIOLATION, dated January 05, 2024.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

59-1 (c)(1), City Code Allowed parking

(Green Mustang parked on vacant lot with no principal structure.)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements.
6. If Respondent(s) fail(s) to correct the violation(s) by **May 20th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day** for North Port City Code, beginning **May 21st, 2024**,

which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$1,000.00, has been reached.


7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **May 23rd, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Compliance Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **25th** day of **April 2024**.



JAMES E. TOALE
HEARING OFFICER

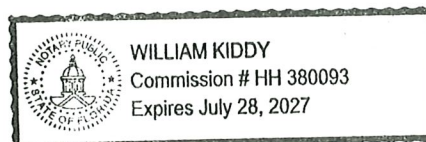
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at Po Box 8003 North Port FL 34290.

DATED: April 26 2024.



SERVER-CITY OF NORTH PORT





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.

PATRICIA A BRADLEY

Respondent(s)

CASE NO.: 24-97

ADDRESS OF VIOLATION:

7511 PERENNIAL RD

NORTH PORT, FL.

PARCEL ID.: 0972172410

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7511 PERENNIAL RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 29 2024

KEN SCHAUER, Affiant
Development Services

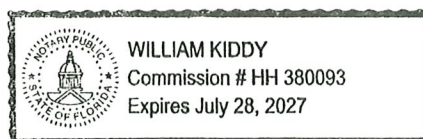
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of Apr 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 0972172410

Ownership:

BRADLEY PATRICIA A

PO BOX 8003, NORTH PORT, FL, 34290

Situs Address:

0 PERENNIAL RD NORTH PORT, FL, 34291

Land Area: 10,491 Sq.Ft.

Municipality: City of North Port

Subdivision: 1592 - PORT CHARLOTTE SUB 36

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 18-39S-21E

Census: 121150027381

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	Garage Detached	320	SF	2003

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> [Ⓜ]
2023	\$23,200	\$0	\$12,900	\$36,100	\$23,474	\$0	\$23,474	\$12,626
2022	\$26,400	\$0	\$14,300	\$40,700	\$21,340	\$0	\$21,340	\$19,360
2021	\$7,700	\$0	\$11,700	\$19,400	\$19,400	\$0	\$19,400	\$0
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2014	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/5/2018	\$100	2018092432	11	LEWIS JEANNE A	QC

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0378F	OUT	IN	AE	120279		OUT
0378F	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.





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.	}	
PATRICIA A BRADLEY	}	
Respondent(s)	}	CASE NO.: 24-97
	}	CERTIFIED MAIL NO.: 9589071052700187026081
ADDRESS OF VIOLATION:	}	
7511 Perennial Rd	}	
North Port, FL	}	
PARCEL ID.: 0972172410	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 30, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, *on April 25, 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 *January 05, 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 *April 25, 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.

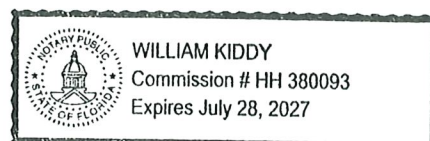

HEATHER FAUST, City Clerk

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 PO BOX 8003, NORTH PORT NORTH PORT FL 34290.

DATED: February 1, 2024


SERVER – CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
PATRICIA A BRADLEY	}	
Respondent(s)	}	CASE NO.: 24-97
	}	
ADDRESS OF VIOLATION:	}	
7511 PERENNIAL RD	}	
NORTH PORT, FL	}	
PARCEL ID.: 0972172410	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned CODE COMPLIANCE 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 05, 2024, by first class mail, a copy of which is attached.

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

1/5/2024, 10:30:14 AM CCUMMINGS

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

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.

Violation Text

Green Mustang parked on vacant lot with no principal structure.

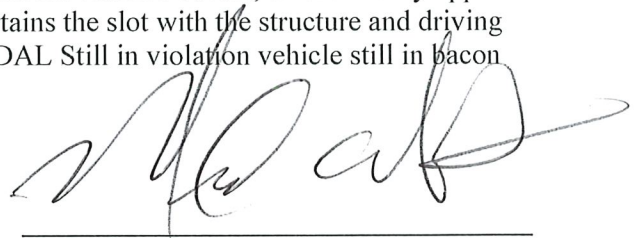
Violation Corrective Action

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

(3) Field Inspection Notes:

1/4/2024, 1:48:22 PM MKUYKENDAL There is a green Mustang parked on the vacant lot. Nothing could be stored on a vacant lot within the city limits when it's claimed vacant, on the county appraisers website. You can send this with the other NOV that pertains the slot with the structure and driving through the crow 1/29/2024, 9:11:54 AM MKUYKENDAL Still in violation vehicle still in bacon property garage still on a vacant property.

DATED: January 30, 2024



Michael Centeno-Kuykendal
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 30 day of Jan 2024, by Michael Centeno-Kuykendal.



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**

PATRICIA A BRADLEY
PO BOX 8003,
NORTH PORT, FL 34290

DATE: January 5, 2024

PSI CASE NO.: 24-97
REAL PROPERTY ADDRESS: 7511 PERENNIAL RD, NORTH PORT, FL
LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE PARCEL ID #: 0972172410
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.

Violation Text

Green Mustang parked on vacant lot with no principal structure.

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

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 reached, 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:

Michael Centeno-Kuykendal
Inspector
Development Services
e-mail: mkuykendall@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

PATRICIA A BRADLEY

Respondent(s)

ADDRESS OF VIOLATION:

7511 PERENNIAL RD

North Port, FL

PARCEL ID.: # 0972172410

CASE NO.: 24-97

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

On Apr 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated January 30, 2024 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 PO BOX 8003 NORTH PORT FL 34290, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 12 2024

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 12 day of Apr 2024, by William Kiddy.

Notary Public - State of Florida

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



9589 0710 5270 0187 0260 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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

\$

To

\$

Se

\$

St

City

PATRICIA A BRADLEY
PO BOX 8003
NORTH PORT FL 34290

CE WK 24-97

FEB - 1 2024

Postmark
Here

S-PS 24286

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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.

PATRICIA A BRADLEY

Respondent(s)

CASE NO.: 24-97

ADDRESS OF VIOLATION:

7511 PERENNIAL RD

NORTH PORT, FL.

PARCEL ID.: 0972172410

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7511 PERENNIAL RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 1 2024

Michael Centeno-Kuykendal, 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 1 day of Feb 2024 by Michael Centeno-Kuykendal.

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 0972172410

Ownership:

BRADLEY PATRICIA A
 PO BOX 8003, NORTH PORT, FL, 34290
Situs Address:
 0 PERENNIAL RD NORTH PORT, FL, 34291

Land Area: 10,491 Sq.Ft.

Municipality: City of North Port

Subdivision: 1592 - PORT CHARLOTTE SUB 36

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 18-39S-21E

Census: 121150027381

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	Garage Detached	320	SF	2003

Values

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap. ①</u>
2023	\$23,200	\$0	\$12,900	\$36,100	\$23,474	\$0	\$23,474	\$12,626
2022	\$26,400	\$0	\$14,300	\$40,700	\$21,340	\$0	\$21,340	\$19,360
2021	\$7,700	\$0	\$11,700	\$19,400	\$19,400	\$0	\$19,400	\$0
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2014	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/5/2018	\$100	2018092432	11	LEWIS JEANNE A	QC

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/29/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/29/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	IN	AE	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.

