



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

DALTON A DAVIS
MARISSA DAVIS
4330 MARCELLA TER
NORTH PORT, FL 34286-7659

DATE: April 7, 2025

CASE NO.: CECASE-25-00632
REAL PROPERTY ADDRESS: 4330 Marcella Ter, North Port, FL 34286
LOT 28 BLK 100 7TH ADD TO PORT
PARCEL ID: 1005010028
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

3.7.7 (B) ULDC, Permit. Constructing a 6-foot high fence or shorter on one-and-two-family properties does not require a building permit or zoning review. Property owners are responsible for ensuring compliance with height, location, and construction requirements herein. Fences taller than 6-feet or walls of any height require a Certificate of Zoning Compliance and a building permit showing compliance with the Florida Building Code. Privacy hedges may be planted without a permit in any required yard or easement but must be maintained and ensure no obstruction to the visibility triangle.

Violation Text

Fencing over 6-feet and no zoning on file.

Violation Corrective Action(s)

First apply for a Certificate of Zoning Compliance (CZC) with the City Of North Port Planning and Zoning Division contact at 941-429-7156. Then apply for a Building permit with the City Of North Port Building Division. contact at, 941-429-7044, option 3.

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:

Louis Cerbone
Inspector
Neighborhood Development Services
e-mail: lcerbone@northportfl.gov