



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
LEOPOLD O WAGNER (LIFE EST), }
JANEY S JACOBS, DEBORAH WAGNER }
Respondent(s) }
ADDRESS OF VIOLATION: }
5004 Kingsley Rd }
North Port, FL }
PARCEL ID.: 1001110203 }

CASE NO.: 23-77
CERTIFIED MAIL NO.: 70223330000077968074

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 27, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Leopold O Wagner (Life Est), Janey S Jacobs, Deborah Wagner, own(s) the property commonly known as, 5004 Kingsley Rd North Port, Sarasota County, Florida (LOT 3 BLK 2 NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector JENNIFER ARDINGER served the Respondent(s) a NOTICE OF VIOLATION, dated January 11, 2023.
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:

Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of yard waste and tree debris throughout the property.)
Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly
(Two (2) vehicles in disrepair, also appear to be abandoned, in driveway.)

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

ORDERED that:

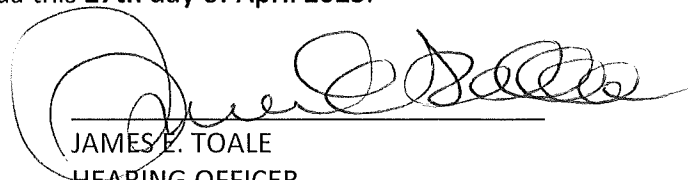
5. Respondent(s) shall correct the violation(s) by promptly remove, or cause to be removed, any and all debris on said property; vehicles in state of disrepair shall be covered with a non-transparent tarp and shall not be parked or stored more than twenty-one days other than in a completely enclosed structure.
6. If Respondent(s) fail(s) to correct the violation(s) by May 22nd, 2023, RESPONDENT MAY BE ASSESSED THE SUM OF \$10.00 per day for each North Port City Code Violation, beginning May 23rd, 2023, 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, and \$1,000.00, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for *May 25th, 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 Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-inspection" form that is attached to this Order. Respondent shall provide the completed form to:

**Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or FAX TO (941) 429-7195**

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

DONE AND ORDERED, for the City of North Port, Florida this **27th day of April 2023**.

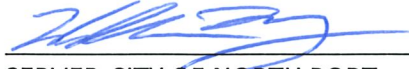


JAMES E. TOALE
HEARING OFFICER


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 55 Montgomery Dr Plymouth MA 02360-5272.

DATED: May 2, 2023.



SERVER-CITY OF NORTH PORT



7022 3330 0000 7796 6074

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	\$

MAY - 2 2023

Postmark Here

USPS 34286

Postage	\$
CE WK 23-77	
LEOPOLD O WAGNER (LIFE EST) JANEY	
S JACOBS, DEBORAH WAGNER	
55 MONTGOMERY DR	
PLYMOUTH MA 02360-5272	



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LEOPOLD O WAGNER (LIFE EST)	}	
JANEY S JACOBS, DEBORAH L WAGNER	}	
Respondent(s)	}	CASE NO.: 23-77
ADDRESS OF VIOLATION:	}	
5004 KINGSLEY RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1001110203	}	

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 3, 2023 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 5004 KINGSLEY RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: May 3 2023



JENNIFER ARDINGER, 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 3 day of May 2023 by JENNIFER ARDINGER.



Notary Public - State of Florida

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





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.	}	
LEOPOLD O WAGNER (LIFE EST)	}	
JANEY S JACOBS, DEBORAH WAGNER	}	
Respondent(s)	}	CASE NO.: 23-77
	}	CERTIFIED MAIL NO.: 70222410000235448231
ADDRESS OF VIOLATION:	}	
5004 Kingsley Rd	}	
North Port, FL	}	
PARCEL ID.: 1001110203	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 14, 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 11, 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>


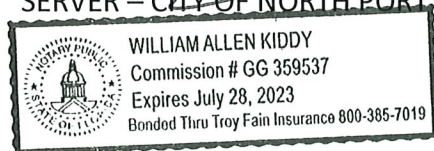
PLEASE GOVERN YOURSELF ACCORDINGLY.


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 55 MONTGOMERY DR PLYMOUTH MA 02360-5272.

DATED: February 15, 2023


SERVER – CITY OF NORTH PORT

WILLIAM ALLEN KIDDY
Commission # GG 359537
Expires July 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LEOPOLD O WAGNER (LIFE EST)	}	
JANEY S JACOBS, DEBORAH WAGNER	}	
Respondent(s)	}	CASE NO.: 23-77
	}	
ADDRESS OF VIOLATION:	}	
5004 KINGSLEY RD	}	
NORTH PORT, FL	}	
PARCEL ID.: 1001110203	}	

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 11, 2023, by first class mail, a copy of which is attached.

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

1/6/2023, 1:00:47 PM WKIDDY Complaint reported; This home has TWO abandoned vehicles without current tags. Both vehicles are harboring vermin and should be removed immediately. NOTE: This has been reported to the city multiple times over several years with NO action being taken by the city to remedy the situation. PLEASE act on this! Q: What is your first name? A: Dean Q: What is your last name? A: Vanderstelt Q: What is your phone number? A: 2489535816 Q: What is your email address? A: mitsmann@gmail.com Q: Please provide a brief description of the issue, including the vehicle's make, model, year, and license plate number. A: This home has TWO abandoned vehicles without current tags. Both vehicles are harboring vermin and should be removed immediately. NOTE: This has been reported to the city multiple times over several years with NO action being taken by the city to remedy

(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 consisting of yard waste and tree debris throughout the property.

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(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

Two (2) vehicles in disrepair, also appear to be abandoned, in driveway.

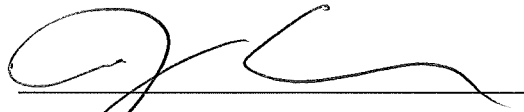
Violation Corrective Action

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:

1/10/2023, 4:18:37 PM JARDINGE There are two abandoned vehicles in driveway. Accumulation of debris consisting of yard waste and tree debris throughout property pop 1/23/2023, 10:52:39 AM JARDINGE All violations still exist

DATED: February 14, 2023



JENNIFER ARDINGER
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

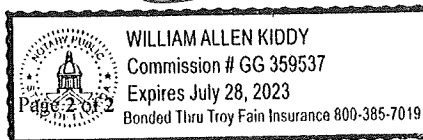
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14 day of February 2023, by JENNIFER ARDINGER.



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**

LEOPOLD WAGNER (LIFE EST)
JANEY S JACOBS
DEBORAH WAGNER
55 MONTGOMERY DR
PLYMOUTH, MA 02360-5272

DATE: January 11, 2023

PSI CASE NO.: 23-77
REAL PROPERTY ADDRESS: 5004 KINGSLEY RD, NORTH PORT, FL
LOT 3 BLK 2 NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1 PARCEL ID #: 1001110203
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.

Violation Text

Accumulation of debris consisting of yard waste and tree debris throughout the property.

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(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

Two (2) vehicles in disrepair, also appear to be abandoned, in 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.

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:

JENNIFER ARDINGER
Inspector
Neighborhood Development Services
e-mail: jardinger@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LEOPOLD O WAGNER (LIFE EST)	}	
JANEY S JACOBS, DEBORAH WAGNER	}	
Respondent(s)	}	CASE NO.: 23-77
	}	
ADDRESS OF VIOLATION:	}	
5004 KINGSLEY RD	}	
North Port, FL	}	
PARCEL ID.: # 1001110203	}	

AFFIDAVIT OF MAILING AND POSTING


STATE OF FLORIDA :
 : ss
 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 14, 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 55 MONTGOMERY DR MA 02360-5272, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

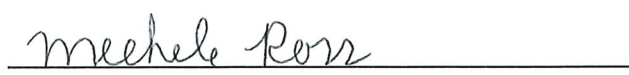
DATED: April 14 2023



 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 14th 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 SERVICES
 CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LEOPOLD O WAGNER (LIFE EST)	}	
JANEY S JACOBS, DEBORAH WAGNER	}	
Respondent(s)	}	CASE NO.: 23-77
ADDRESS OF VIOLATION:	}	
5004 KINGSLEY RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1001110203	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On ^{MARCH} April 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5004 KINGSLEY RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: ^{MARCH} April 29 2023



 JENNIFER ARDINGER, 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 29 day of ^{MARCH} April 2023 by JENNIFER ARDINGER.



 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®.

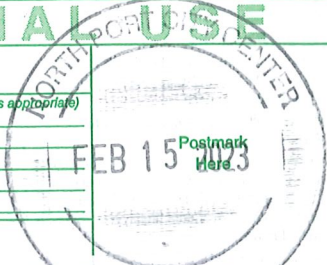
OFFICIAL USE

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 \$



Postmark
Here

Postage

\$

CE WK 23-77

**LEOPOLD O WAGNER (LIFE EST) JANEY
S JACOBS, DEBORAH WAGNER
55 MONTGOMERY DR
PLYMOUTH MA 02360-5272**

7022 2410 0002 3544 8231

23-77



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1001110203

Ownership: WAGNER LEOPOLD O (LIFE EST) JACOBS JANEY S WAGNER DEBORAH L C/O DEBORAH WAGNER 55 MONTGOMERY DR, PLYMOUTH, MA, 02360-5272 Situs Address: 5004 KINGSLEY RD NORTH PORT, FL, 34287	Land Area: 21,830 Sq.Ft. Municipality: City of North Port Subdivision: 1765 - NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 33-39S-21E Census: 121150027373 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 3 BLK 2 NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1
--	--

Buildings

Situs - click address for building details 5004 KINGSLEY RD NORTH PORT, FL, 34287	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
	1	2	2	0	1980	1985	3,098	1,748	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	1508	SF	1986
2	1	Patio - concrete or Pavers	1058	SF	1986
3	1	Swimming Pool	450	SF	1986

Values

<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>
2022	\$58,800	\$109,400	\$31,600	\$199,800	\$184,910	\$0	\$184,910	\$14,890
2021	\$36,300	\$109,600	\$22,200	\$168,100	\$168,100	\$0	\$168,100	\$0
2020	\$44,300	\$106,600	\$27,400	\$178,300	\$178,300	\$0	\$178,300	\$0
2019	\$36,700	\$104,600	\$27,500	\$168,800	\$162,954	\$0	\$162,954	\$5,846
2018	\$33,400	\$105,000	\$21,500	\$159,900	\$148,140	\$0	\$148,140	\$11,760
2017	\$24,400	\$95,400	\$20,600	\$140,400	\$134,673	\$0	\$134,673	\$5,727
2016	\$17,100	\$92,900	\$19,400	\$129,400	\$122,430	\$0	\$122,430	\$6,970
2015	\$18,800	\$74,500	\$18,000	\$111,300	\$111,300	\$0	\$111,300	\$0
2014	\$18,800	\$68,800	\$15,000	\$102,600	\$91,561	\$50,000	\$41,561	\$11,039
2013	\$15,000	\$70,300	\$19,400	\$104,700	\$90,208	\$50,000	\$40,208	\$14,492

Current Exemptions

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

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>
4/14/2010	\$100	2010047565	14	WAGNER,LEOPOLD O	WD
2/10/1990	\$100	2189/2287	11	GROEGER ELSE	WD
3/1/1980	\$87,800	1410/395	01		NA

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.

<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>
0387F	OUT	OUT	X	120279		OUT
0387F	OUT	OUT	X500	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.

