



**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**

DAVID FRANKLIN
2037 N CHAMBERLAIN BLVD
NORTH PORT, FL 34286-6805

DATE: May 28, 2025

CASE NO.: CECASE-25-01069
REAL PROPERTY ADDRESS: 2037 N Chamberlain Blvd, North Port, FL 34286
LOT 9, BLK 919, 20TH ADD TO PO
PARCEL ID: 0962091909
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

74-92, NPCC - Storage of certain vehicles. No vehicle, boat, bus, truck tractor, dump truck, on-duty wrecker, bucket truck, heavy equipment tractor, semitrailer, or construction equipment, including but not limited to front-end loader, bulldozer, skid steer, or ditch digger, as further defined by subsection 59-16(a) of this code, shall be parked for storage purposes, on any right-of-way within any district zoned for residential use, with the sole exception of construction equipment parked during the tenure of an active construction project. A vehicle or boat shall be deemed as 'parked for storage purposes, when it has not been moved in five consecutive days.'

Violation Text

Boat stored in city right of way

Violation Corrective Action(s)

Remove the vehicle or boat which is currently stored on the right-of-way within ten (10) days of the date of this notice

**Violation Description**

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).

Violation Text

Boat parked on unimproved surface in city right of way

Violation Corrective Action(s)

Vehicle(s) must be removed from the property or meet allowed parking requirements within ten (10) days of the date of this notice. Criteria for allowed heavy duty vehicle(s) parking, reference North Port City Code 59-1 (c)(3)

https://library.municode.com/fl/north_port Lot size / Combined maximum parking / Location limits / Buffer required / Landscape buffer / Landscape buffer exceptions.

Violation Description

59-1 (c)(1) NPCC, 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

Two trailers being stored on unimproved surfaces in front of the property.
One of the trailers is blocking the front door.

Violation Corrective Action(s)

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**

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

19-00007463 expired HVAC change out 02/22/2020

Violation Corrective Action(s)

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <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 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:

Gavyn O'Neil
Inspector
Neighborhood Development Services
e-mail: goneil@northportfl.gov