



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.	}	
JACQUELINE E THOMAS	}	
Respondent(s)	}	CASE NO.: 24-197
	}	CERTIFIED MAIL NO.: 9589071052700187023035
ADDRESS OF VIOLATION:	}	
1501 Dexter Rd	}	
North Port, FL	}	
PARCEL ID.: 1008254106	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 28, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 23, 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 *February 15, 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 **May 23, 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 **1501 DEXTER RD NORTH PORT FL 34288-3375**.

DATED: March 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.	}	
JACQUELINE E THOMAS	}	
Respondent(s)	}	CASE NO.: 24-197
	}	
ADDRESS OF VIOLATION:	}	
1501 DEXTER RD	}	
NORTH PORT, FL	}	
PARCEL ID.: 1008254106	}	

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 February 15, 2024, by first class mail, a copy of which is attached.

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

1/18/2024, 11:04:21 AM CCUMMINGS Business being ran from this residence, vehicles parked partially in ROW and in Street. Dianna Burtnett 317-435-3834 5242 Beckham St.

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

Violation Description

Chapter 34-23, North Port City Code Any person who engages in any business, occupation or profession who does not pay the required business tax within 150 days after the notice that the tax is due and who does not obtain the required local business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00 (in addition to cost of business tax).

Violation Text

No Active Business Tax Receipt on file for Fine Design Lawn Car Inc.

Violation Corrective Action

Obtain the required business tax within ten (10) days from the date of this Notice. Please Contact Economic Development 941-429-7029 for any questions BTRinfo@northportfl.gov

*If the Business Tax Receipt is related to a new commercial location a Change of Occupancy/RCO will be required and should be submitted to the Building Division.

Violation Description

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:

- a. The vehicle is parked in the direction of traffic;
- b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians;
- c. The vehicle can be parked and moved without causing damage to the public right-of-way; and
- d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Multiple vehicles parked in City Right-of-way of which is prohibited per City Code.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately.

* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

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 miscellaneous consisting of trash and many business related items/supplies on the lot next to property.

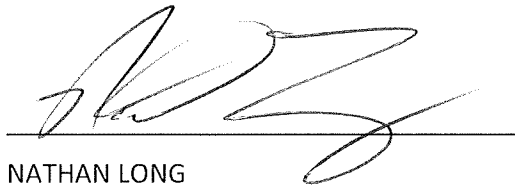
Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

1/19/2024, 2:15:51 PM NLONG I spoke with the homeowner of this property. He is also the owner of fine design lawn care Inc. His business tax has not been renewed. He has multiple vehicles parked in the city right of way. He also has debris in the lot beside his. The lot is not his. he told me that he can have everything cleaned up and moved within the month. Will reinspect. 2/16/2024, 11:53:19 AM NLONG Pop 2/26/2024, 11:29:35 AM NLONG Still in violation.

DATED: February 28, 2024



NATHAN LONG
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 28 day of Feb 2024, by NATHAN LONG.



Notary Public - State of Florida

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**

JACQUELINE E THOMAS
1501 DEXTER RD
NORTH PORT, FL 34288-3375

DATE: February 15, 2024

PSI CASE NO.: 24-197
REAL PROPERTY ADDRESS: 1501 DEXTER RD, NORTH PORT, FL
LOT 6 BLK 2541 51ST ADD TO PORT CHARLOTTE PARCEL ID #: 1008254106
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 34-23, North Port City Code Any person who engages in any business, occupation or profession who does not pay the required business tax within 150 days after the notice that the tax is due and who does not obtain the required local business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00 (in addition to cost of business tax).

Violation Text

No Active Business Tax Receipt on file for Fine Design Lawn Car Inc.

Violation Corrective Action

Obtain the required business tax within ten (10) days from the date of this Notice. Please Contact Economic Development 941-429-7029 for any questions BTRinfo@northportfl.gov *If the Business Tax Receipt is related to a new commercial location a Change of Occupancy/RCO will be required and should be submitted to the Building Division.

Violation Description

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

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:

NATHAN LONG

Inspector

Development Services

e-mail: nlong@northportfl.gov



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.

JACQUELINE E THOMAS

Respondent(s)

CASE NO.: 24-197

ADDRESS OF VIOLATION:

1501 DEXTER RD

NORTH PORT, FL.

PARCEL ID.: 1008254106

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Mar 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1501 DEXTER RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 1 2024

NATHAN LONG, Affiant
Development Services

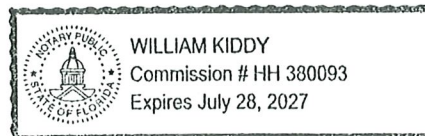
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1 day of Mar 2024 by NATHAN LONG.

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 1008254106

Ownership: THOMAS JACQUELINE E 1501 DEXTER RD, NORTH PORT, FL, 34288-3375	Land Area: 10,625 Sq.Ft.
Situs Address: 1501 DEXTER RD NORTH PORT, FL, 34288	Municipality: City of North Port
	Subdivision: 1799 - PORT CHARLOTTE SUB 51
	Property Use: 0100 - Single Family Detached
	Status: OPEN
	Sec/Twp/Rge: 36-39S-21E
	Census: 121150027422
	Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
	Total Living Units: 1
	Parcel Description: LOT 6 BLK 2541 51ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details 1501 DEXTER RD NORTH PORT, FL, 34288	Bldg # 1	Beds 4	Baths 2	Half Baths 0	Year Built 2003	Eff Yr Built 2008	Gross Area 2,522	Living Area 1,859	Stories 1
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Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Boat Dock	200	SF	2020

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>
2023	\$27,300	\$250,600	\$5,300	\$283,200	\$199,892	\$50,000	\$149,892	\$83,308
2022	\$28,300	\$257,000	\$6,200	\$291,500	\$212,870	\$50,000	\$162,870	\$78,630
2021	\$15,300	\$194,500	\$3,100	\$212,900	\$206,670	\$50,000	\$156,670	\$6,230
2020	\$12,900	\$182,100	\$0	\$195,000	\$135,674	\$50,000	\$85,674	\$59,326
2019	\$10,700	\$163,800	\$0	\$174,500	\$132,624	\$50,000	\$82,624	\$41,876
2018	\$10,500	\$151,500	\$300	\$162,300	\$130,151	\$50,000	\$80,151	\$32,149
2017	\$9,900	\$145,300	\$300	\$155,500	\$127,474	\$50,000	\$77,474	\$28,026
2016	\$7,600	\$141,100	\$300	\$149,000	\$124,852	\$50,000	\$74,852	\$24,148
2015	\$6,100	\$127,400	\$300	\$133,800	\$123,984	\$50,000	\$73,984	\$9,816
2014	\$5,500	\$117,300	\$200	\$123,000	\$123,000	\$50,000	\$73,000	\$0

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

<u>Grant Year</u>	<u>Value</u>
2021	\$25,000.00
2021	\$25,000.00

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>
12/16/2020	\$272,000	2020181901	01	ROBINSON BRITTANY	WD
4/22/2013	\$149,900	2013057756	01	WRIGHT RITA	WD
4/12/2010	\$93,000	2010047184	12	U S BANK NA ND,	WD
12/23/2009	\$81,400	2010000879	12	BARNETT,JAMEY D	CT
9/13/2005	\$299,900	2005211938	01	CHILDREE,BARRY	WD
3/23/2002	\$6,000	2002058121	01	ROSA ROBERT J & BARBARA A,	WD
8/19/1991	\$7,600	2342/1696	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/26/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/26/2024)
 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>
0391F	OUT	OUT	X	120279		OUT
0391F	OUT	IN	AE	120279		OUT
0391F	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.

