



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. }
JLP REALTY LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
14260 Tamiami Trl }
North Port, FL }
PARCEL ID.: 0999034923 }

CASE NO.: 22-5100
CERTIFIED MAIL NO.: 70203160000101942471

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 07, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 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 **October 14, 2022**, 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 25, 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>


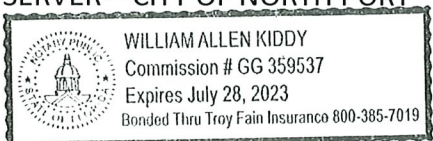
PLEASE GOVERN YOURSELF ACCORDINGLY.


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 **26146 MADRAS CT PUNTA GORDA FL 33983**.

DATED: March 9, 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.	}	
JLP REALTY LLC	}	
Respondent(s)	}	CASE NO.: 22-5100
	}	
ADDRESS OF VIOLATION:	}	
14260 TAMIAMI TRL	}	
NORTH PORT, FL	}	
PARCEL ID.: 0999034923	}	

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 October 14, 2022, by first class mail, a copy of which is attached.

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

10/13/2022, 9:38:58 AM WKIDDY Building Permit Required for repairs from storm damage to building per Building Official. Placard placed on front of building.

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

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

No permit on file for building repairs being done to building as a result of storm damage.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:
<http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

10/25/2022, 1:38:48 PM WKIDDY No change 11/14/2022, 4:39:01 PM WKIDDY Check, send for next steps if still in violation 11/17/2022, 8:27:19 AM JARDINGE Permit is required to bring building to code. Re inspection in one month. will require extensive Engineering 11/17/2022, 8:28:51 AM JARDINGE 1/9/2023, 12:25:34 PM JARDINGE Violations still exist. Allowing for additional time due to hurricane circumstances 3/6/2023, 9:29:49 AM JARDING Violation still exists

DATED: March 07, 2023



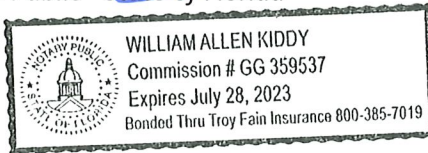
JENNIFER ARDINGER
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 7 day of March 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**

JLP REALTY LLC
26146 MADRAS C
PUNTA GORDA, FL 33983

DATE: October 14, 2022

PSI CASE NO.: 22-5100
REAL PROPERTY ADDRESS: 14260 TAMIAMI TRL, NORTH PORT, FL
LOTS 22, 23, 24 & 25, BLK 349, 3RD ADD TO PORT CHARLOTTE PARCEL ID #: 0999034923
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 105.1, Florida Building Code - Permit required.

Violation Text

No permit on file for building repairs being done to building as a result of storm damage.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. 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 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:

William Kiddy
Inspector
Neighborhood Development Services
(941) 429-7235
e-mail: wkiddy@northportfl.gov

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 \$



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JLP REALTY LLC
26146 MADRAS CT
PUNTA GORDA FL 33983

7020 3160 0001 0194 2471

PS Form 3800, April 2012 Edition (PSN 7530-02-000-9000) See reverse for Instructions



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SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

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14260 TAMAMI TRL }
North Port, FL }
PARCEL ID.: # 0999034923 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On May 12, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 07, 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 26146 MADRAS CT PUNTA GORDA FL 33983, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 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 12th day of May 2023, by William Kiddy.



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 0999034923

Ownership:
 JLP REALTY LLC
 26146 MADRAS CT, PUNTA GORDA, FL, 33983
Situs Address:
 14260 S TAMiami TRl NORTH PORT, FL, 34287

Land Area: 30,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1502 - PORT CHARLOTTE SUB 03
Property Use: 183X - Office /multi story=>2 tenants=>10,000 sf mixed use
Status: OPEN
Sec/Twp/Rge: 32-39S-21E
Census: 121150027101
Zoning: CG - COMMERCIAL, GENERAL
Total Living Units: 3
Parcel Description: LOTS 22, 23, 24 & 25, BLK 349, 3RD ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
14260 S TAMiami TRl NORTH PORT, FL, 34287	1	0	8	0	1985	1987	12,200	9,700	2

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Parking Spaces	35	EA	1985
2	1	Asphalt paving	4500	SF	2004
3	1	Concrete paving	14000	SF	1985

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2022	\$203,100	\$676,800	\$37,100	\$917,000	\$759,110	\$0	\$759,110	\$157,890
2021	\$162,500	\$489,700	\$37,900	\$690,100	\$690,100	\$0	\$690,100	\$0
2020	\$234,000	\$493,300	\$38,600	\$765,900	\$765,900	\$0	\$765,900	\$0
2019	\$234,000	\$468,800	\$37,300	\$740,100	\$740,100	\$0	\$740,100	\$0
2018	\$234,000	\$433,900	\$36,500	\$704,400	\$704,400	\$0	\$704,400	\$0
2017	\$234,000	\$427,100	\$26,600	\$687,700	\$673,619	\$0	\$673,619	\$14,081
2016	\$225,300	\$392,700	\$27,000	\$645,000	\$612,381	\$0	\$612,381	\$32,619
2015	\$227,700	\$332,100	\$23,900	\$583,700	\$556,710	\$0	\$556,710	\$26,990
2014	\$227,700	\$254,000	\$24,400	\$506,100	\$506,100	\$0	\$506,100	\$0
2013	\$227,700	\$266,500	\$24,800	\$519,000	\$519,000	\$0	\$519,000	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/4/2019	\$1,000,000	2019075564	40	AAWARD ASSOCIATES INC	WD
2/24/2010	\$100	2010024842	11	BIGGS ROBERT W JR (TTEE)	WD
10/14/2005	\$2,200,000	2005234336	X3	AAWARD ASSOCIATES INC,	WD
1/27/1999	\$350,000	1999017506	01	PENN SOTA INC	WD
1/1/1986	\$0	1828/2103	X2		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/5/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/6/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0386F	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.

