



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.	}	
ANDREW LAWRENCE CARDINAL	}	
HARLEY KATE CARDINAL	}	
Respondent(s)	}	CASE NO.: 23-4598
	}	CERTIFIED MAIL NO.: 9589071052700187022908
ADDRESS OF VIOLATION:	}	
6395 Tropicaire Blvd	}	
North Port, FL	}	
PARCEL ID.: 0946147238	}	

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 *December 28, 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 **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.

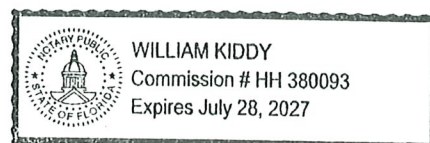
HEATHER FAUST, City Clerk

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 **6395 TROPICAIRE BLVD NORTH PORT FL 34291-4604**.

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.	}	
ANDREW LAWRENCE CARDINAL	}	
HARLEY KATE CARDINAL	}	
Respondent(s)	}	CASE NO.: 23-4598
	}	
ADDRESS OF VIOLATION:	}	
6395 TROPICAIRE BLVD	}	
NORTH PORT, FL	}	
PARCEL ID.: 0946147238	}	

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 December 28, 2023, by first class mail, a copy of which is attached.

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

10/18/2023, 11:04:43 AM CCUMMINGS Expired Permits : 23 00001560 INT-COMplete SYSTEM CHANGE OUT 01/19/2023 IS 22 00018352 INT-RE ROOF SHINGLE TO SHINGLE 12/07/2022 IS ** ALSO** garbage tote stored in front yard Q: What is your first name? A: Brady Q: What is your last name? A: McGuire Q: What is your phone number? A: 941.204.5840 Q: What is your email address? A: beerady2000@yahoo.com Q: Please provide a brief description of the issue. A: garbage tote stored in front yard

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

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired permits 22-18352 INT-RE ROOF SHINGLE TO SHINGLE as well as 23-1560 INT-COMplete SYSTEM CHANGE OUT.

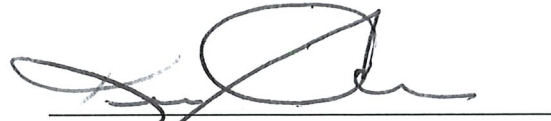
Violation Corrective Action

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>

(3) Field Inspection Notes:

10/19/2023, 10:22:15 AM MKUYKENDAL This is a 3 acre property trash. Cans are at the side of the driveway behind the fence and gated driveway trash cans of beer next to the garage to the side of the house. Trash cans are not at the street and they're not in front of the house down the side of the garage up along the fence, which is in compliance with the code this part of the case can be closed as there's no violation for the trash cans 12/21/2023, 9:57:17 AM MKUYKENDAL Still in violation, outstanding inspections 1/8/2024, 11:30:13 AM MKUYKENDAL Still in violation, outstanding inspections 2/26/2024, 2:05:10 PM MROSS Both permits have been issued. 2/26/2024, 2:22:35 PM MROSS Verified with Permitting Department that inspections still are outstanding. Still in violation.


DATED: February 28, 2024



KEN SCHAUER
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 KEN SCHAUER.



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**

ANDREW LAWRENCE CARDINAL
HARLEY KATE CARDINAL
6395 TROPICAIRE BLVD
NORTH PORT, FL 342914604

DATE: December 28, 2023

PSI CASE NO.: 23-4598
REAL PROPERTY ADDRESS: 6395 TROPICAIRE BLVD, NORTH PORT, FL
LOTS 38 & 39 BLK 1472 30TH ADD TO PORT CHARLOTTE PARCEL ID #: 0946147238
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

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired permits 22-18352 INT-RE ROOF SHINGLE TO SHINGLE as well as 23-1560 INT-COMplete SYSTEM CHANGE OUT.

Violation Corrective Action

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 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:

Michael Centeno-Kuykendal
Inspector
Neighborhood Development Services
e-mail: mkuykendall@northportfl.gov

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

MAR - 1 2024

NORTH PORT CITY CENTER

Postmark Here

9589 0710 5270 0187 0229 08

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 \$ _____

Postage \$ _____

CE WK 23-4598

ANDREW LAWRENCE CARDINAL
HARLEY KATE CARDINAL
6395 TROPICAIRE BLVD
NORTH PORT FL 34291-4604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p style="text-align: center;">RAYMOND SCOTT 3/13/24</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: right; font-size: 0.8em;">CE WK 23-4598</p> <p>ANDREW LAWRENCE CARDINAL HARLEY KATE CARDINAL 6395 TROPICAIRE BLVD NORTH PORT FL 34291-4604</p> <div style="text-align: center;">  9590 9402 8272 3094 0138 25 </div>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em; font-weight: bold;">9589 0710 5270 0187 0229 08</p>	<p><input type="checkbox"/> Mail Restricted Delivery (D)</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	



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

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6395 TROPICAIRE BLVD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0946147238	}	

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 6395 TROPICAIRE BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 1 2024



 KEN SCHAUER, Affiant
 Development Services

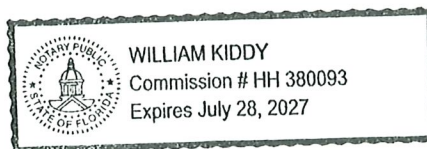
STATE OF FLORIDA
 COUNTY OF SARASOTA

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



 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 0946147238

Ownership: CARDINAL ANDREW LAWRENCE CARDINAL HARLEY KATE 6395 TROPICAIRE BLVD, NORTH PORT, FL, 34291-4604 Situs Address: 6395 TROPICAIRE BLVD NORTH PORT, FL, 34291	Land Area: 20,860 Sq.Ft. Municipality: City of North Port Subdivision: 1584 - PORT CHARLOTTE SUB 30 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 05-39S-21E Census: 121150027442 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOTS 38 & 39 BLK 1472 30TH ADD TO PORT CHARLOTTE
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Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
6395 TROPICAIRE BLVD NORTH PORT, FL, 34291	1	3	2	0	1986	2009	1,998	1,451	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	1144	SF	1991
2	1	Garage Detached	400	SF	1988
3	1	Patio - concrete or Pavers	752	SF	1991
4	1	Swimming Pool	392	SF	1991

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$23,300	\$236,600	\$38,500	\$298,400	\$200,705	\$50,000	\$150,705	\$97,695
2022	\$27,900	\$201,300	\$39,900	\$269,100	\$194,859	\$50,000	\$144,859	\$74,241
2021	\$9,100	\$148,800	\$33,300	\$191,200	\$191,200	\$0	\$191,200	\$0
2020	\$7,500	\$132,600	\$37,700	\$177,800	\$143,790	\$50,000	\$93,790	\$34,010
2019	\$8,600	\$143,500	\$35,300	\$187,400	\$140,557	\$50,000	\$90,557	\$46,843
2018	\$8,800	\$140,200	\$27,100	\$176,100	\$137,936	\$50,000	\$87,936	\$38,164
2017	\$6,200	\$129,300	\$25,100	\$160,600	\$135,099	\$50,000	\$85,099	\$25,501
2016	\$5,100	\$128,300	\$24,500	\$157,900	\$132,320	\$50,000	\$82,320	\$25,580
2015	\$4,000	\$102,400	\$25,000	\$131,400	\$131,400	\$50,000	\$81,400	\$0
2014	\$4,900	\$70,800	\$22,000	\$97,700	\$97,700	\$50,000	\$47,700	\$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

Grant Year	Value
2022	\$25,000.00
2022	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
7/21/2020	\$205,600	2020100787	38	OLSON JEFFREY A	WD
7/21/2020	\$100	2020100786	11	OLSON JEFFREY A	QC
8/11/2017	\$115,600	2017107263	11	OLSON JEFFREY A	QC
12/19/2014	\$215,000	2014152750	01	ZAHN II ROBERT G	WD
2/8/2002	\$110,000	2002032938	X3	HOUSEHOLD FINANCE CORP III,	WD
12/5/2001	\$91,000	2001183455	11	LYERLY DONALD L & LINDA M,	CT
8/31/1990	\$78,000	2239/2165	01	GAYLORD PERRY S & CAROL R	WD
9/1/1985	\$0	1809/1067	X2		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/27/2024

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.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	IN	AE	120279		OUT
0376F	OUT	OUT	X	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.

