



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA

}

Petitioner,

}

vs.

}

**MXP FL X LLP C/O MCDOWELL HOUSING
PARTNERS LLC**

}

Respondent(s)

}

CASE NO.: CECASE-25-01441

ADDRESS OF VIOLATION:

}

1310 CITIZENS PKWY NORTH PORT, FL, 34288-4288

}

Parcel ID.: 0984030011

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Order for Compliance by posting said Notice at 1310 CITIZENS PKWY NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/11/2025

Tony Brehon, 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 11th day of 09/11/2025 by Tony Brehon

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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-01441
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
1310 CITIZENS PKWY NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 0984030011	}	

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 08/28/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC standard, own(s) the property commonly known as, North Port, Sarasota County, Florida TRACT A LESS NLY 342.66 FT, PRICE COMMERCE PARK,, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn O'Neil served the Respondent(s) a Notice of Violation, dated 06/17/2025.
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:
 - . Sidewalks & Driveways Potholes (Hearing) | 302.3 IPMC

Sidewalk cracked and rising. Possible tripping hazard.

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

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly
 - Repair the condition(s) of the road(s) or parking area(s) to conform with the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition within ten (10) days of the date of this notice. *Remove and replace the distressed area(s) to the full distressed depth and the full lane width for the full distressed length each end.
6. If Respondent(s) fail(s) to correct the violation(s) by **September 21, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250** per day, beginning **09/22/2025**, 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 No maximum defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **09/24/2025 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. Respondent shall provide to:

Code Enforcement Division Manager


4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection 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 08/28/2025.

Signed by:

B45087F0EE124AB...

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 777 BRICKEL AVE STE 1300 MIAMI, FL 33131.

Signed by:

4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:27 AM EDT

Trysta Cassell - CITY OF NORTHPORT



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.

MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI, FL 33131

Respondent(s)

ADDRESS OF VIOLATION:

1310 Citizens Pkwy
North Port, FL 34288
PARCEL ID.: 0984030011

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CASE NO.: CECASE-25-01441

CERTIFIED MAIL NO.: 07/16/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 07/16/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on August 28, 2025, 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 7/16/2025, was previously served by REGULAR MAIL.

The attached Notice 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 August 28, 2025, 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 Code Enforcement 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 Notice 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.

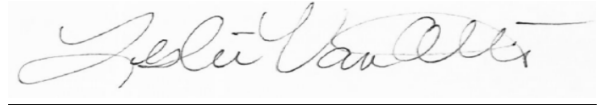


Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 777 BRICKEL AVE STE 1300 , MIAMI, FL 33131.

DATED: July 16th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

Leslie Vanatti – CITY OF NORTH PORT



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.

MXP FL X LLP C/O MCDOWELL HOUSING
PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI, FL 33131

Respondent(s)

ADDRESS OF VIOLATION:

1310 Citizens Pkwy
North Port, FL 34288
PARCEL ID.: 0984030011

CASE NO.: CECASE-25-01441

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
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 6/17/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
broken sidewalk

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

Violation Description

IPMC 2021, 302.3 Sidewalks and driveways - Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Violation Text

Sidewalk cracked and rising. Possible tripping hazard.

Violation Corrective Action(s)

Repair the condition(s) of the road(s) or parking area(s) to conform with the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition within ten (10) days of the date of this notice. *Remove and replace the distressed area(s) to the full distressed depth and the full lane width for the full distressed length each end.

(3) Field Inspection Notes:

Handed posting to working and showed them the slab and explained it was their property not the cities, sidewalk is broken and hazardous

DATED: 6/17/2025



Gavyn O'Neil
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 16 day of JULY 2025, by Gavyn O'Neil.



Leslie Vanatti - *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 OF CORRECT**

MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI, FL 33131

DATE: June 17, 2025

CASE NO.: CECASE-25-01441
REAL PROPERTY ADDRESS: 1310 Citizens Pkwy, North Port, FL 34288
TRACT A LESS NLY 342.66 FT, PR
PARCEL ID: 0984030011
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

IPMC 2021, 302.3 Sidewalks and driveways - Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Violation Text

Sidewalk cracked and rising. Possible tripping hazard.

Violation Corrective Action(s)

Repair the condition(s) of the road(s) or parking area(s) to conform with the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition within ten (10) days of the date of this notice. *Remove and replace the distressed area(s) to the full distressed depth and the full lane width for the full distressed length each end.

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:

Gavyn ONeil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov



Mailer: City of North Port

Date Produced: 06/24/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8319 2821 51. Our records indicate that this item was delivered on 06/23/2025 at 11:25 a.m. in MIAMI, FL 33131. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be a stylized name.

A second handwritten signature in black ink, similar in style to the first.

Address of Recipient :

777 Brickell Ave
1300

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI, FL 33131

Customer Reference Number: C5978644.36296468



Return address:

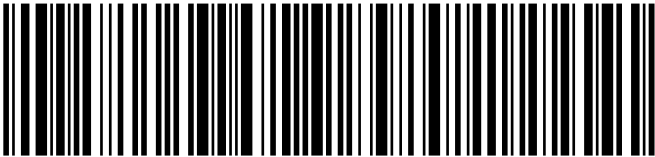
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS L
777 BRICKEL AVE STE 1300
MIAMI, FL 33131

MAILING DATE: 06/17/2025
DELIVERY DATE: 06/23/2025

USPS CERTIFIED MAIL



9214 8901 9403 8319 2821 51

USPS Tracking Label Number: 9214 8901 9403 8319 2821 51

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/17/2025 07:12
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/17/2025 14:27
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/18/2025 19:10
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/18/2025 20:25
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	06/20/2025 09:22
RESCHEDULED TO NEXT DELIVERY DAY	MIAMI,FL 33131	06/21/2025 09:01
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MIAMI,FL 33131	06/23/2025 11:25

CASE NUMBER: CECASE-25-01441
PARCEL ID: 0984030011

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/17/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8319 2821 51

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/17/2025 14:27

ORIGINAL INTENDED RECIPIENT:

MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI FL 33131

Case Number: CECASE-25-01441

Parcel ID: 0984030011

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/09/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8331 6182 35

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 09/09/2025 14:15

ORIGINAL INTENDED RECIPIENT:

MXP FL X LLP C/O MCDOWELL HOUSING
PARTNERS LLC
777 BRICKEL AVE STE 1300
MIAMI FL 33131

Case Number: CECASE-25-01441

Parcel ID: 0984030011