***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

SSB CAPITAL INVESTMENT CORPORATION LLC
848 BRICKELL AVE STE 203
MIAMI, FL 33131-2981

**DATE:** May 22, 2025

CASE NO.: CECASE-25-00994
REAL PROPERTY ADDRESS: 0 *address Needed,North Port, FL 34288
LOT 3 BLK 2455 49TH ADD TO POR
PARCEL ID: 1121245503
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**
2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense:
1. $100.00 per diameter inch at breast height (DBH) for each tree and $200.00 per DBH for each heritage tree up to a maximum of $5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6.
2. $100.00 per diameter inch at breast height (DBH) for each tree and $200.00 per DBH for each heritage tree up to a maximum of $5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization.
3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, $15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation.
4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(bl (l)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

**Violation Text**
2,000 sq feet removed without permit.

**Violation Corrective Action(s)**
Attend the required Code Enforcement Hearing to states facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

**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<br>Maximum Cumulative Fine - $1,000.00 |
| Violation of Unified Land Development Code: | Daily Fine Shall Not Exceed - $25.00 per day<br>Maximum Cumulative Fine - $2,000.00 |
| Violation of Florida Building Code: | Daily Fine Shall Not Exceed - $50.00 per day<br>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<br>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:***

Louis Cerbone
Inspector
Neighborhood Development Services
e-mail:lcerbone@northportfl.gov