



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.	}	
SHANICA GRACE ANN SENIOR	}	
VAUGHN E FARQUHARSON	}	
Respondent(s)	}	CASE NO.: 23-4993
	}	CERTIFIED MAIL NO.: 9589071052700187026357
ADDRESS OF VIOLATION:	}	
2001 Jeannin Dr	}	
North Port, FL	}	
PARCEL ID.: 1139167101	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 27, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, *on February 22, 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 07, 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 *February 22, 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 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.


For _____
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 2001 JEANNIN DR NORTH PORT FL 34288-7831.

DATED: December 28, 2023



SERVER – 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

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Petitioner,	}	
vs.	}	
SHANICA GRACE ANN SENIOR	}	
VAUGHN E FARQUHARSON	}	
Respondent(s)	}	CASE NO.: 23-4993
	}	
ADDRESS OF VIOLATION:	}	
2001 JEANNIN DR	}	
NORTH PORT, FL	}	
PARCEL ID.: 1139167101	}	

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 December 07, 2023, by first class mail, a copy of which is attached.

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

11/14/2023, 1:27:34 PM CMC there are many vehicles parked on this muddy lot. Some licensed, some not. It is becoming a health hazard and an eyesore. Q: What is your first name? A: Edward Q: What is your last name? A: Edison Q: What is your phone number? A: 941-888-0941 Q: What is your email address? A: dep292@gmail.com Q: Please provide a brief description of the issue, including the vehicle's make, model, year, and license plate number. A: There are to many to list

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

Violation Description

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

Driving through City Right-of-way. There is no permit filed for a culvert or an apron to be able to drive on and off this property.

Violation Corrective Action

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

(3) Field Inspection Notes:

11/15/2023, 2:32:44 PM NLONG Damage to swale area. Driving through city right of way. No permit for culvert. Multiple heavy duty vehicles on cleared lot behind the property. Only one heavy duty vehicle is permitted. Large vehicles must be parked inside or rear yards and must provide a visual buffer. This property does not provide a visual buffer. 12/6/2023, 11:01:38 AM NLONG This case is still in violation. They are driving in and out of this vacant property damaging the swale/city right of way. There is no permit filed for a culvert or an apron to be able to drive on and off of this property. I have left my information at this residence during the courtesy notice, and I have not received any calls From the homeowner. Case is still in violation. 12/26/2023, 12:18:55 PM NLONG Still in violation of driving through city right of way and damaging the swale area. This needs to be repaired or a permit needs to be pulled for a culvert.


DATED: December 27, 2023



NATHAN LONG
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

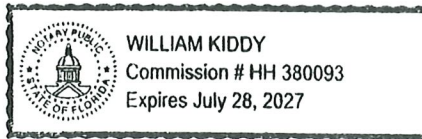
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 27 day of Dec 2023, by NATHAN LONG.



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

SHANICA GRACE ANN SENIOR
VAUGHN E FARQUHARSON
2001 JEANNIN DR
NORTH PORT, FL 342887831

DATE: December 7, 2023

PSI CASE NO.: 23-4993
REAL PROPERTY ADDRESS: 2001 JEANNIN DR, NORTH PORT, FL
LOTS 1 & 17, BLK 1671, 33RD AD D TO PORT CHARLOTTE PARCEL ID #: 1139167101
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

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City Road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

Driving through City Right-of-way. There is no permit filed for a culvert or an apron to be able to drive on and off this property.

Violation Corrective Action

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

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:

NATHAN LONG
Inspector
Neighborhood Development Services
e-mail: nlong@northportfl.gov

MD

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

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

OFFICIAL USE

9589 0710 5270 0187 0263 57

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 \$ _____

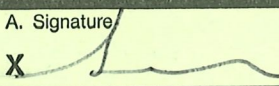

Adult Signature Restricted Delivery \$ _____

Postage \$ _____


 CE WK 23-4993
 PS 9-1286

SHANICA GRACE ANN SENIOR
VAUGHN E FARQUHARSON
2001 JEANNIN DR
NORTH PORT FL 34288-7831

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) <u>GENIVIA</u> C. Date of Delivery <u>12/30</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: right;">CE WK 23-4993</p> <p>SHANICA GRACE ANN SENIOR VAUGHN E FARQUHARSON 2001 JEANNIN DR NORTH PORT FL 34288-7831</p> <p style="text-align: center;">  9590 9402 8271 3094 9956 27 </p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</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><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.5em; font-weight: bold;">9589 0710 5270 0187 0263 57</p>	<p>10) Mail Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	

Domestic Return Receipt



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
SHANICA GRACE ANN SENIOR	}	
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Respondent(s)	}	CASE NO.: 23-4993
	}	
ADDRESS OF VIOLATION:	}	
2001 JEANNIN DR	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1139167101	}	

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 28, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2001 JEANNIN DR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 28 2023

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 28 day of Dec 2023 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 1139167101

Ownership:
 SENIOR SHANICA GRACE ANN
 FARQUHARSON VAUGHN E
 2001 JEANNIN DR, NORTH PORT, FL, 34288
Situs Address:
 2001 JEANNIN DR NORTH PORT, FL, 34288

Land Area: 21,791 Sq.Ft.
Municipality: City of North Port
Subdivision: 1587 - PORT CHARLOTTE SUB 33
Property Use: 0100 - Single Family Detached
Status: OPEN - CURRENT ROLL PENDING
Sec/Twp/Rge: 30-39S-22E
Census: 121150027423
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOTS 1 & 17, BLK 1671, 33RD ADD TO PORT CHARLOTTE BEING SAME LANDS AS DESC IN ORI 2021052717 & 2023061576, SUBJ TO UNITY OF TITLE PER ORI 2023094341

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2001 JEANNIN DR NORTH PORT, FL, 34288	1	3	2	0	2021	2021	2,104	1,406	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$20,200	\$269,100	\$0	\$289,300	\$289,300	\$50,000	\$239,300	\$0
2022	\$20,700	\$233,300	\$0	\$254,000	\$254,000	\$0	\$254,000	\$0
2021	\$9,800	\$0	\$0	\$9,800	\$9,800	\$0	\$9,800	\$0
2020	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2019	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2018	\$5,200	\$0	\$0	\$5,200	\$5,200	\$0	\$5,200	\$0
2017	\$4,600	\$0	\$0	\$4,600	\$4,126	\$0	\$4,126	\$474
2016	\$4,300	\$0	\$0	\$4,300	\$3,751	\$0	\$3,751	\$549
2015	\$3,800	\$0	\$0	\$3,800	\$3,410	\$0	\$3,410	\$390
2014	\$3,100	\$0	\$0	\$3,100	\$3,100	\$0	\$3,100	\$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
2023	\$25,000.00
2023	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/19/2021	\$258,900	2021052717	01	LGI HOMES-FLORIDA LLC	WD
7/15/2020	\$27,000	2020095598	05	STEVENSON JOHN	WD
7/7/2020	\$6,500	2020018942	37	ALBRITTON KENNETH	WD
3/5/2019	\$100	2019031782	11	ALBRITTON KENNETH	QC
4/13/2017	\$6,500	2017050973	01	JENKS KAREN P	WD
12/1/1981	\$3,200	1490/1684	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/26/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/25/2023)
 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 *
0392F	OUT	OUT	X	120279		OUT
0392F	OUT	IN	AE	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.

