



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN & AMANDA C SULLIVAN

Respondent(s)

ADDRESS OF VIOLATION:

6308 Starfish Ave

North Port, FL

PARCEL ID.: 0952123820

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CASE NO.: 23-5447

CERTIFIED MAIL NO.: 9589071052700187022618

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 February 22, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), John & Amanda C Sullivan, own(s) the property commonly known as, 6308 Starfish Ave North Port, Sarasota County, Florida (LOTS 20 & 21 BLK 1238 27TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector KEN SCHAUER served the Respondent(s) a NOTICE OF VIOLATION, dated January 02, 2024.
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:

Chapter 42-23, North Port City Code; Accumulation of Debris

(Accumulation of debris consisting of household trash around the entire property an into the City Right-ofway. Additionally there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.)

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 **Remove, or cause to be removed, any and all debris on said property.**

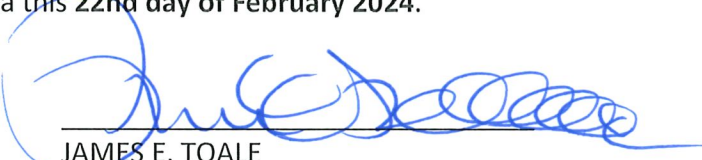
6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00** per day for North Port City Code, beginning **March 19th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 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 **\$1,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, 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 Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Compliance Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **22nd day of February 2024**.

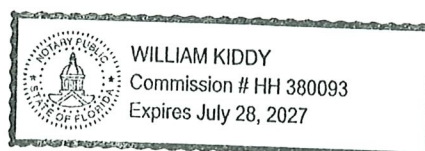

JAMES E. TOALE
HEARING OFFICER

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 6308 Starfish Ave North Port FL 34291.

DATED: February 26, 2024.


SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0226 18

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT *NDS*
Domestic Mail Only

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

OFFICIAL U.S. CENTER

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 23-5447

JOHN & AMANDA C SULLIVAN

6308 STARFISH AVE

NORTH PORT FL 34291

Postmark
Here



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN & AMANDA C SULLIVAN

Respondent(s)

CASE NO.: 23-5447

ADDRESS OF VIOLATION:

6308 STARFISH AVE

NORTH PORT, FL.

PARCEL ID.: 0952123820

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 26 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6308 STARFISH AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 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 26 day of Feb 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 0952123820

Ownership:
SULLIVAN JOHN
SULLIVAN AMANDA C
6308 STARFISH AVE, NORTH PORT, FL, 34291
Situs Address:
6308 STARFISH AVE NORTH PORT, FL, 34291

Land Area: 23,324 Sq.Ft.
Municipality: City of North Port
Subdivision: 1581 - PORT CHARLOTTE SUB 27
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 08-39S-21E
Census: 121150027381
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 20 & 21 BLK 1238 27TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u> ⓘ	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ⓘ	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
6308 STARFISH AVE NORTH PORT, FL, 34291	1	2	2	0	1991	2001	1,612	1,612	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Deck - Frame or Masonry	120	SF	1995
2	1	Shed all walls	200	SF	2016

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> ⓘ
2023	\$25,800	\$163,300	\$2,700	\$191,800	\$128,445	\$50,000	\$78,445	\$63,355
2022	\$18,500	\$149,300	\$2,300	\$170,100	\$124,704	\$50,000	\$74,704	\$45,396
2021	\$12,000	\$119,400	\$2,400	\$133,800	\$121,072	\$50,000	\$71,072	\$12,728
2020	\$9,400	\$107,600	\$2,400	\$119,400	\$119,400	\$50,000	\$69,400	\$0
2019	\$11,300	\$114,700	\$2,200	\$128,200	\$119,631	\$50,000	\$69,631	\$8,569
2018	\$12,600	\$102,900	\$1,900	\$117,400	\$117,400	\$50,000	\$67,400	\$0
2017	\$5,900	\$77,500	\$1,800	\$85,200	\$41,225	\$25,000	\$16,225	\$43,975
2016	\$4,900	\$76,600	\$800	\$82,300	\$39,398	\$25,000	\$14,398	\$42,902
2015	\$4,200	\$64,100	\$800	\$69,100	\$39,124	\$25,000	\$14,124	\$29,976
2014	\$3,500	\$53,100	\$800	\$57,400	\$38,813	\$25,000	\$13,813	\$18,587

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

<u>Grant Year</u> ⓘ	<u>Value</u>
2018	\$25,000.00
2018	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/11/2017	\$160,000	2017059899	01	MOWERY GEORGE E	WD
7/22/2011	\$50,000	2011087000	01	CARWITHEN TTEE, DAVID P	TR
5/12/2011	\$100	2011086998	11	CARWITHEN TTEE, EDGAR J	OT
3/1/1993	\$100	2486/405	11	CARWITHEN EDGAR J	QC
2/25/1991	\$3,800	2279/1653	01	SLEZAK DONALD J	WD
7/1/1973	\$0	1013/908	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0376F	OUT	OUT	X500	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.





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.

JOHN & AMANDA C SULLIVAN
Respondent(s)

ADDRESS OF VIOLATION:

6308 Starfish Ave

North Port, FL

PARCEL ID.: 0952123820

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CASE NO.: 23-5447
CERTIFIED MAIL NO.: 9589071052700187025961

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 17, 2024*, **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 *January 02, 2024*, 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 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.

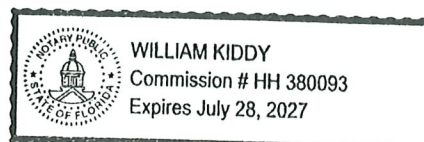
HEATHER FAUST, City Clerk

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 6308 STARFISH AVE NORTH PORT FL 34291.

DATED: January 18, 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.

JOHN & AMANDA C SULLIVAN

Respondent(s)

CASE NO.: 23-5447

ADDRESS OF VIOLATION:

6308 STARFISH AVE

NORTH PORT, FL

PARCEL ID.: 0952123820

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 January 02, 2024, by first class mail, a copy of which is attached.

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

12/28/2023, 2:35:23 PM KSCHAUER Drive by inspection, I observed household trash around the entire property including the crow/ I also observed several piles of yard waste in the crow. The rear yard fence is broken and down in several areas. This is a repeat violation. from January 2023 CE case#23-44 All trash and debris needs to be cleaned up as well as the yard waste in the crow. The fence needs to be removed or repaired. This property was registered as an abandoned property in June of 2023, CE case# 23-3124. On this date I observed a silver mitsubishi in the driveway bearing Florida tag # QVQt99 exp in 2025. Request a notice of violation be prepared and sent. Photos to follow.

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

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting of household trash around the entire property an into the City Right-of-way. Additionally there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

1/3/2024, 10:36:57 AM KSCHAUER NOV posted on property this date. 1/16/2024, 11:05:46 AM KSCHAUER Violations remain, broken fencing and pile of yard waste in the crow.

DATED: January 17, 2024



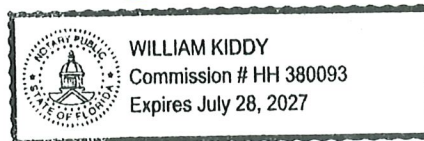
KEN SCHAUER
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of Jan 2024, by KEN SCHAUER.


Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





*Lly p***CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE COMPLIANCE DIVISION
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

JOHN SULLIVAN
AMANDA C SULLIVAN
6308 STARFISH AVE
NORTH PORT, FL 34291

DATE: January 2, 2024

PSI CASE NO.: 23-5447
REAL PROPERTY ADDRESS: 6308 STARFISH AVE, NORTH PORT, FL
LOTS 20 & 21 BLK 1238 27TH ADD TO PORT CHARLOTTE PARCEL ID #: 0952123820
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 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris consisting of household trash around the entire property an into the City Right-of-way. Additionally, there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

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 reached, 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:

KEN SCHAUER
Inspector
Development Services
e-mail: kschauer@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 \$
 Postage \$
 Total \$
 Sent by \$
 Street \$
 City \$
 PS Form 3811, July 2020 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0187 0259 61

CE WK 23-5447

JOHN & AMANDA C SULLIVAN
6308 STARFISH AVE
NORTH PORT FL 34291

APR 18 2024
 Postmark Here

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

CE WK 23-5447

JOHN & AMANDA C SULLIVAN
6308 STARFISH AVE
NORTH PORT FL 34291

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0259 61

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☒ Addressee

B. Received by (Printed Name)
 C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (00)	

Domestic Return Receipt



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN & AMANDA C SULLIVAN

Respondent(s)

CASE NO.: 23-5447

ADDRESS OF VIOLATION:

6308 STARFISH AVE

North Port, FL

PARCEL ID.: # 0952123820

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated January 17, 2024 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 6308 STARFISH AVE NORTH PORT FL 34291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 2024

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 20th day of Feb 2024, by William Kiddy.

Notary Public - State of Florida

X Personally Known OR ____ Produced Identification
Type of Identification Produced _____





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN & AMANDA C SULLIVAN

Respondent(s)

CASE NO.: 23-5447

ADDRESS OF VIOLATION:

6308 STARFISH AVE

NORTH PORT, FL.

PARCEL ID.: 0952123820

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Jan 19, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6308 STARFISH AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 19 2024

KEN SCHAUER, Affiant
Development Services

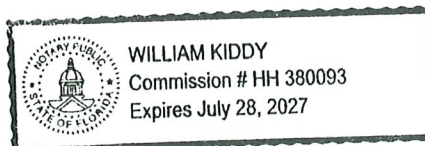
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day of Jan 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 0952123820

Ownership:
SULLIVAN JOHN
SULLIVAN AMANDA C
6308 STARFISH AVE, NORTH PORT, FL, 34291
Situs Address:
6308 STARFISH AVE NORTH PORT, FL, 34291

Land Area: 23,324 Sq.Ft.
Municipality: City of North Port
Subdivision: 1581 - PORT CHARLOTTE SUB 27
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 08-39S-21E
Census: 121150027381
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 20 & 21 BLK 1238 27TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u> ①	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ①	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
6308 STARFISH AVE NORTH PORT, FL, 34291	1	2	2	0	1991	2001	1,612	1,612	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Deck - Frame or Masonry	120	SF	1995
2	1	Shed all walls	200	SF	2016

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> ①
2023	\$25,800	\$163,300	\$2,700	\$191,800	\$128,445	\$50,000	\$78,445	\$63,355
2022	\$18,500	\$149,300	\$2,300	\$170,100	\$124,704	\$50,000	\$74,704	\$45,396
2021	\$12,000	\$119,400	\$2,400	\$133,800	\$121,072	\$50,000	\$71,072	\$12,728
2020	\$9,400	\$107,600	\$2,400	\$119,400	\$119,400	\$50,000	\$69,400	\$0
2019	\$11,300	\$114,700	\$2,200	\$128,200	\$119,631	\$50,000	\$69,631	\$8,569
2018	\$12,600	\$102,900	\$1,900	\$117,400	\$117,400	\$50,000	\$67,400	\$0
2017	\$5,900	\$77,500	\$1,800	\$85,200	\$41,225	\$25,000	\$16,225	\$43,975
2016	\$4,900	\$76,600	\$800	\$82,300	\$39,398	\$25,000	\$14,398	\$42,902
2015	\$4,200	\$64,100	\$800	\$69,100	\$39,124	\$25,000	\$14,124	\$29,976
2014	\$3,500	\$53,100	\$800	\$57,400	\$38,813	\$25,000	\$13,813	\$18,587

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

<u>Grant Year</u> ①	<u>Value</u>
2018	\$25,000.00
2018	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/11/2017	\$160,000	2017059899	01	MOWERY GEORGE E	WD
7/22/2011	\$50,000	2011087000	01	CARWITHEN TTEE,DAVID P	TR
5/12/2011	\$100	2011086998	11	CARWITHEN TTEE,EDGAR J	OT
3/1/1993	\$100	2486/405	11	CARWITHEN EDGAR J	QC
2/25/1991	\$3,800	2279/1653	01	SLEZAK DONALD J	WD
7/1/1973	\$0	1013/908	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/16/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/8/2024)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0376F	OUT	OUT	X500	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) 881-5000.