



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. }
KATHLEEN T VALLEJO }
Respondent(s) }
ADDRESS OF VIOLATION: }
2806 Chickasaw Ave }
North Port, FL }
PARCEL ID.: 1140176806 }

CASE NO.: 24-255
CERTIFIED MAIL NO.: 9589071052700187029655

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on April 25, 2024, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from April 25, 2024, to May 23, 2024, at 9:00 a.m. in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

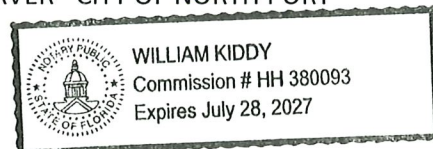
DONE and ORDERED, for the City of North Port North Port, Florida, this 25th day of April 2024.

JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to 2806 CHICKASAW AVE NORTH PORT FL 34288 this 26 day of April 2024.

SERVER - CITY OF NORTH PORT





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

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 24-255

Parcel ID No.: 1140176806

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 2806 CHICKASAW AVE
(Location of Violation)

PROPERTY OWNER: KATHLEEN T VALLEJO

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2806 CHICKASAW AVE NORTH PORT FL 34288

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0296 55

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *MD*
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 \$ _____

To: **KATHLEEN T VALLEJO**
2806 CHICKASAW AVE
NORTH PORT FL 34288

Postmark Here
 APR 26 2024

CE WK 24-255

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


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 24-255

KATHLEEN T VALLEJO
2806 CHICKASAW AVE
NORTH PORT FL 34288



9590 9402 8272 3094 0129 72

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0296 55

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **4/25/24**

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

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 Signature Confirmation Restricted Delivery

Insured Mail Mail Restricted Delivery (0)

Domestic Return Receipt



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. }
KATHLEEN T VALLEJO }
Respondent(s) } CASE NO.: 24-255
ADDRESS OF VIOLATION: }
2806 CHICKASAW AVE }
NORTH PORT, FL. }
PARCEL ID.: 1140176806 }

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2806 CHICKASAW AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 29 2024



DAVE GRANDT, Affiant
Development Services

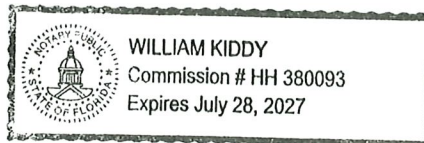
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29 day of Apr 2024 by DAVE GRANDT.



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 1140176806

Ownership: VALLEJO KATHLEEN T 2806 CHICKASAW AVE, NORTH PORT, FL, 34288 Situs Address: 2806 CHICKASAW AVE NORTH PORT, FL, 34288	Land Area: 12,366 Sq.Ft. Municipality: City of North Port Subdivision: 1588 - PORT CHARLOTTE SUB 34 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 30-39S-22E Census: 121150027472 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 6 BLK 1768 34TH ADD TO PORT CHARLOTTE
---	--

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2806 CHICKASAW AVE NORTH PORT, FL, 34288	1	3	2	0	2021	2021	2,430	1,539	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$19,800	\$266,000	\$0	\$285,800	\$285,800	\$50,000	\$235,800	\$0
2022	\$21,800	\$251,200	\$0	\$273,000	\$273,000	\$0	\$273,000	\$0
2021	\$9,200	\$0	\$0	\$9,200	\$7,720	\$0	\$7,720	\$1,480
2020	\$8,400	\$0	\$0	\$8,400	\$7,018	\$0	\$7,018	\$1,382
2019	\$9,200	\$0	\$0	\$9,200	\$6,380	\$0	\$6,380	\$2,820
2018	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2017	\$4,700	\$0	\$0	\$4,700	\$4,700	\$0	\$4,700	\$0
2016	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2015	\$4,100	\$0	\$0	\$4,100	\$4,070	\$0	\$4,070	\$30
2014	\$3,700	\$0	\$0	\$3,700	\$3,700	\$0	\$3,700	\$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
2023	\$25,000.00
2023	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/25/2021	\$291,000	2021131769	01	CHANNEL DRIVE INVESTMENTS LLC	WD
10/19/2017	\$100	2017129695	11	NEXT ERA HOMES GROUP 5 LLC	QC
8/1/2017	\$100	2017097282	11	HS HOMES 14 LLC	QC
6/29/2015	\$3,900	2015084234	37	WALTER M & JANICE L SCHUMACHER LIVING TRUST	WD
11/16/2001	\$100	2001181135	11	SCHUMACHER WALT,	WD
10/1/1981	\$3,200	1474/583	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)
 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 *
0392F	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. }
KATHLEEN T VALLEJO }
Respondent(s) }
ADDRESS OF VIOLATION: }
2806 Chickasaw Ave }
North Port, FL }
PARCEL ID.: 1140176806 }

CASE NO.: 24-255
CERTIFIED MAIL NO.: 9589071052700187024567

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 13, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 25, 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 31, 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 **April 25, 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

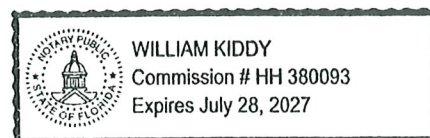
CERTIFICATE OF SERVICE

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 2806 CHICKASAW AVE NORTH PORT FL 34288.

DATED: February 14, 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.	}	
KATHLEEN T VALLEJO	}	
Respondent(s)	}	CASE NO.: 24-255
	}	
ADDRESS OF VIOLATION:	}	
2806 CHICKASAW AVE	}	
NORTH PORT, FL	}	
PARCEL ID.: 1140176806	}	

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 31, 2024, by first class mail, a copy of which is attached.

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

1/23/2024, 8:53:59 AM DGRANDT 2 vehicles parked in right of way. 1 car and boat not parked on improved surfaces. RV parked in side easement. Debris next to driveway consisting of car parts.

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

Violation Description

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:

- a. The vehicle is parked in the direction of traffic;
- b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians;
- c. The vehicle can be parked and moved without causing damage to the public right-of-way; and
- d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Two (2) vehicles parked in City Right-of-way.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately.

* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

Violation Description

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:

a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential

Lot Size	Total Vehicles and/or Boats
10,999 square feet or smaller	6
11,000 to 20,999 square feet	8
21,000 to 30,999 square feet	9
31,000 to 40,999 square feet	10
41,000 to 50,999 square feet	11
51,000 square feet and larger	12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows:

1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard.

2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Car and boat parked on property, and not on improved surface. Additionally there is an RV parked on side easement.

Violation Corrective Action

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

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 next to driveway consisting of miscellaneous car parts.

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:

1/23/2024, 8:57:27 AM DGRANDT Courtesy notice left on property. 1/30/2024, 9:01:43 AM

DGRANDT Property is still in violation.. 2/12/2024, 9:25:56 AM DGRANDT Property still in violation.

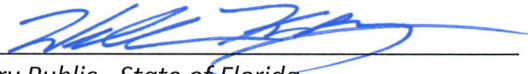
DATED: February 13, 2024



DAVE GRANDT
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 13 day of Feb 2024, by DAVE GRANDT.



Notary Public - State of Florida

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





**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**

KATHLEEN T VALLEJO
2806 CHICKASAW AVE
NORTH PORT, FL 34288

DATE: January 31, 2024

PSI CASE NO.: 24-255
REAL PROPERTY ADDRESS: 2806 CHICKASAW AVE, NORTH PORT, FL
LOT 6 BLK 1768 34TH ADD TO PORT CHARLOTTE PARCEL ID #: 1140176806
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

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Two (2) vehicles parked in City Right-of-way.

Violation Corrective Action

Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

Violation Description

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows:

Residential

Lot Size Total Vehicles and/or Boats

10,999 square feet or smaller	6
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31,000 to 40,999 square feet	10
41,000 to 50,999 square feet	11
51,000 square feet and larger	12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Car and boat parked on property, and not on improved surface. Additionally, there is an RV parked on side easement.

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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 next to driveway consisting of miscellaneous car parts.

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 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:

DAVE GRANDT
Inspector
Development Services
e-mail: dgrandt@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
KATHLEEN T VALLEJO }
Respondent(s) }
ADDRESS OF VIOLATION: }
2806 CHICKASAW AVE }
North Port, FL }
PARCEL ID.: # 1140176806 }

CASE NO.: 24-255

AFFIDAVIT OF MAILING AND POSTING


STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Apr 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 13, 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 2806 CHICKASAW AVE NORTH PORT FL 34288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 12 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 12 day of Apr 2024, by William Kiddy.



Notary Public - State of Florida

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



9589 0710 5270 0187 0245 68

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
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 \$ _____
To _____
CE WK 24-255

KATHLEEN T VALLEJO
2806 CHICKASAW AVE
NORTH PORT FL 34288

PS Form 3811, July 2020 PSN 7530-02-000-9053 See Reverse for Instructions

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 24-255
KATHLEEN T VALLEJO
2806 CHICKASAW AVE
NORTH PORT FL 34288



9590 9402 8333 3094 8492 02

2. Article Number (Transfer from service label)
9589 0710 5270 0187 0245 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery *2/16/24*

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

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



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.	}	
KATHLEEN T VALLEJO	}	
Respondent(s)	}	CASE NO.: 24-255
	}	
ADDRESS OF VIOLATION:	}	
2806 CHICKASAW AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1140176806	}	

STATE OF FLORIDA :
 : SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Feb 15, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2806 CHICKASAW AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 15 2024



 DAVE GRANDT, 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 15 day of Feb 2024 by DAVE GRANDT.



 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 1140176806

Ownership: VALLEJO KATHLEEN T 2806 CHICKASAW AVE, NORTH PORT, FL, 34288 Situs Address: 2806 CHICKASAW AVE NORTH PORT, FL, 34288	Land Area: 12,366 Sq.Ft. Municipality: City of North Port Subdivision: 1588 - PORT CHARLOTTE SUB 34 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 30-39S-22E Census: 121150027472 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1
---	--

Parcel Description: LOT 6 BLK 1768 34TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<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>
2806 CHICKASAW AVE NORTH PORT, FL, 34288	1	3	2	0	2021	2021	2,430	1,539	1

Extra Features

There are no extra features associated with this parcel

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	\$19,800	\$266,000	\$0	\$285,800	\$285,800	\$50,000	\$235,800	\$0
2022	\$21,800	\$251,200	\$0	\$273,000	\$273,000	\$0	\$273,000	\$0
2021	\$9,200	\$0	\$0	\$9,200	\$7,720	\$0	\$7,720	\$1,480
2020	\$8,400	\$0	\$0	\$8,400	\$7,018	\$0	\$7,018	\$1,382
2019	\$9,200	\$0	\$0	\$9,200	\$6,380	\$0	\$6,380	\$2,820
2018	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2017	\$4,700	\$0	\$0	\$4,700	\$4,700	\$0	\$4,700	\$0
2016	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2015	\$4,100	\$0	\$0	\$4,100	\$4,070	\$0	\$4,070	\$30
2014	\$3,700	\$0	\$0	\$3,700	\$3,700	\$0	\$3,700	\$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

<u>Grant Year</u>	<u>Value</u>
2023	\$25,000.00
2023	\$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>
6/25/2021	\$291,000	2021131769	01	CHANNEL DRIVE INVESTMENTS LLC	WD
10/19/2017	\$100	2017129695	11	NEXT ERA HOMES GROUP 5 LLC	QC
8/1/2017	\$100	2017097282	11	HS HOMES 14 LLC	QC
6/29/2015	\$3,900	2015084234	37	WALTER M & JANICE L SCHUMACHER LIVING TRUST	WD
11/16/2001	\$100	2001181135	11	SCHUMACHER WALT,	WD
10/1/1981	\$3,200	1474/583	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/12/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/12/2024)
 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>
0392F	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.

