



Record No.: CECASE-25-00411  
Date: 2/27/2025 1:32:24 PM

## Record Summary Report

### Code Case

#### Record Summary

**Record Number:** CECASE-25-00411

**Submittal Date:** 02/27/2025

**Issue Date:** 02/27/2025

**Type:** Code Case

**Expiration Date:**

**Project Name:**

**Project Description:**



## Contact

**Contact Type:** Property Owner

**Full Name:** TIMGMT ACQUISITIONS LLC

**Organization Name:**

**Email:**

**Primary Number:**

**Secondary Number:**

**Contact Address:** 1170 KANE CONCOURSE STE 400, BAY HARBOR ISLANDS FL 33154-2006

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**Contact Type:** Property Owner

**Full Name:** TIMGMT ACQUISITIONS LLC

**Organization Name:** TIMGMT ACQUISITIONS LLC

**Email:**

**Primary Number:**

**Secondary Number:**

**Contact Address:** 1170 KANE CONCOURSE STE 400, BAY HARBOR ISLANDS FL 33154-2006

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## License Professional



**License #:** \_\_\_\_\_ **License Type:** \_\_\_\_\_  
**Full Name:** \_\_\_\_\_ **Type:** \_\_\_\_\_  
**Business Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_ **Primary Flag:** \_\_\_\_\_  
**Mobile Phone:** \_\_\_\_\_ **Business Phone:** \_\_\_\_\_

**Contact Address:**

### Address

**Premise Address:** 4251 BILLINGHAM LN  
NORTH PORT, FL 34288

### Parcel

<u>PARCEL NBR</u>	<u>LOT</u>	<u>BLOCK</u>	<u>SUBDIVISION</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>SECTION</u>	<u>LAND VALUE</u>	<u>IMP VALUE</u>	<u>AREA</u>	<u>PRIMARY</u>
1143074425	25	744	PORT CHARLOTTE SUB 12	39S	22E	32		0.00	10800.00	Y

**LEGAL DESCRIPTION:** LOT 25 BLK 744 12TH ADD TO PORT CHARLOTTE

### Owner

<u>OWNER NAME</u>	<u>OWNER ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>PHONE</u>	<u>PRIMARY</u>
TIMGMT ACQUISITIONS LLC	1170 KANE CONCOURSE STE 400	BAY HARBOR ISLANDS	FL	33154-2006		Y



## Application Specific Info

### CODE CASE INFORMATION

Source: Proactive  
Case Type: Code Enforcement  
Case Category: Debris / Trash / Junk / Garbage / Litter  
Case Disposition: Public

### NUMBER OF TREES

Number of Trees: UNKNOWN  
Heritage/Champion Tree #: UNKNOWN

### REPORT DATA

Hearing Status: Scheduled  
Daily Fines - Max Amt: No Maximum defined in 2-511(b)  
Location DD: City Chambers  
Allowed to resume after: 10  
Prior Order: Affidavit of Violation  
Inspector User ID: JPRESSON

## Application Specific Info Tables



**GEOGRAPHIC INFORMATION**

Parcel Number	Attribute Name	Attribute Value	Last Refreshed On	Source
1143074425	OBJECTID	46433	2/27/2025	Parcels
1143074425	ACCOUNT	1143074425	2/27/2025	Parcels
1143074425	ID	1143074425	2/27/2025	Parcels
1143074425	NAME1	TIMGMT ACQUISITIONS LLC	2/27/2025	Parcels
1143074425	NAME_ADD4	1170 KANE CONCOURSE STE 400	2/27/2025	Parcels
1143074425	CITY	BAY HARBOR ISLANDS	2/27/2025	Parcels
1143074425	STATE	FL	2/27/2025	Parcels
1143074425	ZIP	33154-2006	2/27/2025	Parcels
1143074425	LOCN	4251	2/27/2025	Parcels
1143074425	LOCS	BILLINGHAM	2/27/2025	Parcels
1143074425	LOCT	LN	2/27/2025	Parcels
1143074425	LOCCITY	NORTH PORT	2/27/2025	Parcels
1143074425	LOCSTATE	FL	2/27/2025	Parcels
1143074425	LOCZIP	34288	2/27/2025	Parcels



1143074425	FULLADDRESS	4251 BILLINGHAM LN NORTH PORT FL, 34288	2/27/2025	Parcels
1143074425	STCD	0001	2/27/2025	Parcels
1143074425	SUBD	1540	2/27/2025	Parcels
1143074425	TXCD	0500	2/27/2025	Parcels
1143074425	MUNICIPALITY	City of North Port	2/27/2025	Parcels
1143074425	SECT	32	2/27/2025	Parcels
1143074425	TWSP	39S	2/27/2025	Parcels
1143074425	RANG	22E	2/27/2025	Parcels
1143074425	BLOCK	744	2/27/2025	Parcels
1143074425	LOT	25	2/27/2025	Parcels
1143074425	CENSUS	1211500274 61	2/27/2025	Parcels
1143074425	JUST	17300	2/27/2025	Parcels
1143074425	ASSD	15510	2/27/2025	Parcels
1143074425	TXBL	15510	2/27/2025	Parcels
1143074425	LNVS_N	17300	2/27/2025	Parcels
1143074425	ZONING	R1	2/27/2025	Parcels
1143074425	SALE_AMT	704000	2/27/2025	Parcels
1143074425	SALE_DATE	11/11/2024	2/27/2025	Parcels



1143074425	LEGALREFER	2024164193	2/27/2025	Parcels
1143074425	LEGAL1	LOT 25 BLK 744 12TH ADD TO PORT CHARLOTTE	2/27/2025	Parcels
1143074425	LSQFT	10800	2/27/2025	Parcels
1143074425	HYPERLINK	<a href="https://www.sc-pa.com/propertysearch/parcel/1143074425">https://www.sc-pa.com/propertysearch/parcel/1143074425</a>	2/27/2025	Parcels
1143074425	MeasuredAcreage	0.2478446	2/27/2025	Parcels
1143074425	Latitude	27.04052062	2/27/2025	Parcels
1143074425	Longitude	- 82.13059456	2/27/2025	Parcels
1143074425	Shape_Length	429.9488351 0980094	2/27/2025	Parcels
1143074425	Shape_Area	10796.06772 3409627	2/27/2025	Parcels
1143074425	OBJECTID	56979	2/27/2025	North Port Addresses
1143074425	Add_IDLand	1143074425	2/27/2025	North Port Addresses
1143074425	ADD_ID	ADD_58688	2/27/2025	North Port Addresses



1143074425	NavLongX	613658.7267 5433	2/27/2025	North Port Addresses
1143074425	NavLatY	983921.2625 1241	2/27/2025	North Port Addresses
1143074425	AddNu	4251	2/27/2025	North Port Addresses
1143074425	AddType	M	2/27/2025	North Port Addresses
1143074425	StrName	BILLINGHA M	2/27/2025	North Port Addresses
1143074425	StrSuf	LN	2/27/2025	North Port Addresses
1143074425	AddNuVac	4251	2/27/2025	North Port Addresses
1143074425	AddStrVac	BILLINGHA M	2/27/2025	North Port Addresses
1143074425	AddStrVacSuf	LN	2/27/2025	North Port Addresses
1143074425	VacYN	N	2/27/2025	North Port Addresses
1143074425	AddZip	34288	2/27/2025	North Port Addresses
1143074425	LXLCID	132282	2/27/2025	North Port Addresses
1143074425	Parcel_IDLand	1143074425	2/27/2025	North Port Addresses
1143074425	ZONE_ABBR	R-1	2/27/2025	North Port Addresses
1143074425	ZONE_DES	Residential, Low	2/27/2025	North Port Addresses





1143074425	CommDist	2	2/27/2025	North Port Addresses
1143074425	CommLabel	District 2 - Barbara Langdon	2/27/2025	North Port Addresses
1143074425	CommWebsite	https://www.northportfl.gov/City-Government/City-Leadership/City-Commission	2/27/2025	North Port Addresses
1143074425	ACCOUNT	1143074425	2/27/2025	North Port Addresses
1143074425	ID	1143074425	2/27/2025	North Port Addresses
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1143074425	CITY	BAY HARBOR ISLANDS	2/27/2025	North Port Addresses
1143074425	STATE	FL	2/27/2025	North Port Addresses
1143074425	ZIP	33154-2006	2/27/2025	North Port Addresses
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1143074425	Latitude	27.04052062	2/27/2025	North Port Addresses
1143074425	Longitude	-82.13059456	2/27/2025	North Port Addresses
1143074425	ID_IGNORE	1143074425	2/27/2025	North Port Addresses
1143074425	SUB_NAME	PORT CHARLOTTE SUB 12	2/27/2025	North Port Addresses
1143074425	SUB_ID	1540	2/27/2025	North Port Addresses
1143074425	PB_PG	PB13_PG08	2/27/2025	North Port Addresses
1143074425	Subdivision_Acreage	798.96409756	2/27/2025	North Port Addresses
1143074425	District_Name	Wednesday Collection	2/27/2025	North Port Addresses
1143074425	FLUDESC	LOW DENSITY RESIDENTIAL	2/27/2025	North Port Addresses
1143074425	Hydrant_within_1000Ft	Yes	2/27/2025	North Port Addresses



1143074425	Sewer	No	2/27/2025	North Port Addresses
1143074425	Water	No	2/27/2025	North Port Addresses
1143074425	BackFlow_ZONE	92	2/27/2025	North Port Addresses
1143074425	BFZoneDesc	September (Even Years)	2/27/2025	North Port Addresses
1143074425	UrbanService_LABEL	Main City	2/27/2025	North Port Addresses
1143074425	CodeEnforcementZone	3	2/27/2025	North Port Addresses
1143074425	BuildingZone	7	2/27/2025	North Port Addresses

**CODE VIOLATIONS**

Inspection Date	Violation Code	Violation Description	In Compliance	Days for Compliance	Violation	Corrective Action(s)	Add	Violation Comments
02/18/2025	Accumulation of Debris (Default Hearing)   42-23 NPCC	Accumulation of Debris (Default Hearing)	No	14	42-23 NPCC - 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,	Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.	UNCHECKED	Accumulation of debris on property.



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.		
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02/18/2025	Permit Expired - Period of Validity   105.4.1.1 FBC	Permit Expired - Period of Validity	No	14	105.4.1.1, Florida Building Code - Permit has expired.	Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <a href="http://cityofnorthport.com/index.aspx?page=121">http://cityofnorthport.com/index.aspx?page=121</a>	UNCHECKED	SFR Permit 22-9026 expired.
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## Insepection

<u>INSPECTION NO</u>	<u>INSPECTION STATUS</u>	<u>SCHEDULED DATE</u>	<u>COMPLETED DATE</u>	<u>INSPECTION TYPE</u>	<u>INSPECTION RESULT COMMENT</u>
7800161	Pending			Initial Inspection	

## Workflow

<u>TASK</u>	<u>STATUS</u>	<u>STATUS DATE</u>	<u>ACTION BY</u>	<u>ASSIGN DATE</u>	<u>ASSIGN TO</u>	<u>COMMENTS</u>
CE Intake				2/27/2025		
Code Enforcement Review						
Hearing					Leslie Vanatti	
Inspection						
Staff Administrator Review					Michele Ross	

## Documents

<u>DOCUMENT</u>	<u>CATEGORY</u>	<u>DESCRIPTION</u>	<u>STATUS</u>	<u>UPLOAD DATE</u>
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