



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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GEORGE W GOODSPEED III }  
LYNNSEE MARIE TAYLOR }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
7270 Hiawatha Ter }  
North Port, FL }  
PARCEL ID.: 1129223240 }

CASE NO.: 22-827  
CERTIFIED MAIL NO.: 70222410000213642293

**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 April 27, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), George W Goodspeed Iii, Lynnsee Marie Taylor, own(s) the property commonly known as, 7270 Hiawatha Ter North Port, Sarasota County, Florida (LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector JEFFREY A GUILBAULT served the Respondent(s) a NOTICE OF VIOLATION, dated March 07, 2022.
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 miscellaneous items. Please remove debris from lot returning it back to its natural state.)

**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.

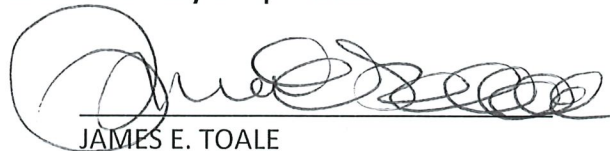
6. If Respondent(s) fail(s) to correct the violation(s) by **May 22nd, 2023**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for North Port City Code violation, beginning May 23rd, 2023**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 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 **May 25th, 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 Enforcement 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:***

**Code Enforcement Division Manager  
4970 City Hall Boulevard  
North Port, FL 34286  
or FAX TO (941) 429-7195**

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

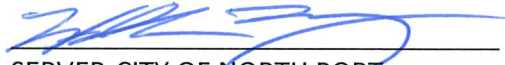
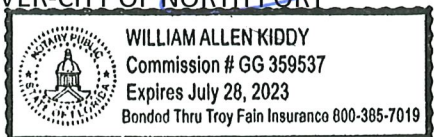
***DONE AND ORDERED***, for the City of North Port, Florida this **27th day of April 2023**.

  
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 3300 Conway Blvd Port Charlotte FL 33952.

***DATED: May 2***, 2023.

  
SERVER-CITY OF NORTH PORT  
  
WILLIAM ALLEN KIDDY  
Commission # GG 359537  
Expires July 28, 2023  
Bonded Thru Troy Fain Insurance 800-385-7019



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
7270 HIAWATHA TER	}	
North Port, FL	}	
PARCEL ID.: # 1129223240	}	

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA           :  
  :  
  :  
COUNTY OF SARASOTA    :

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

On May 12, 2023, the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE dated April 27, 2023 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 3300 CONWAY BLVD PORT CHARLOTTE FL 33952, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** May 12 2023

  
\_\_\_\_\_  
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<sup>th</sup> day of May 2023, 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**  
**NEIGHBORHOOD DEVELOPMENT SERVICES**  
**CODE ENFORCEMENT DIVISION**  
**4970 City Hall Boulevard – North Port, FL. 34286**  
**(941) 429-7186**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>GEORGE W GOODSPEED III</b>	}	
<b>LYNNSEE MARIE TAYLOR</b>	}	
Respondent(s)	}	CASE NO.: 22-827
<b>ADDRESS OF VIOLATION:</b>	}	
<b>7270 HIAWATHA TER</b>	}	
<b>NORTH PORT, FL.</b>	}	
<b>PARCEL ID.: 1129223240</b>	}	

**STATE OF FLORIDA**           :  
  :  
  :**SS**  
**COUNTY OF SARASOTA**       :

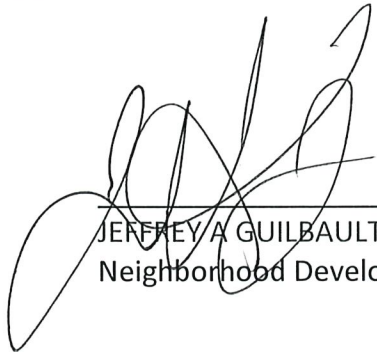
The undersigned, CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

**AFFIDAVIT OF POSTING**

On May 3, 2023 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** May 3 2023

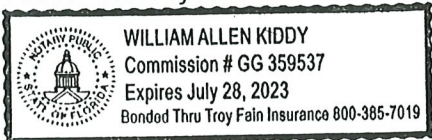
  
\_\_\_\_\_  
**JEFFREY A GUILBAULT, Affiant**  
Neighborhood Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 3 day of May 2023 by JEFFREY A GUILBAULT.

  
\_\_\_\_\_  
Notary Public – State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_







**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. }  
GEORGE W GOODSPEED III }  
LYNNSEE MARIE TAYLOR }  
Respondent(s) }

CASE NO.: 22-827  
CERTIFIED MAIL NO.: 70222410000235448163

ADDRESS OF VIOLATION: }  
7270 Hiawatha Ter }  
North Port, FL }  
PARCEL ID.: 1129223240 }

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 08, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on April 27, 2023**, 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 *March 07, 2022*, 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 27, 2023**, 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.



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 3300 CONWAY BLVD PORT CHARLOTTE FL 33952.

**DATED:** February 13, 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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>GEORGE W GOODSPEED III</b>	}	
<b>LYNNSEE MARIE TAYLOR</b>	}	
Respondent(s)	}	CASE NO.: 22-827
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>7270 HIAWATHA TER</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1129223240	}	

**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 March 07, 2022, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

3/4/2022, 2:33:50 PM WKIDDY Observed - 53-240(a)(3) Fence, gate on vacant lot, no accessory structure un permitted. - 42-23 Debris; No storage of materials or household items on vacant lot; return to natural state.

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

**Violation Description**

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Fence/gate on vacant lot with no accessory structure which is unpermitted.

**Violation Corrective Action**

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

**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 miscellaneous items. Please remove debris from lot returning it back to its natural state.

**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:**

3/18/2022, 3:14:11 PM WKIDDY No change; continue to follow up and check progress 4/1/2022,  
8:41:43 AM WKIDDY 01/13/2023 JGUILBAULT No change SIV

DATED: February 08, 2023



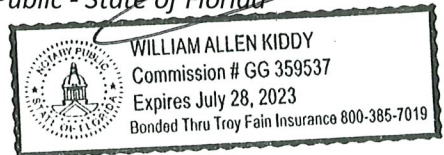
JEFFREY A GUILBAULT  
Inspector  
Neighborhood Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 8 day of February 2023, by JEFFREY A GUILBAULT.

  
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**

GEORGE W GOODSPEED III  
LYNNSEE MARIE TAYLOR  
3300 CONWAY BLVD  
PORT CHARLOTTE, FL 33952

**DATE:** March 8, 2022

PSI CASE NO.: 22-827  
REAL PROPERTY ADDRESS: 7270 HIAWATHA TER, NORTH PORT, FLORIDA  
LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE PARCEL ID #: 1129223240  
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**

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Fence/gate on vacant lot with no accessory structure which is unpermitted.

**Violation Corrective Action**

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

**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 miscellaneous items. Please remove debris from lot returning it back to its natural state.

**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:***

William Kiddy  
Inspector  
Neighborhood Development Services  
(941) 429-7235  
e-mail: [wkiddy@cityofnorthport.com](mailto:wkiddy@cityofnorthport.com)



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
7270 HIAWATHA TER	}	
North Port, FL	}	
PARCEL ID.: # 1129223240	}	

**AFFIDAVIT OF MAILING AND POSTING**


STATE OF FLORIDA :  
: ss  
COUNTY OF SARASOTA :

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

On April 14, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 08, 2023 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 7270 HIAWATHA TER PORT CHARLOTTE FL 33952, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** April 14 2023

  
\_\_\_\_\_  
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 14<sup>th</sup> day of April 2023, 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**  
**NEIGHBORHOOD DEVELOPMENT SERVICES**  
**CODE ENFORCEMENT DIVISION**  
 4970 City Hall Boulevard – North Port, FL. 34286  
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GEORGE W GOODSPEED III	}	
LYNNSEE MARIE TAYLOR	}	
Respondent(s)	}	CASE NO.: 22-827
ADDRESS OF VIOLATION:	}	
7270 HIAWATHA TER	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1129223240	}	

STATE OF FLORIDA :  
 : ss  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On <sup>MARCH</sup> April 29, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7270 HIAWATHA TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

<sup>MARCH</sup>  
**DATED:** April 29 2023

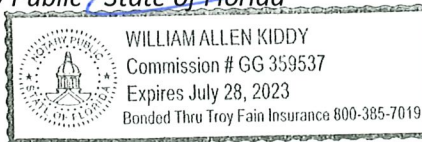
  
 \_\_\_\_\_  
 JEFFREY A GUILBAULT, Affiant  
 Neighborhood Development Services

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 April 2023 by JEFFREY A GUILBAULT.

<sup>MARCH</sup>  
  
 \_\_\_\_\_  
 Notary Public, State of Florida

X Personally Known OR \_\_\_ Produced Identification  
 Type of Identification Produced \_\_\_\_\_





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

For delivery information, visit our website at [www.usps.com](http://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

\$

**GEORGE W GOODSPEED III**  
**LYNNSEE MARIE TAYLOR**  
**3300 CONWAY BLVD**  
**PORT CHARLOTTE FL 33952**

7022 2430 0002 3544 8163

PS Form 3800, July 2012 (Rev. 7-5-12) PSN 7530-02-000-9047

See Reverse for Instructions



**Bill Furst  
SARASOTA COUNTY  
PROPERTY APPRAISER**

**Property Record Information for 1129223240**

**Ownership:**  
GOODSPEED GEORGE W III  
TAYLOR LYNNSEE MARIE  
3300 CONWAY BLVD, PORT CHARLOTTE, FL, 33952  
**Situs Address:**  
HIAWATHA TER NORTH PORT, FL, 34288

**Land Area:** 23,984 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1778 - PORT CHARLOTTE SUB 46  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 25-39S-22E  
**Census:** 121150027462  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 40 BLK 2232 46TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**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> <sup>Ⓢ</sup>
2022	\$11,700	\$0	\$0	\$11,700	\$4,510	\$0	\$4,510	\$7,190
2021	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2020	\$3,100	\$0	\$0	\$3,100	\$2,636	\$0	\$2,636	\$464
2019	\$3,100	\$0	\$0	\$3,100	\$2,396	\$0	\$2,396	\$704
2018	\$2,500	\$0	\$0	\$2,500	\$2,178	\$0	\$2,178	\$322
2017	\$2,700	\$0	\$0	\$2,700	\$1,980	\$0	\$1,980	\$720
2016	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2014	\$5,000	\$0	\$0	\$5,000	\$4,235	\$0	\$4,235	\$765
2013	\$3,900	\$0	\$0	\$3,900	\$3,850	\$0	\$3,850	\$50

**Current Exemptions**

There are no exemptions associated with this parcel.

**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>
10/29/2020	\$2,000	2020152000	37	PARADISE PARCELS LLC	WD
9/22/2020	\$1,500	2020134013	37	DELALLA VICTOR	WD
10/8/1993	\$7,200	2569/2245	15	N C N B NATIONAL BANK	TR

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/6/2023)  
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>
0412F	OUT	IN	AE	120279	23.6	OUT
0412F	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.

