



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

DAVID E LOWERY
TONYA C LOWERY
4879 LASKEY AVE
NORTH PORT, FL 34288-4627

DATE: May 28, 2025

CASE NO.: CECASE-25-01026
REAL PROPERTY ADDRESS: 4879 Laskey Ave, North Port, FL 34288
LOTS 1, 2, 8, 9, 28 & 29 BLK
PARCEL ID: 1135100701
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

105.1, Florida Building Code - Permit required.

Violation Text

Permit required for culvert pipe off of switzerland rd.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**Violation Description**

59-2 NPCC, Damage to the public right-of-way, abatement by city - (a) Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city.

(b) Abatement by city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity.

Violation Text

Damage to the public right-of-way,

Violation Corrective Action(s)

Ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of 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:

Louis Cerbone
Inspector
Neighborhood Development Services
e-mail: lcerbone@northportfl.gov