



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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
MARTY & TINA WOLF }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1634 Ronald St }  
North Port, FL }  
PARCEL ID.: 0982042613 }

CASE NO.: 23-538  
CERTIFIED MAIL NO.: 9589071052700187022670

**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), Marty & Tina Wolf, own(s) the property commonly known as, 1634 Ronald St North Port, Sarasota County, Florida (LOTS 12 & 13, BLK 426, 9TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated June 21, 2023.
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:

**Section 53-265(A)(2) Unified Land Development Code**  
(Illegal shipping container on property since January and is prohibited per City Code.)

**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 the shipping container from the property or file for a temporary use permit through the Planning and Zoning Department.

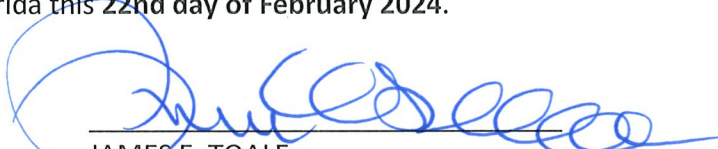
6. If Respondent(s) fail(s) to correct the violation(s) by **May 7th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$25.00** per day for **Unified Land Development Code**, beginning **May 8th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in 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 **\$2,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **May 23rd, 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](mailto: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**.

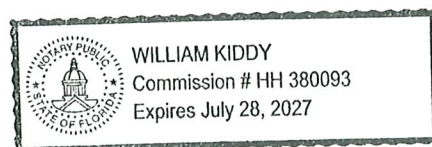
  
\_\_\_\_\_  
JAMES E. TOALE  
HEARING OFFICER

**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 1634 Ronald St North Port FL 34286.

**DATED:** February 26, 2024.

  
\_\_\_\_\_  
SERVER-CITY OF NORTH PORT





**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**DEVELOPMENT SERVICES**  
**CODE COMPLIANCE DIVISION**  
 4970 City Hall Boulevard – North Port, FL. 34286  
 (941) 429-7186

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>MARTY &amp; TINA WOLF</b>	}	
Respondent(s)	}	CASE NO.: 23-538
<b>ADDRESS OF VIOLATION:</b>	}	
1634 RONALD ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0982042613	}	

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 1634 RONALD ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Feb 26 2024

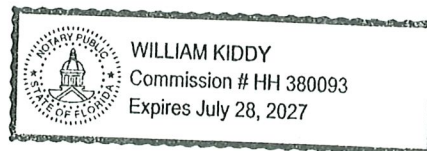
  
 \_\_\_\_\_  
 DAVE GRANDT, Affiant  
 Development Services

STATE OF FLORIDA  
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 26 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 0982042613**

**Ownership:**  
 WOLF MARTY  
 WOLF TINA  
 1634 RONALD ST, NORTH PORT, FL, 34286  
**Situs Address:**  
 1634 RONALD ST NORTH PORT, FL, 34286

**Land Area:** 20,232 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1527 - PORT CHARLOTTE SUB 09  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 23-39S-21E  
**Census:** 121150027431  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY

**Total Living Units:** 1  
**Parcel Description:** LOTS 12 & 13, BLK 426, 9TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2022013377 & A PORTION OF 2021128290

**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
1634 RONALD ST NORTH PORT, FL, 34286	1	3	2	0	2005	2005	2,619	1,933	1

**Extra Features**

<b>line #</b>	<b>Building Number</b>	<b>Description</b>	<b>Units</b>	<b>Unit Type</b>	<b>Year</b>
1	1	Screened Enclosure	780	SF	2020
2	1	Swimming Pool	295	SF	2020
3	1	Patio - concrete or Pavers	485	SF	2020

**Values** \* Indicates the parcel was the subject of a split or combine for tax year.

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
* 2023	\$36,000	\$268,300	\$59,300	\$363,600	\$205,854	\$50,000	\$155,854	\$157,746
2022	\$20,300	\$276,300	\$60,200	\$356,800	\$199,921	\$50,000	\$149,921	\$156,879
2021	\$10,500	\$203,200	\$40,300	\$254,000	\$194,098	\$50,000	\$144,098	\$59,902
2020	\$9,300	\$147,900	\$0	\$157,200	\$151,675	\$50,000	\$101,675	\$5,525
2019	\$8,900	\$143,200	\$0	\$152,100	\$148,265	\$50,000	\$98,265	\$3,835
2018	\$8,700	\$136,800	\$0	\$145,500	\$145,500	\$50,000	\$95,500	\$0
2017	\$5,900	\$137,100	\$0	\$143,000	\$143,000	\$50,000	\$93,000	\$0
2016	\$5,500	\$131,500	\$0	\$137,000	\$137,000	\$0	\$137,000	\$0
2015	\$4,700	\$111,900	\$0	\$116,600	\$107,279	\$0	\$107,279	\$9,321
2014	\$3,800	\$102,500	\$0	\$106,300	\$97,526	\$0	\$97,526	\$8,774

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**

<b>Grant Year</b>	<b>Value</b>
2017	\$25,000.00
2017	\$25,000.00

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
1/25/2022	\$100	2022013377	11	WOLF MARTY	QC
9/24/2015	\$180,000	2015121380	12	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WD
5/5/2015	\$0	2015054366	11	KLEIN SHELDON	CT
10/6/2006	\$250,000	2006180606	01	GROVER BROS CONST INC,	WD
2/25/2005	\$72,000	2005048040	X2	CHTCHAVLINSKI,VIKTOR	WD
12/10/2004	\$21,000	2005009546	01	SMITH CELESTE C,	WD
3/13/1997	\$100	2952/2221	11	SMITH CELESTE C	QC
10/1/1984	\$3,800	1727/477	11		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.

<b>FIRM Panel</b>	<b>Floodway</b>	<b>SFHA ***</b>	<b>Flood Zone **</b>	<b>Community</b>	<b>Base Flood Elevation (ft)</b>	<b>CFHA *</b>
0383F	OUT	OUT	X	120279		OUT
0383F	OUT	OUT	X500	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 ENFORCEMENT HEARING**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
MARTY & TINA WOLF }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1634 Ronald St }  
North Port, FL }  
PARCEL ID.: 0982042613 }

CASE NO.: 23-538  
CERTIFIED MAIL NO.: 9589071052700187026227

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 27, 2023*, **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 *June 21, 2023*, 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.

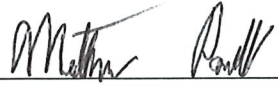
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses 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 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>


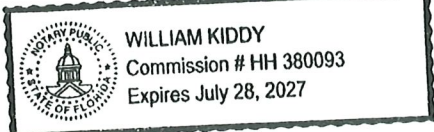
PLEASE GOVERN YOURSELF ACCORDINGLY.

For   
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 1634 RONALD ST NORTH PORT FL 34286.

**DATED:** December 28, 2023

  
SERVER – CITY OF NORTH PORT  




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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
MARTY & TINA WOLF }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1634 RONALD ST }  
North Port, FL }  
PARCEL ID.: # 0982042613 }

CASE NO.: 23-538

**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 December 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 1634 RONALD ST NORTH PORT FL 34286, 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 20<sup>th</sup> 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**  
**CODE ENFORCEMENT DIVISION**  
 4970 City Hall Boulevard – North Port, FL. 34286  
 (941) 429-7186

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>MARTY &amp; TINA WOLF</b>	}	
Respondent(s)	}	CASE NO.: 23-538
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1634 RONALD ST</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0982042613	}	

**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 June 21, 2023, by first class mail, a copy of which is attached.

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

2/6/2023, 9:23:12 AM WK Complaint Reported; I thought shipping containers are not allowed in the city as garages? Q: What is your first name? A: jason Q: What is your last name? A: korst Q: What is your phone number? A: 9412265151 Q: What is your email address? A: jkorst1@outlook.com Q: Please provide a brief description of the issue. A: I thought shipping containers are not allowed in the city as garages?

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

**Violation Description**

Section 53-265(A)(2) Unified Land Development Code - Exemption from temporary use and special event permits. The following temporary uses are exempt from these requirements: [Amended 1-30-2012 by Ord. No. 2011-32] (2)Storage pods, shipping containers and transport containers used for on-site storage of household or other goods are permitted for a maximum of seven (7) consecutive days, provided that such pods or containers do not exceed sixty-four (64) square feet in area and sixteen (16) feet in height. Said storage pods, shipping containers and transport containers may be authorized twice per calendar year for an additional twenty-one (21) days with an approved temporary use permit. Said storage pods, shipping containers and transport containers are prohibited as storage for seasonal or sale merchandise in the commercial and industrial zoning districts.

**Violation Text**

Illegal shipping container on property since January and is prohibited per City Code.

**Violation Corrective Action**

Remove the shipping container from the property or file for a temporary use permit through the Planning and Zoning Department within ten (10) days from the date of this Notice.



(3) Field Inspection Notes:

2/6/2023, 10:17:31 AM DGRANDT Large shipping container on site being used as storage.. Spoke to resident. They are using the container to put items in it while the inside of the house get remolded due to storm damage. Will reinspect Around April 15. 4/19/2023, 10:29:33 AM DGRANDT House is still under construction. Will reinspect. 5/17/2023, 9:18:30 AM DGRANDT Resident is still doing repairs to the home. Using container to store items from the house. 6/16/2023, 10:17:06 AM DGRANDT Illegal shipping container on property. Shipping container has been there is since January. Gave resident until April to get it removed due to storm damage to the house. Now as of June 16th the container is still on the property. 7/7/2023, 8:24:20 AM DGRANDT Spoke with resident. He showed me and told me that dry walkers just got done finishing the inside of his house due to storm damage. Will have the shipping container removed in 3 weeks to a month. Will reinsoect in 30 days. 9/7/2023, 8:21:34 AM DGRANDT Resident has been making home repairs since hurricane Ian. Left door hanger asking resident to call me. Will resinpect in 21 days. 9/28/2023, 1:30:00 PM DGRANDT Met with resident on site. They are in the process of getting the container cleared out, will reinspect in 30 days 10/30/2023, 10:28:43 AM DGRANDT Met with resident. They are starting to move back in to the house. And getting the storage container cleared out. Will reinspect in 30 days. 11/30/2023, 9:48:32 AM DGRANDT Spoke with resident. They are still remodeling there house from storm damage. Advised them this has went on for long enough. If the storage container is still on the property next inspection. I will have to proceed with the next step. Will resinpect in 30 days. 12/27/2023, 8:19:06 AM DGRANDT Property is still in violation.

DATED: December 27, 2023



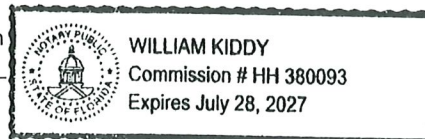
DAVE GRANDT  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 27 day of Dec 2023, 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 ENFORCEMENT DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

MARTY & TINA WOLF  
1634 RONALD ST  
NORTH PORT, FL 34286

**DATE:** June 21, 2023

PSI CASE NO.: 23-538  
REAL PROPERTY ADDRESS: 1634 RONALD ST, NORTH PORT, FL  
LOTS 12 & 13, BLK 426, 9TH ADD TO PORT CHARLOTTE PARCEL ID #: 0982042613  
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 53-265(A)(2) Unified Land Development Code - Exemption from temporary use and special event permits. The following temporary uses are exempt from these requirements: [Amended 1-30-2012 by Ord. No. 2011-32] (2) Storage pods, shipping containers and transport containers used for on-site storage of household or other goods are permitted for a maximum of seven (7) consecutive days, provided that such pods or containers do not exceed sixty-four (64) square feet in area and sixteen (16) feet in height. Said storage pods, shipping containers and transport containers may be authorized twice per calendar year for an additional twenty-one (21) days with an approved temporary use permit. Said storage pods, shipping containers and transport containers are prohibited as storage for seasonal or sale merchandise in the commercial and industrial zoning districts.

**Violation Text**

Illegal shipping container on property since January and is prohibited per City Code.

**Violation Corrective Action**

Remove the shipping container from the property or file for a temporary use permit through the Planning and Zoning Department 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  
Neighborhood Development Services  
e-mail: [dgrandt@northportfl.gov](mailto:dgrandt@northportfl.gov)

**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

9589 0710 5270 0187 0262 27

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 \$ \_\_\_\_\_

DEC 28 2023  
Postmark Here

CE WK 23-538

**MARTY & TINA WOLF**  
**1634 RONALD ST**  
**NORTH PORT FL 34286**

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p><b>X</b> </p>
<p>1. Article Addressed to:</p> <p style="text-align: right;">CE WK 23-538</p> <p><b>MARTY &amp; TINA WOLF</b>  <b>1634 RONALD ST</b>  <b>NORTH PORT FL 34286</b></p>	<p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p style="text-align: right;">12/30/23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">9590 9402 8271 3094 9952 76</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <span style="float: right;"><input type="checkbox"/> Priority Mail Express®</span></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <span style="float: right;"><input type="checkbox"/> Registered Mail™</span></p> <p><input checked="" type="checkbox"/> Certified Mail® <span style="float: right;"><input type="checkbox"/> Registered Mail Restricted Delivery</span></p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <span style="float: right;"><input type="checkbox"/> Signature Confirmation™</span></p> <p><input type="checkbox"/> Collect on Delivery <span style="float: right;"><input type="checkbox"/> Signature Confirmation Restricted Delivery</span></p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Mail Restricted Delivery (0)</p>
<p style="text-align: center;">9589 0710 5270 0187 0262 27</p>	<p style="text-align: right;">Domestic Return Receipt</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**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>MARTY &amp; TINA WOLF</b>	}	
Respondent(s)	}	CASE NO.: 23-538
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1634 RONALD ST</b>	}	
<b>NORTH PORT, FL.</b>	}	
<b>PARCEL ID.: 0982042613</b>	}	

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

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

**AFFIDAVIT OF POSTING**

On Dec 28, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1634 RONALD ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 28 2023


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DAVE GRANDT, Affiant  
Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

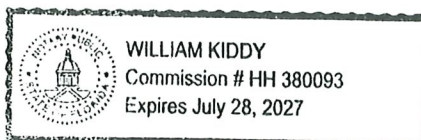
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 28 day of Dec 2023 by DAVE GRANDT.


---

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 0982042613**

<b>Ownership:</b> WOLF MARTY WOLF TINA 1634 RONALD ST, NORTH PORT, FL, 34286 <b>Situs Address:</b> 1634 RONALD ST NORTH PORT, FL, 34286	<b>Land Area:</b> 20,232 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1527 - PORT CHARLOTTE SUB 09 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 23-39S-21E <b>Census:</b> 121150027431 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOTS 12 & 13, BLK 426, 9TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2022013377 & A PORTION OF 2021128290
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**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
1634 RONALD ST NORTH PORT, FL, 34286	1	3	2	0	2005	2005	2,619	1,933	1

**Extra Features**

<b>line #</b>	<b>Building Number</b>	<b>Description</b>	<b>Units</b>	<b>Unit Type</b>	<b>Year</b>
1	1	Screened Enclosure	780	SF	2020
2	1	Swimming Pool	295	SF	2020
3	1	Patio - concrete or Pavers	485	SF	2020

**Values** \* Indicates the parcel was the subject of a split or combine for tax year.

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
* 2023	\$36,000	\$268,300	\$59,300	\$363,600	\$205,854	\$50,000	\$155,854	\$157,746
2022	\$20,300	\$276,300	\$60,200	\$356,800	\$199,921	\$50,000	\$149,921	\$156,879
2021	\$10,500	\$203,200	\$40,300	\$254,000	\$194,098	\$50,000	\$144,098	\$59,902
2020	\$9,300	\$147,900	\$0	\$157,200	\$151,675	\$50,000	\$101,675	\$5,525
2019	\$8,900	\$143,200	\$0	\$152,100	\$148,265	\$50,000	\$98,265	\$3,835
2018	\$8,700	\$136,800	\$0	\$145,500	\$145,500	\$50,000	\$95,500	\$0
2017	\$5,900	\$137,100	\$0	\$143,000	\$143,000	\$50,000	\$93,000	\$0
2016	\$5,500	\$131,500	\$0	\$137,000	\$137,000	\$0	\$137,000	\$0
2015	\$4,700	\$111,900	\$0	\$116,600	\$107,279	\$0	\$107,279	\$9,321
2014	\$3,800	\$102,500	\$0	\$106,300	\$97,526	\$0	\$97,526	\$8,774

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**

<b>Grant Year</b>	<b>Value</b>
2017	\$25,000.00
2017	\$25,000.00

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
1/25/2022	\$100	2022013377	11	WOLF MARTY	QC
9/24/2015	\$180,000	2015121380	12	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WD
5/5/2015	\$0	2015054366	11	KLEIN SHELDON	CT
10/6/2006	\$250,000	2006180606	01	GROVER BROS CONST INC,	WD
2/25/2005	\$72,000	2005048040	X2	CHTCHAVLINSKI,VIKTOR	WD
12/10/2004	\$21,000	2005009546	01	SMITH CELESTE C,	WD
3/13/1997	\$100	2952/2221	11	SMITH CELESTE C	QC
10/1/1984	\$3,800	1727/477	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/26/2023

**FEMA Flood Zone (Data provided by Sarasota County Government as of 12/25/2023)**  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<b>FIRM Panel</b>	<b>Floodway</b>	<b>SFHA ***</b>	<b>Flood Zone **</b>	<b>Community</b>	<b>Base Flood Elevation.(ft)</b>	<b>CFHA *</b>
0383F	OUT	OUT	X	120279		OUT
0383F	OUT	OUT	X500	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.

