



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.

1000 CLEVELAND LLC

Respondent(s)

ADDRESS OF VIOLATION:

5111 Richmond Ter

North Port, FL

PARCEL ID.: 1001110119

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CASE NO.: 23-5221

CERTIFIED MAIL NO.: 9589071052700187025909

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 03, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on March 28, 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 *December 08, 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 **March 28, 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 2060 HUNTINGTON DR STE 1 SAN MARINO CA 91108.

DATED: January 5, 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. }
1000 CLEVELAND LLC }
Respondent(s) } **CASE NO.: 23-5221**
}
ADDRESS OF VIOLATION: }
5111 RICHMOND TER }
NORTH PORT, FL }
PARCEL ID.: 1001110119 }

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 December 08, 2023, by first class mail, a copy of which is attached.

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

12/5/2023, 10:56:11 AM CCUMMINGS Expired 21-8504 WATER HEATER ELECTRIC 07/11/2021 IS

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

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired Permit 21-8504 WATER HEATER ELECTRIC 07/11/2021 IS

Violation Corrective Action

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: <http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

1/3/2024, 9:25:28 AM DGRANDT Property is in violation of expired permit.

DATED: January 03, 2024



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

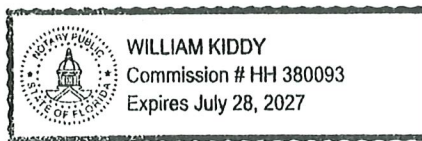
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Jan 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 ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

1000 CLEVELAND LLC
2060 HUNTINGTON DR STE 1
SAN MARINO, CA 91108

DATE: December 8, 2023

PSI CASE NO.: 23-5221
REAL PROPERTY ADDRESS: 5111 RICHMOND TER, NORTH PORT, FL
LOT 19 BLK 1 NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1 PARCEL ID #: 1001110119
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 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired Permit 21-8504 WATER HEATER ELECTRIC

Violation Corrective Action

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: <http://cityofnorthport.com/index.aspx?page=121>

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

9589 0710 5270 0187 0259 09

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT **ND**
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 23-5221
Se	1000 CLEVELAND LLC
St	2060 HUNTINGTON DR STE 1
City	SAN MARINO CA 91108





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.

1000 CLEVELAND LLC

Respondent(s)

CASE NO.: 23-5221

ADDRESS OF VIOLATION:

5111 RICHMOND TER

NORTH PORT, FL.

PARCEL ID.: 1001110119

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Jan 5, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5111 RICHMOND TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 5 2024



DAVE GRANDT, Affiant
Development Services

STATE OF FLORIDA

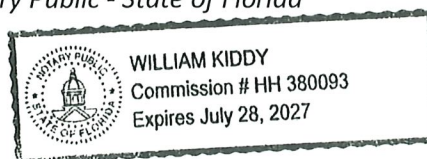
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of Jan 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 1001110119

Ownership:	Land Area: 22,495 Sq.Ft.
1000 CLEVELAND LLC	Municipality: City of North Port
2060 HUNTINGTON DR STE 1, SAN MARINO, CA, 91108	Subdivision: 1765 - NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1
Situs Address:	Property Use: 0100 - Single Family Detached
5111 RICHMOND TER NORTH PORT, FL, 34287	Status: OPEN
	Sec/Twp/Rge: 33-39S-21E
	Census: 121150027373
	Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
	Total Living Units: 1
	Parcel Description: LOT 19 BLK 1 NORTH PORT CHARLOTTE COUNTRY CLUB UNIT 1

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
5111 RICHMOND TER NORTH PORT, FL, 34287	1	3	2	0	1979	1989	3,008	1,869	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	1582	SF	2003
2	1	Patio - concrete or Pavers	1144	SF	1981
3	1	Swimming Pool	450	SF	1981

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$57,700	\$196,300	\$41,800	\$295,800	\$295,800	\$0	\$295,800	\$0
2022	\$70,700	\$152,900	\$40,800	\$264,400	\$119,396	\$50,500	\$68,896	\$145,004
2021	\$44,000	\$130,000	\$32,300	\$206,300	\$115,918	\$50,500	\$65,418	\$90,382
2020	\$52,100	\$126,200	\$36,200	\$214,500	\$114,318	\$50,500	\$63,818	\$100,182
2019	\$38,600	\$106,200	\$30,200	\$175,000	\$111,748	\$50,500	\$61,248	\$63,252
2018	\$38,000	\$107,900	\$22,100	\$168,000	\$109,664	\$50,500	\$59,164	\$58,336
2017	\$28,100	\$97,100	\$21,300	\$146,500	\$107,408	\$50,500	\$56,908	\$39,092
2016	\$19,900	\$94,600	\$20,000	\$134,500	\$105,199	\$50,500	\$54,699	\$29,301
2015	\$23,500	\$75,800	\$18,500	\$117,800	\$104,468	\$50,500	\$53,968	\$13,332
2014	\$23,500	\$70,800	\$15,600	\$109,900	\$103,639	\$50,500	\$53,139	\$6,261

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

There are no exemptions associated with this parcel. File for Homestead Exemption

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/3/2023	\$230,000	2023123682	37	GOLDMINE PROPERTIES LLC	WD
7/25/2023	\$135,000	2023123679	19	HENRY DARRYL W	PR
10/17/1996	\$148,500	2906/1240	01	985413 ONTARIO INC	WD
5/14/1992	\$111,429	2398/2122	01	SMITH DONALD E	WD
11/1/1979	\$88,800	1338/126	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/2/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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 *
0387F	OUT	OUT	X	120279		OUT
0386F	OUT	OUT	X	120279		OUT
0387F	OUT	OUT	X500	120279		OUT
0386F	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.

