



**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. }  
 GULF COAST ASSEMBLY OF GOD INC }  
 Respondent(s) }  
 ADDRESS OF VIOLATION: }  
 2800 Pan American Blvd }  
 North Port, FL }  
 PARCEL ID.: 0976262742 }

CASE NO.: 23-5065  
 CERTIFIED MAIL NO.: 9589071052700187029563

**NOTICE OF CONTINUANCE**

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on April 25, 2024, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from April 25, 2024, to May 23, 2024, at 9:00 a.m. in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

**Respondent shall notify the Code Compliance 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 the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL [ceinfo@northportfl.gov](mailto:ceinfo@northportfl.gov). Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

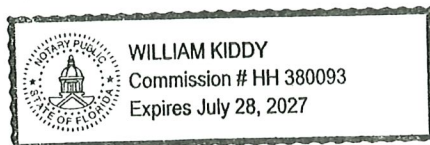
**DONE and ORDERED**, for the City of North Port North Port, Florida, this 25th day of April 2024.

JAMES E. TOALE  
HEARING OFFICER

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to PO BOX 8009 NORTH PORT FL 34290-8909 this 26 day of April 2024.

SERVER - CITY OF NORTH PORT





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

**REQUEST FOR RE-INSPECTION**

(Please Print)

Case No.: 23-5065

Parcel ID No.: 0976262742

TODAY'S DATE: \_\_\_\_\_

REAL PROPERTY ADDRESS: 2800 PAN AMERICAN BLVD  
(Location of Violation)

PROPERTY OWNER: GULF COAST ASSEMBLY OF GOD INC

COMPANY NAME: \_\_\_\_\_

CURRENT MAILING ADDRESS: PO BOX 8009 NORTH PORT FL 34290-8909

TELEPHONE NUMBER(S): (\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ DAY  
(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ EVENING  
(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ CELL  
(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ FAX

E-MAIL ADDRESS: *(Optional)* \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_  
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0295 63

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT** *NO*  
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 \$

26 2024

Postmark  
Here

Postage

\$

To

\$

Se

\$

St

City

CE WK 23-5065

**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-5065

**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**



9590 9402 8272 3094 0130 61

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0295 63

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Shirley Ray*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



**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.

GULF COAST ASSEMBLY OF GOD INC

Respondent(s)

CASE NO.: 23-5065

ADDRESS OF VIOLATION:

2800 PAN AMERICAN BLVD

NORTH PORT, FL.

PARCEL ID.: 0976262742

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

**AFFIDAVIT OF POSTING**

On Apr 27, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2800 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 27 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 27 day of Apr 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 0976262742**

**Ownership:**  
 GULF COAST ASSEMBLY OF GOD INC  
 PO BOX 8009, NORTH PORT, FL, 34290-8909  
**Situs Address:**  
 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287

**Land Area:** 299,692 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1804 - PORT CHARLOTTE SUB 52  
**Property Use:** 7100 - Church  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-39S-21E  
**Census:** 121150027391  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0

**Parcel Description:** TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND ADD TO PORT CHARLOTTE

**Buildings**

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Fence, 4 feet high	310	LF	1990
2	1	Parking Spaces	70	EA	1983
3	1	Asphalt paving	26200	SF	1983

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$26,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

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**

Grant Year	Value
2003	\$1,494,500.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/11/1983	\$0	1579/1907	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

**FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)**  
 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 *
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	IN	AE	120279		OUT
0378F	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.





**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. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 Pan American Blvd }  
North Port, FL }  
PARCEL ID.: 0976262742 }

CASE NO.: 23-5065  
CERTIFIED MAIL NO.: 9589071052700187023424

**NOTICE OF CONTINUANCE**

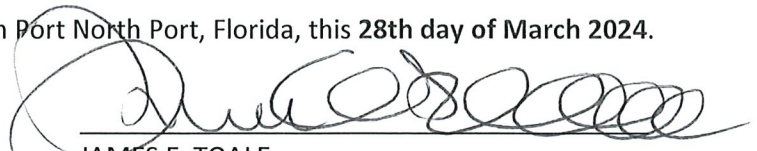
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on March 28, 2024, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from March 28, 2024, to April 25, 2024, at 9:00 a.m. in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

**Respondent shall notify the Code Compliance 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 the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL [ceinfo@northportfl.gov](mailto:ceinfo@northportfl.gov). Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

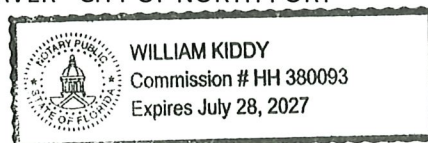
**DONE and ORDERED**, for the City of North Port North Port, Florida, this 28th day of March 2024.

  
JAMES E. TOALE  
HEARING OFFICER

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to PO BOX 8009 NORTH PORT FL 34290-8909 this 2 day of April 2024.

  
SERVER - CITY OF NORTH PORT





# CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

## REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-5065

Parcel ID No.: 0976262742

TODAY'S DATE: \_\_\_\_\_

REAL PROPERTY ADDRESS: 2800 PAN AMERICAN BLVD  
(Location of Violation)

PROPERTY OWNER: GULF COAST ASSEMBLY OF GOD INC

COMPANY NAME: \_\_\_\_\_

CURRENT MAILING ADDRESS: PO BOX 8009 NORTH PORT FL 34290-8909

TELEPHONE NUMBER(S): (\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ DAY

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ EVENING

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ CELL

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ FAX

E-MAIL ADDRESS: *(Optional)* \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 PAN AMERICAN BLVD }  
North Port, FL }  
PARCEL ID.: # 0976262742 }

CASE NO.: 23-5065

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :  
: ss  
COUNTY OF SARASOTA :

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

On April 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 28, 2024 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 PO BOX 8009 NORTH PORT FL 34290-8909, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** April 12 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 12 day of April 2024, by William Kiddy.

  
Notary Public - State of Florida

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





9589 0710 5270 0187 0234 24

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

NA

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

OFFICIAL U.S. MAIL

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 \$

U 2 2024

Postmark  
Here

Postage

CE WK 23-5065

**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-5065

**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**



9590 9402 8272 3094 0132 45

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0234 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Shirley Ray*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



**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.

GULF COAST ASSEMBLY OF GOD INC

Respondent(s)

CASE NO.: 23-5065

**ADDRESS OF VIOLATION:**

2800 PAN AMERICAN BLVD

NORTH PORT, FL.

PARCEL ID.: 0976262742

STATE OF FLORIDA

:

: SS

COUNTY OF SARASOTA

:

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

**AFFIDAVIT OF POSTING**

On Apr 3, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2800 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Apr 3 2024

*John [Signature] on behalf of,*

DAVE GRANDT, Affiant  
Development Services

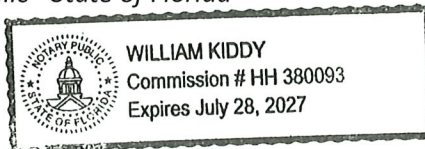
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 3 day of Apr 2024 by DAVE GRANDT.

*[Signature]*  
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 0976262742**

**Ownership:**  
 GULF COAST ASSEMBLY OF GOD INC  
 PO BOX 8009, NORTH PORT, FL, 34290-8909  
**Situs Address:**  
 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287

**Land Area:** 299,692 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1804 - PORT CHARLOTTE SUB 52  
**Property Use:** 7100 - Church  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-39S-21E  
**Census:** 121150027391  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0

**Parcel Description:** TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND ADD TO PORT CHARLOTTE

**Buildings**

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Fence, 4 feet high	310	LF	1990
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**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$26,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

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**Current Exemptions**

Grant Year	Value
2003	\$1,494,500.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/11/1983	\$0	1579/1907	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/27/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/28/2024)  
 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 *
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	IN	AE	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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 Pan American Blvd }  
North Port, FL }  
PARCEL ID.: 0976262742 }

CASE NO.: 23-5065  
CERTIFIED MAIL NO.: 9589071052700187022533

**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), Gulf Coast Assembly Of God Inc, own(s) the property commonly known as, 2800 Pan American Blvd North Port, Sarasota County, Florida (TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG, 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 November 20, 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:

**Chapter 105.1, Florida Building Code - Permit required.**

(No permit on file for commercial remodel/lanai enclosure done on this residence.)

**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 **Obtain required permit.**



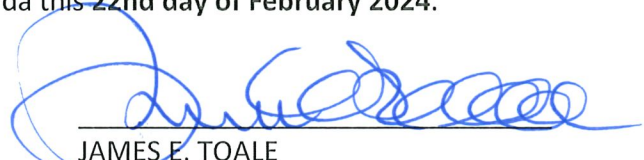
6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$50.00 per day for Florida Building Code, beginning March 19th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 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 **\$5,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, 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 Po Box 8009 North Port FL 34290-8909.

**DATED:** February 26, 2024.



SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0225 33

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT** *NDS*  
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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage

CE WK 23-5065

**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CEWK 23-5065  
**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**

9590 9402 8333 3094 8493 70

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0225 33

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
*Lemna Ray*

B. Received by (Printed Name) *Lemna Ray* C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

5. Mail Restricted Delivery





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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 PAN AMERICAN BLVD }  
North Port, FL }  
PARCEL ID.: # 0976262742 }

CASE NO.: 23-5065

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :  
: ss  
COUNTY OF SARASOTA :

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

On Mar 15, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 22, 2024 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 PO BOX 8009 NORTH PORT FL 34290-8909, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Mar 15 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 15<sup>th</sup> day of Mar 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  
DEVELOPMENT SERVICES  
CODE COMPLIANCE DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286  
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) } CASE NO.: 23-5065  
} }  
ADDRESS OF VIOLATION: }  
2800 PAN AMERICAN BLVD }  
NORTH PORT, FL. }  
PARCEL ID.: 0976262742 }

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 2800 PAN AMERICAN BLVD, 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 0976262742**

<b>Ownership:</b> GULF COAST ASSEMBLY OF GOD INC PO BOX 8009, NORTH PORT, FL, 34290-8909	<b>Land Area:</b> 299,692 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1804 - PORT CHARLOTTE SUB 52
<b>Situs Address:</b> 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	<b>Property Use:</b> 7100 - Church <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 20-39S-21E <b>Census:</b> 121150027391 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY
	<b>Total Living Units:</b> 0

**Parcel Description:** TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND ADD TO PORT CHARLOTTE

**Buildings**

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Fence, 4 feet high	310	LF	1990
2	1	Parking Spaces	70	EA	1983
3	1	Asphalt paving	26200	SF	1983

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$26,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

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**

Grant Year	Value
2003	\$1,495,000.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/1/1983	\$0	1579/1907	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.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	IN	AE	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. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 Pan American Blvd }  
North Port, FL }  
PARCEL ID.: 0976262742 }

CASE NO.: 23-5065  
CERTIFIED MAIL NO.: 9589071052700187025428

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 13, 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 *November 20, 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.

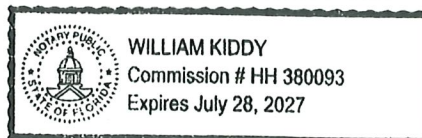
HEATHER FAUST, City Clerk

**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 PO BOX 8009 NORTH PORT FL 34290-8909.

**DATED:** December 14, 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>GULF COAST ASSEMBLY OF GOD INC</b>	}	
Respondent(s)	}	CASE NO.: 23-5065
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>2800 PAN AMERICAN BLVD</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0976262742	}	

**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 November 20, 2023, by first class mail, a copy of which is attached.

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

11/17/2023, 3:15:24 PM KRADUCCI Permit required for commercial remodel for enclosing lanai

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

**Violation Description**

Chapter 105.1, Florida Building Code - Permit required.

**Violation Text**

No permit on file for commercial remodel/lanai enclosure done on this residence.

**Violation Corrective Action**


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>

(3) Field Inspection Notes:

11/17/2023, 3:16:15 PM KRADUCCI Commercial remodel done w/o permitting, enclosing lanai or outer area of building. 12/4/2023, 10:00:22 AM DGRANDT Permit still not applied for.



DATED: December 13, 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 13 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**

GULF COAST ASSEMBLY OF GOD INC  
PO BOX 8009  
NORTH PORT, FL 34290-8909

**DATE:** November 22, 2023

PSI CASE NO.: 23-5065  
REAL PROPERTY ADDRESS: 2800 PAN AMERICAN BLVD, NORTH PORT, FL  
TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG  
PARCEL ID #: 0976262742  
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**

Chapter 105.1, Florida Building Code - Permit required.

**Violation Text**

No permit on file for commercial remodel/lanai enclosure done on this residence.

**Violation Corrective Action**

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>

**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)

9589 0710 5270 0187 0254 28

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT** *ND*  
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

\$

To\*

\$

Se

St

City

PS

CE WK 23-5065  
**GULF COAST ASSEMBLY OF GOD INC**  
**PO BOX 8009**  
**NORTH PORT FL 34290-8909**



Postmark  
Here

PS: See reverse for Instructions





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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
GULF COAST ASSEMBLY OF GOD INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2800 PAN AMERICAN BLVD }  
North Port, FL }  
PARCEL ID.: # 0976262742 }

CASE NO.: 23-5065

**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 13, 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 PO BOX 8009 NORTH PORT FL 34290-8909, 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

DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

GULF COAST ASSEMBLY OF GOD INC

Respondent(s)

CASE NO.: 23-5065

**ADDRESS OF VIOLATION:**

2800 PAN AMERICAN BLVD

NORTH PORT, FL.

PARCEL ID.: 0976262742

STATE OF FLORIDA

:

: SS

COUNTY OF SARASOTA

:

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

**AFFIDAVIT OF POSTING**

On Dec 14, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2800 PAN AMERICAN BLVD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 14 2023

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 14 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 0976262742**

**Ownership:**  
 GULF COAST ASSEMBLY OF GOD INC  
 PO BOX 8009, NORTH PORT, FL, 34290-8909  
**Situs Address:**  
 2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287

**Land Area:** 299,692 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1804 - PORT CHARLOTTE SUB 52  
**Property Use:** 7100 - Church  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-39S-21E  
**Census:** 121150027391  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0

**Parcel Description:** TRACT A & PART OF TRACT B DESC AS COM SW COR TRACT B TH NELY 286.91 FT FOR POB TH CONT ALG CURVE 550.9 FT TH S-75-E 648.41 FT TH S-29-W 458.65 FT TH SWLY ALG CURVE 64.2 FT TH N-78-37-W 474.43 FT TO POB, SUBJ TO 3775 C-SF DRAINAGE ESMT TO CITY OF NORTH PORT IN ORI 1998167690, CONTAINING 6.88 AC M/L 52ND ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	1	0	2	0	1983	1983	12,419	8,401	1
2800 PAN AMERICAN BLVD NORTH PORT, FL, 34287	2	0	0	0	2008	2008	9,000	9,000	1

**Extra Features**

line #	Building Number	Description	Units	Unit Type	Year
1	1	Fence, 4 feet high	310	LF	1990
2	1	Parking Spaces	70	EA	1983
3	1	Asphalt paving	26200	SF	1983

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$195,900	\$1,287,800	\$27,700	\$1,511,400	\$1,511,400	\$1,511,400	\$0	\$0
2022	\$174,700	\$1,284,600	\$27,700	\$1,487,000	\$1,487,000	\$1,487,000	\$0	\$0
2021	\$83,900	\$1,297,400	\$28,700	\$1,410,000	\$1,410,000	\$1,410,000	\$0	\$0
2020	\$98,400	\$1,310,200	\$29,400	\$1,438,000	\$1,404,920	\$1,404,920	\$0	\$33,080
2019	\$98,400	\$1,151,100	\$27,700	\$1,277,200	\$1,277,200	\$1,277,200	\$0	\$0
2018	\$130,700	\$1,335,900	\$26,800	\$1,493,400	\$1,493,400	\$1,493,400	\$0	\$0
2017	\$130,700	\$1,301,100	\$27,400	\$1,459,200	\$1,459,200	\$1,459,200	\$0	\$0
2016	\$95,400	\$1,313,500	\$28,000	\$1,436,900	\$1,436,900	\$1,436,900	\$0	\$0
2015	\$87,600	\$1,308,400	\$26,100	\$1,422,100	\$1,422,100	\$1,422,100	\$0	\$0
2014	\$87,600	\$1,197,300	\$26,700	\$1,311,600	\$1,311,600	\$1,311,600	\$0	\$0

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**

Grant Year	Value
2003	\$1,496,100.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/23/2002	\$225,000	2002157351	X3	NORTH PORT CHRISTIAN,	WD
2/1/1983	\$0	1579/1907	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

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

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/11/2023)

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 *
0378F	OUT	OUT	X500	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	IN	AE	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.

