



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA

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Petitioner,

}

vs.

}

SCHIESS RUSSELL R, SCHIESS
DEBORAH, DEBORAH SCHIESS

}

Respondent(s)

}

CASE NO.: B-CECASE-25-00811

ADDRESS OF VIOLATION:

}

4505 Libby Rd North Port, FL, 34287-7365

}

Parcel ID.: 0991269502

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 08/06/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Notice of Violation by posting said Notice at 4505 Libby Rd North Port, FL, 34287-7365, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/09/2025

Gavyn O'Neil, 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 9th day of 09/09/2025 by Gavyn O'Neil

Notary public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

DEBORAH SCHIESS

RUSSELL R, SCHIESS

4505 LIBBY RD

NORTH PORT , FL 342877365

Respondent(s)

ADDRESS OF VIOLATION:

4505 Libby Rd

North Port, FL 342877365

PARCEL ID.: 0991269502

CASE NO.: B-CECASE-25-00811

CERTIFIED MAIL NO.: 06/24/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 06/23/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on September 24, 2025, 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 6/23/2025, was previously served by REGULAR MAIL.

The attached Notice 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 September 24, 2025, 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 Code Enforcement 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 Notice 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.

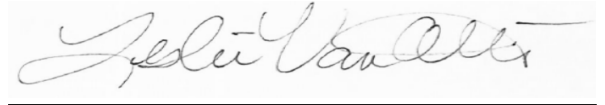


Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 4505 LIBBY RD , NORTH PORT , FL 342877365.

DATED: June 24th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

Leslie Vanatti – 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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

DEBORAH SCHIESS

RUSSELL R, SCHIESS

4505 LIBBY RD

NORTH PORT , FL 342877365

Respondent(s)

ADDRESS OF VIOLATION:

4505 Libby Rd

North Port, FL 342877365

PARCEL ID.: 0991269502

CASE NO.: B-CECASE-25-00811

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA

:

: ss

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 5/8/2025, by first class mail, a copy of which is attached.

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

Water Heater | Permit Expired - 24-00007678(04/23/2025)

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

Violation Description

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Water Heater | Permit Expired - 24-00007678(04/23/2025)

Violation Corrective Action(s)

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:

permit is still expired

DATED: 6/23/2025



Gavyn O'Neil
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 24 day of JUNE 2025, by Gavyn O'Neil.



Leslie Vanatti - *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 OF CORRECT**

DEBORAH SCHIESS
RUSSELL R, SCHIESS
4505 LIBBY RD
NORTH PORT , FL 342877365
DATE: May 8, 2025

CASE NO.: B-CECASE-25-00811
REAL PROPERTY ADDRESS: 4505 Libby Rd, North Port, FL 342877365
LOT 2 BLK 2695 52ND ADD TO POR
PARCEL ID: 0991269502
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Water Heater | Permit Expired - 24-00007678(04/23/2025)

Violation Corrective Action(s)

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:

Gavyn O'Neil
Inspector
Neighborhood Development Services
e-mail: goneil@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/09/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8313 5813 73

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/09/2025 14:45

ORIGINAL INTENDED RECIPIENT:

DEBORAH SCHIESS

RUSSELL R SCHIESS

4505 LIBBY RD

NORTH PORT FL 34287-7365

Case Number: B-CECASE-25-00811

Parcel ID: 0991269502

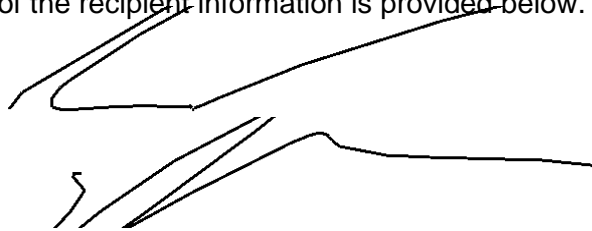
Mailer: City of North Port

Date Produced: 05/13/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8313 5813 73. Our records indicate that this item was delivered on 05/12/2025 at 02:26 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4505 LIBBY RD, NORTH PORT,
FL 34287**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

DEBORAH SCHIESS
RUSSELL R. SCHIESS
4505 LIBBY RD
NORTH PORT , FL 342877365

Customer Reference Number: C5884530.35686300



Return address:

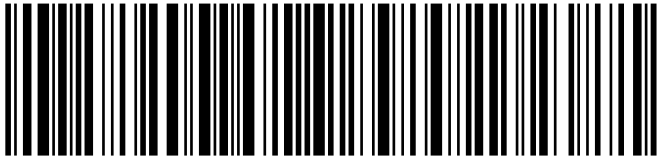
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

DEBORAH SCHIESS
RUSSELL R, SCHIESS
4505 LIBBY RD
NORTH PORT , FL 342877365

MAILING DATE: 05/09/2025
DELIVERY DATE: 05/12/2025

USPS CERTIFIED MAIL



9214 8901 9403 8313 5813 73

USPS Tracking Label Number: 9214 8901 9403 8313 5813 73

| USPS Tracking History | Location | Date / Time |
|---|---------------------------------------|------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 05/09/2025 08:19 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 05/09/2025 14:45 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 05/10/2025 22:17 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 05/10/2025 23:32 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/11/2025 05:22 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/12/2025 02:45 |
| DELIVERED LEFT WITH INDIVIDUAL | NORTH PORT,FL 34287 | 05/12/2025 14:26 |