



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.

SUN COAST PLAZA PROPERTY OWNERS
ASSOCIATION INC
16690 COLLINS AVE STE 1004
SUNNY ISLES BEACH, FL 33160-5687

Respondent(s)

ADDRESS OF VIOLATION:

0 *address Not Required Info
North Port, FL 34288
PARCEL ID.: 0984070095

CASE NO.: CECASE-25-00182

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 2/4/2025, by first class mail, a copy of which is attached.

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

Pothole next to storm drain in the center of the roadway on Sundown Lane. A green light pole is knocked down on the sidewalk next to Sunmarket Place.

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

Violation Description

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text

A green light pole is knocked down on the sidewalk next to Sunmarket Place.

Violation Corrective Action(s)

Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

Violation Description

IPMC 2021, 302.3 Sidewalks and driveways - Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Violation Text

Pothole next to storm drain in the center of the roadway on Sundown Lane.

Violation Corrective Action(s)

Repair the condition(s) of the road(s) or parking area(s) to conform with the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, latest edition within ten (10) days of the date of this notice. *Remove and replace the distressed area(s) to the full distressed depth and the full lane width for the full distressed length each end.

(3) Field Inspection Notes:

Pothole next to storm drain in the center of the roadway on Sundown Lane. A green light pole is knocked down on the sidewalk next to Sunmarket Place., Property remains out of compliance.

DATED: 2/4/2025



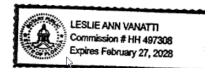
Joshua Presson
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 05 day of FEBRUARY 2025, by Joshua Presson.



Leslie Vanatti - *Notary Public - State of Florida*



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