



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.	}	
SRP SUB LLC	}	
Respondent(s)	}	CASE NO.: 23-405
	}	CERTIFIED MAIL NO.: 70222410000235448422
ADDRESS OF VIOLATION:	}	
2660 Abbeville Rd	}	
North Port, FL	}	
PARCEL ID.: 1138176418	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 02, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 2023**, 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 *January 30, 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 **May 25, 2023**, 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.

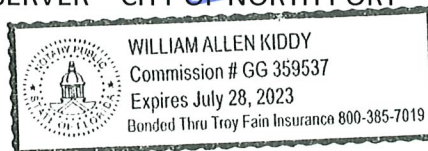
HEATHER FAUST, City Clerk

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 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255.

DATED: March 3, 2023

SERVER – CITY OF NORTH PORT



Violation Text

Accumulation of debris in City Right-of-way consisting of water heater and boxes.

Violation Corrective Action

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

(3) Field Inspection Notes:

POP homeowner has removed the debris from the right of way but still in violation with no permit for water heater change out

DATED: March 02, 2023

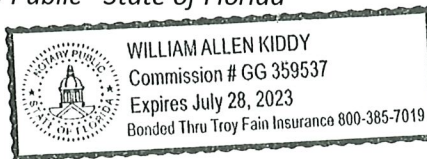
HENLEY LEE BURTON
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 2 day of March 2023, by HENLEY LEE BURTON.

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**

SRP SUB LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

DATE: January 30, 2023

PSI CASE NO.: 23-405
REAL PROPERTY ADDRESS: 2660 ABBEVILLE RD, NORTH PORT, FL
LOT 18 BLK 1764 34TH ADD TO PORT CHARLOTTE PARCEL ID #: 1138176418
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

Hot water heater replaced with no permit on file.

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>

Violation Description

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

Violation Text

Accumulation of debris in City Right-of-way consisting of water heater and boxes.

Violation Corrective Action

Remove the trash, debris, and/or litter specified above within ten (10) days of 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:

HENLEY LEE BURTON
Inspector
Neighborhood Development Services
e-mail: hburton@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
SRP SUB LLC }
Respondent(s) } CASE NO.: 23-405
} }
} }
ADDRESS OF VIOLATION: }
2660 ABBEVILLE RD }
North Port, FL }
PARCEL ID.: # 1138176418 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On May 12, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 02, 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 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 2023



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 12th day of May 2023, 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
 NEIGHBORHOOD DEVELOPMENT SERVICES
 CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
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vs.	}	
SRP SUB LLC	}	
Respondent(s)	}	CASE NO.: 23-405
	}	
ADDRESS OF VIOLATION:	}	
2660 ABBEVILLE RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1138176418	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 3, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2660 ABBEVILLE RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023


 HENLEY LEE BURTON, Affiant
 Neighborhood 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 May 2023 by HENLEY LEE BURTON.



 Notary Public - State of Florida

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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

CE WK 23-405

Postmark
Here

MAR 03 2023

7022 2410 0002 3544 8422

SRP SUB LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions



**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 1138176418

Ownership:
SRP SUB LLC
8665 E HARTFORD DR STE 200, SCOTTSDALE, AZ, 85255
Situs Address:
2660 ABBEVILLE RD NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1588 - PORT CHARLOTTE SUB 34
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 29-39S-22E
Census: 121150027472
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 18 BLK 1764 34TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2660 ABBEVILLE RD NORTH PORT, FL, 34288	1	3	2	0	2016	2016	2,290	1,893	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Patio - concrete or Pavers	100	SF	2016

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2022	\$19,800	\$263,900	\$500	\$284,200	\$209,440	\$0	\$209,440	\$74,760
2021	\$9,000	\$181,000	\$400	\$190,400	\$190,400	\$0	\$190,400	\$0
2020	\$8,700	\$169,100	\$400	\$178,200	\$178,200	\$0	\$178,200	\$0
2019	\$9,100	\$167,600	\$300	\$177,000	\$177,000	\$0	\$177,000	\$0
2018	\$8,600	\$173,300	\$300	\$182,200	\$182,200	\$0	\$182,200	\$0
2017	\$5,200	\$163,600	\$300	\$169,100	\$169,100	\$0	\$169,100	\$0
2016	\$5,500	\$0	\$0	\$5,500	\$4,180	\$0	\$4,180	\$1,320
2015	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2014	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0
2013	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0

Current Exemptions

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

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
9/13/2017	\$100	2017116931	11	FETLAR LLC	WD
4/29/2016	\$152,900	2016056097	37	MARONDA HOMES INC OF FLORIDA	WD
12/9/2014	\$7,500	2014151979	01	FARBOW LLC	WD
5/28/2013	\$100	2013074032	11	PROPERTY FOX LLC	QC
11/10/2010	\$100	2010138733	11	ZEBEDEE ENTERPRISES INC,	WD
5/26/2010	\$100	2010092944	11	MARBLE,LUKE	WD
4/26/2002	\$100	2000136725	11	ZEBEDEE ENTERPRISE INC,	WD
4/25/2002	\$100	2002073839	11	KLUGE,MELISSA	WD
8/28/2000	\$100	2000114423	11	HOUSER,DONALD E	WD
4/1/1986	\$4,400	1851/612	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/14/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/13/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0392F	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.

