



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.	}	
HEXAGON DEVELOPERS LLC	}	
Respondent(s)	}	CASE NO.: 24-782
	}	CERTIFIED MAIL NO.: 9589071052700187023134
ADDRESS OF VIOLATION:	}	
3224 Zoratoa Ave	}	
North Port, FL	}	
PARCEL ID.: 0982041643	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached AFFIDAVIT OF VIOLATION dated *March 07, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at *9:00 a.m.*, or as soon thereafter as possible, *on May 23, 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 *February 26, 2024*, 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 23, 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.

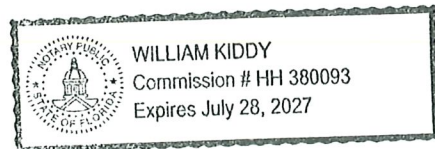
HEATHER FAUST, City Clerk

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 17505 SW 90TH AVE MIAMI FL 33157.

DATED: March 12, 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.	}	
HEXAGON DEVELOPERS LLC	}	
Respondent(s)	}	CASE NO.: 24-782
	}	
ADDRESS OF VIOLATION:	}	
3224 ZORATOA AVE	}	
NORTH PORT, FL	}	
PARCEL ID.: 0982041643	}	

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 February 26, 2024, by first class mail, a copy of which is attached.

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

2/22/2024, 1:49:51 PM CCUMMINGS SFR permit is expired Please also go out to construction site and check for any and all violations. Keith Brown 415-999-0961

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

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

SFR Permit #22-11258 is expired.

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:

2/23/2024, 9:22:36 AM NLONG Expired permit. 3/7/2024, 7:29:37 AM NLONG Permit is still expired. Still in violation.

DATED: March 07, 2024



NATHAN LONG
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 7 day of Mar 2024, by NATHAN LONG.



Notary Public - State of Florida

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





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

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE
MIAMI, FL 33157

DATE: February 26, 2024

PSI CASE NO.: 24-782
REAL PROPERTY ADDRESS: 3224 ZORATOA AVE, NORTH PORT, FL
LOT 43 BLK 416 9TH ADD TO PORT CHARLOTTE PARCEL ID #: 0982041643
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

SFR Permit #22-11258 is expired.

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:

NATHAN LONG
Inspector
Development Services
e-mail: nlong@northportfl.gov

9589 0710 5270 0187 0231 34

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) \$ _____

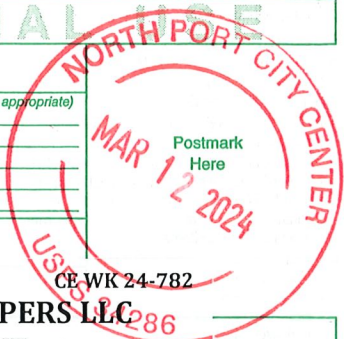
Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____



CE WK 24-782

HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE
MIAMI FL 33157

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 24-782

HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE
MIAMI FL 33157



9590 9402 8272 3094 0136 10

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0231 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Kojano Addressee

B. Received by (Printed Name) Agent
 Kojano Addressee

C. Date of Delivery Yes
 3/14 No

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery Restricted Delivery

Insured Mail

Mail Restricted Delivery (00)

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

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ADDRESS OF VIOLATION:	}	
3224 ZORATOA AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0982041643	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Mar 13, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3224 ZORATOA AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 13th 2024

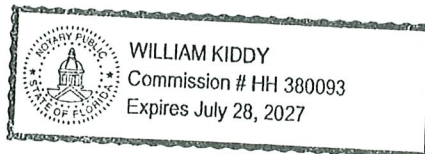

 NATHAN LONG, Affiant
 Development Services

STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of Mar 2024 by NATHAN LONG.


 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 0982041643

Ownership:
HEXAGON DEVELOPERS LLC
17505 SW 90TH AVE, PALMETTO BAY, FL, 33157
Situs Address:
3224 ZORATOA AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1527 - PORT CHARLOTTE SUB 09
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 23-39S-21E
Census: 121150027431
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 43 BLK 416 9TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap [Ⓢ]
2023	\$15,900	\$0	\$0	\$15,900	\$15,900	\$0	\$15,900	\$0
2022	\$15,500	\$0	\$0	\$15,500	\$15,500	\$0	\$15,500	\$0
2021	\$7,300	\$0	\$0	\$7,300	\$6,897	\$0	\$6,897	\$403
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,600	\$0	\$0	\$5,600	\$5,314	\$0	\$5,314	\$286
2017	\$5,300	\$0	\$0	\$5,300	\$4,831	\$0	\$4,831	\$469
2016	\$5,000	\$0	\$0	\$5,000	\$4,392	\$0	\$4,392	\$608
2015	\$4,000	\$0	\$0	\$4,000	\$3,993	\$0	\$3,993	\$7
2014	\$3,800	\$0	\$0	\$3,800	\$3,630	\$0	\$3,630	\$170

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.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/15/2022	\$20,000	2022097686	01	CASCIO NANCY ANN K	WD
1/10/2022	\$0	2022016001	11	CASCIO CARMEN EST	OT
9/15/2021	\$0	2021197166	11	CASCIO CARMEN	OT
8/1/1977	\$1,800	1197/1360	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/6/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/4/2024)
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 *
0383F	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.

