



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.	}	
JENNIFER L JOHNSTON	}	
Respondent(s)	}	CASE NO.: 23-1893
	}	CERTIFIED MAIL NO.: 70222410000213642354
ADDRESS OF VIOLATION:	}	
5550 Gabo Rd	}	
North Port, FL	}	
PARCEL ID.: 1000249913	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 24, 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 *April 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 **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 5550 GABO RD NORTH PORT FL 34287-3004.

DATED: April 25, 2023


SERVER – CITY OF NORTH PORT



(3) Field Inspection Notes:

4/18/2023, 7:16:38 AM JGUILBAULT Verified permit number 12-3184 is still expired. 4/18/2023, 7:17:43 AM JGUILBAULT See Billy on this before doing the letter. I would like it written as a repeat violation.

DATED: April 24, 2023



JEFFREY A GUILBAULT
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 April 2023, by JEFFREY A GUILBAULT.



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**

REPEAT VIOLATION

JENNIFER L JOHNSTON
5550 GABO RD
NORTH PORT, FL 34287-3004

DATE: April 20, 2023

PSI CASE NO.: 23-1893
REAL PROPERTY ADDRESS: 5550 GABO RD, NORTH PORT, FL
LOT 13 BLK 2499 50TH ADD TO PORT CHARLOTTE PARCEL ID #: 1000249913
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

-REPEAT VIOLATION- Expired permit #12-3184 for residential remodel is expired. This is a REPEAT violation concerning the same permit.

1. Case Number 17-850-Inspector K. Hoffman, initiated 4/20/2017, currently in Lien Status, no compliance achieved.

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

<i>For Any Repeat Violations</i>	<i>Daily Fine Shall Not Exceed \$500.00 per day</i> <i>Maximum Cumulative Fine \$25,000.00</i>
---	---

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:

JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
e-mail: jguilbault@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JENNIFER L JOHNSTON }
Respondent(s) }
ADDRESS OF VIOLATION: }
5550 GABO RD }
North Port, FL }
PARCEL ID.: # 1000249913 }

CASE NO.: 23-1893

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 April 24, 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 5550 GABO RD NORTH PORT FL 34287-3004, 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 _____



7022 2410 0002 1364 2354

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 \$ _____

APR 25 2023
 Postmark Here


CE WK 23-1893

JENNIFER L JOHNSTON

5550 GABO RD

NORTH PORT FL 34287-3004

PS Form 3811, July 2020 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">CE WK 23-1893</p> <p style="text-align: center;">JENNIFER L JOHNSTON</p> <p style="text-align: center;">5550 GABO RD</p> <p style="text-align: center;">NORTH PORT FL 34287-3004</p>  <p style="text-align: center;">9590 9402 8002 2305 9049 17</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7022 2410 0002 1364 2354</p>	<p>all Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1000249913

Ownership: JOHNSTON JENNIFER L 5550 GABO RD, NORTH PORT, FL, 34287-3004	Land Area: 10,000 Sq.Ft.
Situs Address: 5550 GABO RD NORTH PORT, FL, 34287	Municipality: City of North Port
	Subdivision: 1798 - PORT CHARLOTTE SUB 50
	Property Use: 0100 - Single Family Detached
	Status: OPEN
	Sec/Twp/Rge: 32-39S-21E
	Census: 121150027103
	Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
	Total Living Units: 1
	Parcel Description: LOT 13 BLK 2499 50TH 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
5550 GABO RD NORTH PORT, FL, 34287	1	2	2	0	1981	1996	1,478	918	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2022	\$33,400	\$116,100	\$0	\$149,500	\$37,936	\$25,000	\$12,936	\$111,564
2021	\$27,500	\$79,800	\$0	\$107,300	\$36,831	\$25,000	\$11,831	\$70,469
2020	\$29,000	\$71,000	\$0	\$100,000	\$36,322	\$25,000	\$11,322	\$63,678
2019	\$28,000	\$69,100	\$0	\$97,100	\$35,505	\$25,000	\$10,505	\$61,595
2018	\$20,000	\$71,300	\$300	\$91,600	\$34,843	\$25,000	\$9,843	\$56,757
2017	\$13,500	\$65,400	\$300	\$79,200	\$34,126	\$25,000	\$9,126	\$45,074
2016	\$7,500	\$58,800	\$300	\$66,600	\$33,424	\$25,000	\$8,424	\$33,176
2015	\$6,500	\$45,900	\$300	\$52,700	\$33,192	\$25,000	\$8,192	\$19,508
2014	\$5,900	\$43,200	\$300	\$49,400	\$32,929	\$25,000	\$7,929	\$16,471
2013	\$6,000	\$36,800	\$400	\$43,200	\$32,442	\$25,000	\$7,442	\$10,758

Current Exemptions

Grant Year	Value
2001	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/8/2019	\$100	2019116705	11	JOHNSTON ROBERT G	QC
9/23/1999	\$62,300	1999132988	01	LOGAN HARLAN R & LINDA L,	WD
2/19/1997	\$37,500	29417799	01	SECRETARY OF HOUSING	ID
6/3/1996	\$100	2861/181	11	BANK OF AMERICA FSB	ID
4/19/1996	\$100	2847/1902	11	WILSON ROBERT L & PATRICIA	CT
4/16/1993	\$46,500	2501/641	11	SECRETARY OF HOUSING	WD
10/29/1991	\$100	2350/326	11	FIREMANS FUND MTG CORP	WD
10/28/1991	\$100	2339/2989	11	BRANDT MATTHEW D & BARBARA J	CT
8/1/1988	\$42,000	2059/1808	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/23/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/24/2023)
 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 *
0386F	OUT	OUT	X500	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.