



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

}

Petitioner,

}

vs.

}

LAMBERT THOMAS D, ANGELA L LAMBERT

}

Respondent(s)

}

CASE NO.: CECASE-25-00922

ADDRESS OF VIOLATION:

}

6770 FLAVIA CT NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1147205611

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Order for Compliance by posting said Notice at 6770 FLAVIA CT NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/11/2025

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 11th day of 09/11/2025 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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LAMBERT THOMAS D, ANGELA L LAMBERT	}	
Respondent(s)	}	CASE NO.: CECASE-25-00922
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
6770 FLAVIA CT NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1147205611	}	

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on 08/28/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), LAMBERT THOMAS D, ANGELA L LAMBERT standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 11 BLK 2056 44TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn O'Neil served the Respondent(s) a Notice of Violation, dated 05/20/2025.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:
 - . Prohibited Parking Limitations | 59-1 (C)(1) NPCC

RV parked on vacant repeat offence. Refer to CECASE-20-3110

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly
 - Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice
6. If Respondent(s) fail(s) to correct the violation(s) by **September 21, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$500** per day, beginning **09/22/2025**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$25000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **09/24/2025 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

Code Enforcement Division Manager


4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this 08/28/2025.

Signed by:

B45087F0EE124AB...

JAMES E TOALE

HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 2840 TOPSEY TER NORTH PORT, FL 34286.

Signed by:

4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:53 AM EDT

Trysta Cassell - CITY OF NORTHPORT



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.

ANGELA L LAMBERT

THOMAS D LAMBERT

2840 TOPSEY TER

NORTH PORT, FL 34286

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL 34288

PARCEL ID.: 1147205611

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CASE NO.: CECASE-25-00922

CERTIFIED MAIL NO.: 05/20/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 05/15/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on August 28, 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 5/15/2025, 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 August 28, 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.

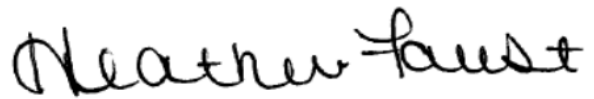
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses 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.

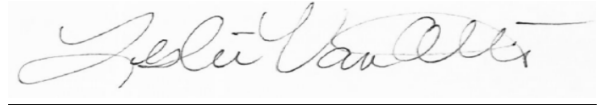
A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

Heather Faust
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 2840 TOPSEY TER , NORTH PORT, FL 34286.

DATED: May 20th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", 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.

ANGELA L LAMBERT

THOMAS D LAMBERT

2840 TOPSEY TER

NORTH PORT, FL 34286

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL 34288

PARCEL ID.: 1147205611

CASE NO.: CECASE-25-00922

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 5/15/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
repeat parking and Land clear

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

Violation Description

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

RV parked on vacant repeat offence. Refer to CECASE-20-3110

Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

Violation Description

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense:

1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6.
2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization.
3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation.
4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(b)(1)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Total land clear back between 2020-2021

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to states facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

(3) Field Inspection Notes:

Property was cleared and RV still remains on lot after initial lien was maxed

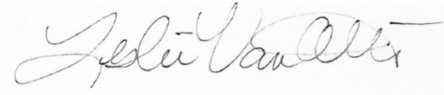
DATED: 5/15/2025



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 20 day of MAY 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**

ANGELA L LAMBERT
THOMAS D LAMBERT
2840 TOPSEY TER
NORTH PORT, FL 34286

DATE: May 15, 2025

CASE NO.: CECASE-25-00922
REAL PROPERTY ADDRESS: 6770 Flavia Ct, North Port, FL 34288
LOT 11 BLK 2056 44TH ADD TO PO
PARCEL ID: 1147205611
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

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense:

1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6.
2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization.
3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation.
4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(b)(l)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Total land clear back between 2020-2021

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to state facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

**Violation Description**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

RV parked on vacant repeat offence. Refer to CECASE-20-3110

Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements 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:

Gavyn ONeil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov

Prepared by & Return to:

HEATHER FAUST

✓ CITY OF NORTH PORT
4970 City Hall Boulevard
North Port, FL 34286



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024046008 3 PG(S)
April 04, 2024 02:31:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATION

I HEREBY CERTIFY that the attached is a true and correct copy of an Order entered by the HEARING OFFICER on the 28th day of March, 2024, **City of North Port vs. THOMAS D & ANGELA LAMBERT**, Case No. 23-310; that said Order shall be filed in the Public Records of the Clerk of the Circuit Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 by the City Clerk of the City of North Port, Florida and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City Code.

WITNESS my hand and the official Seal of the City of North Port, Florida this 29 day of March 2024.

CITY OF NORTH PORT, FLORIDA

By:

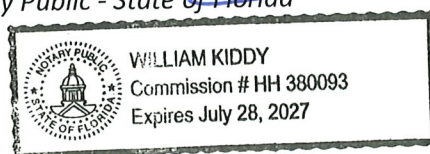
A blue ink signature of Heather Faust, written in a cursive style.

HEATHER FAUST
City Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of March 2024, by Heather Faust, City Clerk.

A blue ink signature of William Kiddy, written in a cursive style.
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 COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct
North Port, FL
PARCEL ID.: 1147205611

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CASE NO.: 23-310
CERTIFIED MAIL NO.: 9589071052700187023479

ORDER ASSESSING ADMINISTRATIVE FINE

THIS CAUSE came on for hearing on March 28, 2024, before the HEARING OFFICER upon notification by the Code Compliance Inspector that an Order for Compliance by the City of North Port HEARING OFFICER had not been complied with by the set time, and upon having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, the HEARING OFFICER issues the following Findings of Fact:

FINDINGS OF FACT

1. That the Respondent(s), Thomas D & Angela Lambert, own(s) the property commonly known as 6770 Flavia Ct, NORTH PORT, SARASOTA COUNTY, FLORIDA.
2. That on December 7, 2023, the HEARING OFFICER entered an Order finding the Respondent to be in violation of North Port City Code:

Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Wooden structure and Fence on property, which are not permissible without a principal structure.)

3. That the property remains in violation as of the date of this Order.
4. That the property more particularly described as follows is subject to a lien claimed herein:

LOT 11 BLK 2056 44TH ADD TO, PORT CHARLOTTE, according to Plat thereof, of the Public Records of Sarasota County, Florida.

ORDER

BASED UPON the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Section 2, North Port City Code, it is hereby

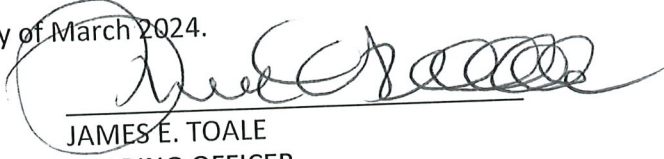
ORDERED AND ADJUDGED as follows:

5. For failure to comply with a prior Order of the HEARING OFFICER, Respondent is assessed the sum of **\$25.00 per day for Unified Land Development Code, beginning March 17th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 and such compliance is confirmed in accordance with Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$2,000.00**, has been reached.
6. A certified copy of this Order may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, Chapter 2, North Port City Code, for which let execution issue.
7. The HEARING OFFICER retains jurisdiction in all respects to enforce the prior Order(s) requiring compliance and to issue such Orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance. In accordance with §2-511(d), Code of the City of North Port, if the Maximum Cumulative Fine of **\$2,000.00**, is reached and Petitioner determines that the violation continues to exist on the property, Petitioner may set a hearing in this cause, with proper notice to Respondent, to determine if any additional fines shall be imposed by the HEARING OFFICER.

As soon as compliance is achieved, Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection.

Respondent shall provide the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL. 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

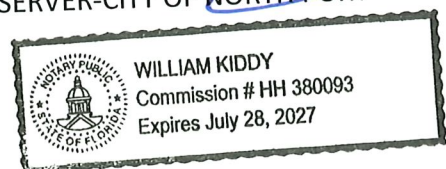
DONE and ORDERED, in North Port, Florida, this 28th day of March 2024.


JAMES E. TOALE
HEARING OFFICER

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 **2840 TOPSEY TER NORTH PORT FL 34286** on this 2 day of April 2024.


SERVER-CITY OF NORTH PORT



Prepared by & Return to:

HEATHER FAUST
CITY OF NORTH PORT
4970 City Hall Boulevard
North Port, FL 34286



COPY

CERTIFICATION

I HEREBY CERTIFY that the attached is a true and correct copy of an Order entered by the HEARING OFFICER on the 28th day of March, 2024, City of North Port vs. THOMAS D & ANGELA LAMBERT, Case No. 23-310; that said Order shall be filed in the Public Records of the Clerk of the Circuit Court, Sarasota County Courthouse, 2000 Main Street, Sarasota, FL 34237 by the City Clerk of the City of North Port, Florida and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City Code.

WITNESS my hand and the official Seal of the City of North Port, Florida this 29 day of March 2024.

CITY OF NORTH PORT, FLORIDA

By:

Heather Faust
HEATHER FAUST
City Clerk

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of March 2024, by Heather Faust, City Clerk.

William Kiddy
Notary Public - State of Florida

X Personally Known OR Produced Identification
Type of Identification Produced



ORDER

BASED UPON the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Section 2, North Port City Code, it is hereby

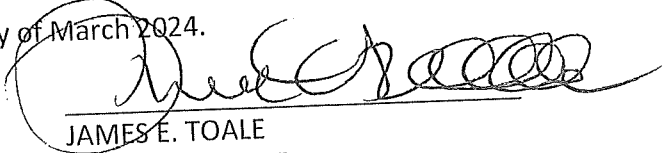
ORDERED AND ADJUDGED as follows:

5. For failure to comply with a prior Order of the HEARING OFFICER, Respondent is assessed the sum of **\$25.00 per day for Unified Land Development Code, beginning March 17th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 and such compliance is confirmed in accordance with Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$2,000.00**, has been reached.
6. A certified copy of this Order may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, Chapter 2, North Port City Code, for which let execution issue.
7. The HEARING OFFICER retains jurisdiction in all respects to enforce the prior Order(s) requiring compliance and to issue such Orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance. In accordance with §2-511(d), Code of the City of North Port, if the Maximum Cumulative Fine of **\$2,000.00**, is reached and Petitioner determines that the violation continues to exist on the property, Petitioner may set a hearing in this cause, with proper notice to Respondent, to determine if any additional fines shall be imposed by the HEARING OFFICER.

As soon as compliance is achieved, Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection.


Respondent shall provide the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. **Proof of Compliance** is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

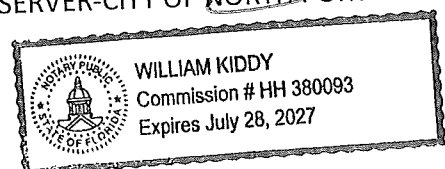
DONE and ORDERED, in North Port, Florida, this 28th day of March 2024.


JAMES E. TOALE
HEARING OFFICER

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 **2840 TOPSEY TER NORTH PORT FL 34286** on this 2 day of April 2024.


SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0234 79

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |



Postage

\$

CE WK 23-310

THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1147205611

Ownership:

LAMBERT THOMAS D

LAMBERT ANGELA L

2840 TOPSEY TER, NORTH PORT, FL, 34286

Situs Address:

FLAVIA CT NORTH PORT, FL, 34288

Land Area: 17,579 Sq.Ft.

Municipality: City of North Port

Subdivision: 1766 - PORT CHARLOTTE SUB 44

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 34-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 11 BLK 2056 44TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

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. ①</u>
2023	\$14,100	\$0	\$0	\$14,100	\$7,018	\$0	\$7,018	\$7,082
2022	\$14,000	\$0	\$0	\$14,000	\$6,380	\$0	\$6,380	\$7,620
2021	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2020	\$3,600	\$0	\$0	\$3,600	\$3,190	\$0	\$3,190	\$410
2019	\$2,900	\$0	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0
2018	\$4,800	\$0	\$0	\$4,800	\$4,180	\$0	\$4,180	\$620
2017	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2016	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2015	\$5,200	\$0	\$0	\$5,200	\$5,200	\$0	\$5,200	\$0
2014	\$6,100	\$0	\$0	\$6,100	\$4,840	\$0	\$4,840	\$1,260

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

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
2/12/2020	\$5,000	2020026675	01	WRIGHT ROBERT PHILIP	WD
11/13/2018	\$8,000	2018150153	05	PABLO ADAM	WD
2/5/2018	\$7,500	2018018586	05	CAMPION LANPHIER	WD
5/12/2004	\$12,000	2004097062	01	MELHEM MESBAH,	WD
3/15/1996	\$600	2830/2617	11	MELHEM MESBAH	TD
8/1/1985	\$4,600	1803/1493	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/27/2024

No flood zone information available for this property.
For general questions regarding Sarasota County flood maps, call (941) 861-5000.





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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

CASE NO.: 23-310

CERTIFIED MAIL NO.: 9589071052700187025275

ORDER FOR COMPLIANCE

NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on December 7, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Thomas D & Angela Lambert, own(s) the property commonly known as, 6770 Flavia Ct North Port, Sarasota County, Florida (LOT 11 BLK 2056 44TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated January 20, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

Section 53-240(A)(3) Unified Land Development Code, Special Structures (Wooden structure and Fence on property, which are not permissible without a principal structure.)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly Removed the accessory structure/items from the undeveloped lot or issued building permit to allowable development per code.

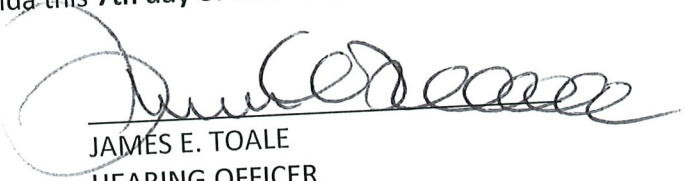
6. If Respondent(s) fail(s) to correct the violation(s) by **March 16th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$25.00 per day for Unified Land Development Code**, beginning **March 17th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$2,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **7th day of December 2023**.

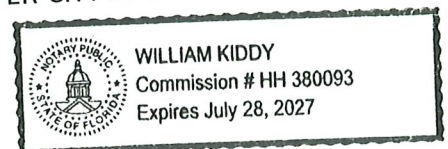

JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 2840 Topsey Ter North Port FL 34286.

DATED: December 12, 2023.


SERVER-CITY OF NORTH PORT



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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

\$ _____

Total

\$ _____

Se

Str

City

THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

PS

See Reverse for Instructions





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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
North Port, FL
PARCEL ID.: # 1147205611

AFFIDAVIT OF MAILING AND POSTING


STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Mar 15, 2024, the Respondent(s) was served with a NOTICE OF ORDER FOR COMPLIANCE dated December 07, 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 2840 TOPSEY TER NORTH PORT FL 34286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 15 2024


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 15th day of Mar 2024, 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

DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION

4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

THOMAS D & ANGELA LAMBERT

Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:

6770 FLAVIA CT

NORTH PORT, FL.

PARCEL ID.: 1147205611

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Dec 13, 2023 the Respondent(s) was served with a NOTICE OF ORDER FOR COMPLIANCE by posting said Notice at 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Dec 13 2023


DAVE GRANDT, Affiant
Development Services

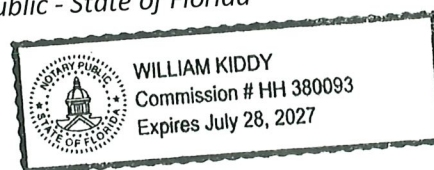
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13 day of Dec 2023 by DAVE GRANDT.


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.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

CASE NO.: 23-310
CERTIFIED MAIL NO.: 9589071052700422905263

NOTICE OF CONTINUANCE

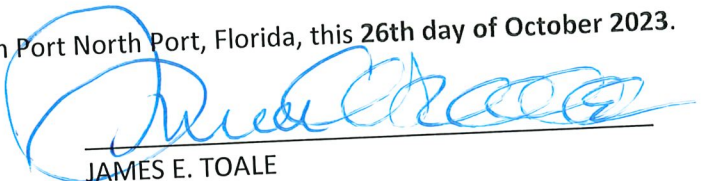
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **October 26, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **October 26, 2023**, to **December 7, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **26th day of October 2023**.


JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to **2840 TOPSEY TER NORTH PORT FL 34286** this **30th** day of **October 2023**.


SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286
Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION
(Please Print)

Case No.: 23-310

Parcel ID No.: 1147205611

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 6770 FLAVIA CT
(Location of Violation)

PROPERTY OWNER: THOMAS D & ANGELA LAMBERT

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2840 TOPSEY TER NORTH PORT FL 34286

TELEPHONE NUMBER(S): (____) ____--____ DAY
(____) ____--____ EVENING
(____) ____--____ CELL
(____) ____--____ FAX

E-MAIL ADDRESS: (Optional) _____

SIGNATURE OF PROPERTY OWNER: _____
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
North Port, FL
PARCEL ID.: # 1147205611

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Nov 22, 2023, the Respondent(s) was served with a NOTICE OF CONTINUANCE dated October 26, 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 2840 TOPSEY TER NORTH PORT FL 34286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Nov 22 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 22nd day of Nov 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
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

}
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}

CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
NORTH PORT, FL.
PARCEL ID.: 1147205611

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Nov 20, 2023 the Respondent(s) was served with a NOTICE OF CONTINUANCE by posting said Notice at 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Nov 20 2023

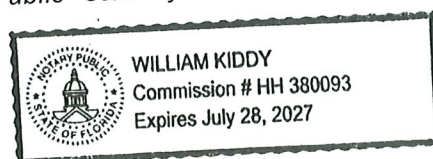

DAVE GRANDT, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of Nov 2023 by DAVE GRANDT.


Notary Public - State of Florida

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



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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CE WK 23-310

THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286



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.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

CASE NO.: 23-310
CERTIFIED MAIL NO.: 9589071052700187023738

NOTICE OF CONTINUANCE

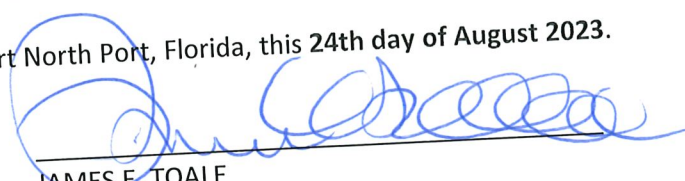
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **August 24, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **August 24, 2023**, to **October 26, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **24th day of August 2023**.


JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to **2840 TOPSEY TER NORTH PORT FL 34286** this 31 day of **August 2023**.


SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286
Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION
(Please Print)

Case No.: 23-310

Parcel ID No.: 1147205611

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 6770 FLAVIA CT
(Location of Violation)

PROPERTY OWNER: THOMAS D & ANGELA LAMBERT

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2840 TOPSEY TER NORTH PORT FL 34286

TELEPHONE NUMBER(S): (____) ____--____ DAY
(____) ____--____ EVENING
(____) ____--____ CELL
(____) ____--____ FAX

E-MAIL ADDRESS: (Optional) _____

SIGNATURE OF PROPERTY OWNER: _____
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:

6770 FLAVIA CT

North Port, FL

PARCEL ID.: # 1147205611

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Oct 13, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated August 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 2840 TOPSEY TER NORTH PORT FL 34286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Oct 13 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 13 day of Oct 2023, by William Kiddy.


Notary Public - State of Florida

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



9589 0710 5270 0187 0237 38

U.S. Postal Service™
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

CE WK 23-310

THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

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CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
NORTH PORT, FL.
PARCEL ID.: 1147205611

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Sep 1, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

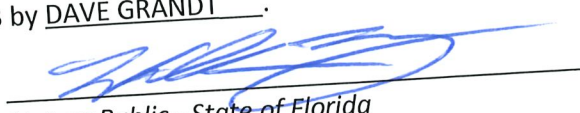
FURTHER AFFIANT SAYETH NAUGHT.

DATED: Sep 1 2023


DAVE GRANDT, 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 1 day of Sep 2023 by DAVE GRANDT.


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.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

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CASE NO.: 23-310

CERTIFIED MAIL NO.: 9589071052700187028993

NOTICE OF CONTINUANCE

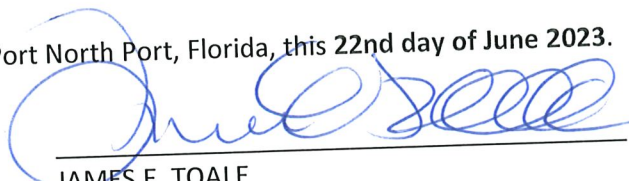
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **June 22, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **June 22, 2023**, to **August 24, 2023, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

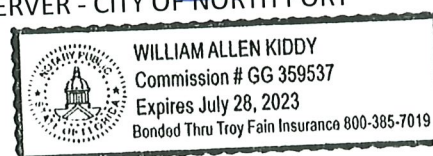
DONE and ORDERED, for the City of North Port North Port, Florida, this 22nd day of June 2023.


JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to 2840 TOPSEY TER NORTH PORT FL 34286 this 26 day of June 2023.


SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286
Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION
(Please Print)

Case No.: 23-310

Parcel ID No.: 1147205611

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 6770 FLAVIA CT
(Location of Violation)

PROPERTY OWNER: THOMAS D & ANGELA LAMBERT

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2840 TOPSEY TER NORTH PORT FL 34286

TELEPHONE NUMBER(S): (____) ____--____ DAY
(____) ____--____ EVENING
(____) ____--____ CELL
(____) ____--____ FAX

E-MAIL ADDRESS: (Optional) _____

SIGNATURE OF PROPERTY OWNER: _____
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:

6770 FLAVIA CT

North Port, FL

PARCEL ID.: # 1147205611

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Aug 11, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated June 22, 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 2840 TOPSEY TER NORTH PORT FL 34286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Aug 23 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 23rd day of Aug 2023, by William Kiddy.


Notary Public - State of Florida

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



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Extra Services & Fees (check box, add fees as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

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To

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City

THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

CE WK 23-310





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
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

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CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
NORTH PORT, FL.
PARCEL ID.: 1147205611

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Jun 27, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jun 27 2023


DAVE GRANDT, 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 27 day of Jun 2023 by DAVE GRANDT.


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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

CASE NO.: 23-310

CERTIFIED MAIL NO.: 70222410000213633925

ORDER FOR COMPLIANCE

NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on May 25, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Thomas D & Angela Lambert, own(s) the property commonly known as, 6770 Flavia Ct North Port, Sarasota County, Florida (LOT 11 BLK 2056 44TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector HENLEY LEE BURTON served the Respondent(s) a NOTICE OF VIOLATION, dated January 20, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.
(RV and other vehicles stored on vacant lot with no principal structure.)

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.
(Wooden structure and Fence on property, which are not permissible without a principal structure.)

Chapter 42-23, North Port City Code; Accumulation of Debris

(Two (2) Car Canopy on vacant lot along with other debris consisting of camping materials and other miscellaneous items. All items must be removed from vacant lot returning it back to its natural state.)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

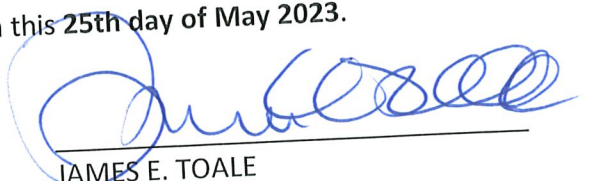
5. Respondent(s) shall correct the violation(s) by promptly **Vehicles must be moved to lot having principal structure; Removed the accessory structure from the undeveloped lot; Remove, or cause to be removed, any and all debris on said property**
6. If Respondent(s) fail(s) to correct the violation(s) by **June 19th, 2023**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for each North Port City Code Violation, and \$25.00 per day for Unified Land Development Code Violation, beginning June 20th, 2023**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$1,000.00, \$2,000.00, \$1,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **June 22nd, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-inspection" form that is attached to this Order. Respondent shall provide the completed form to:

**Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or FAX TO (941) 429-7195**

Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

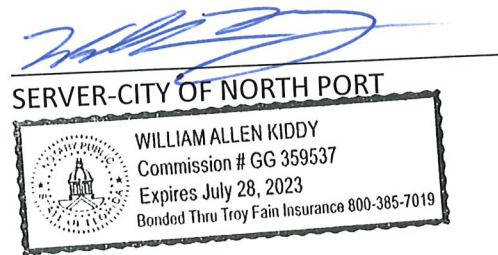
DONE AND ORDERED, for the City of North Port, Florida this **25th day of May 2023**.


JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 2840 Topsey Ter North Port FL 34286.

DATED: May 26, 2023.





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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
North Port, FL
PARCEL ID.: # 1147205611

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On June 9, 2023, the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE dated May 25, 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 2840 Topsey Ter NORTH PORT FL 34286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jun 21 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 21st day of Jun 2023, by William Kiddy.


Notary Public - State of Florida

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



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CE WK 23-310

THOMAS D & ANGELA LAMBERT

2840 TOPSEY TER

NORTH PORT FL 34286

For Instructions

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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
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

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CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
NORTH PORT, FL.
PARCEL ID.: 1147205611

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 31, 2023 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

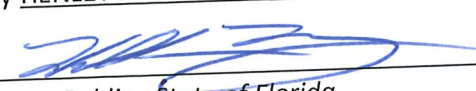
FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 31 2023

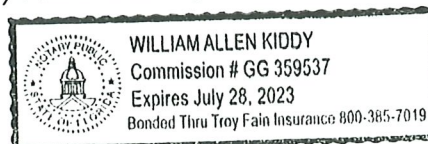

HENLEY LEE BURTON, Affiant
Neighborhood Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May 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
4970 City Hall Boulevard – North Port, FL. 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

THOMAS D & ANGELA LAMBERT

Respondent(s)

ADDRESS OF VIOLATION:

6770 Flavia Ct

North Port, FL

PARCEL ID.: 1147205611

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CASE NO.: 23-310

CERTIFIED MAIL NO.: 70222410000235448491

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 22, 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 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 2840 TOPSEY TER NORTH PORT FL 34286.

DATED: February 24, 2023


SERVER – 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.

THOMAS D & ANGELA LAMBERT

Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:

6770 FLAVIA CT

NORTH PORT, FL

PARCEL ID.: 1147205611

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss

COUNTY 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 January 20, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

1/17/2023, 2:34:59 PM HBURTON Property owner has stored vehicles and RV on vacant lot. Camping on vacant lot. fence on property with no permit on file and a wooden structure on vacant lot with no permit. 2 car canopy on vacant lot along with debris on vacant lot consisting of camping materials and miscellaneous items.

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

Violation Description

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, boats and trailers may be parked or stored on a residential lot only if said lot has a principal structure.

Violation Text

RV and other vehicles stored on vacant lot with no principal structure.

Violation Corrective Action

Vehicles must be moved to lot having principal structure within ten (10) days from the date of this Notice.

Violation Description

Sec. 46-148 City of North Port Code (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the campers person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use. (b) Camping is prohibited in the City of North Port, except as otherwise set forth.

Violation Text

Camping prohibited on this property. (If this is not anybody that you have given permission to, please contact North Port Police Department non emergency line to begin the trespass affidavit violation)

Violation Corrective Action

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

Violation Description

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text

Wooden structure and Fence on property, which are not permissible without a principal structure.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Two (2) Car Canopy on vacant lot along with other debris consisting of camping materials and other miscellaneous items. All items must be removed from vacant lot returning it back to its natural state.

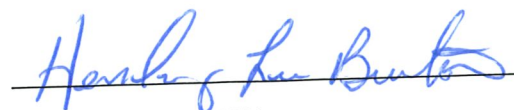
Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

posted on property, property owner is still in violation


DATED: February 22, 2023



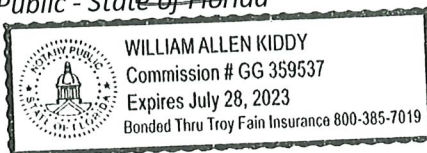
HENLEY LEE BURTON
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 22 day of February 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**

THOMAS D LAMBERT
ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT, FL 34286

DATE: January 20, 2023

PSI CASE NO.: 23-310
REAL PROPERTY ADDRESS: 6770 FLAVIA CT, NORTH PORT, FL
LOT 11 BLK 2056 44TH ADD TO PORT CHARLOTTE PARCEL ID #: 1147205611
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

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. Motor vehicles, recreational vehicles, boats and trailers may be parked or stored on a residential lot only if said lot has a principal structure.

Violation Text

RV and other vehicles stored on vacant lot with no principal structure.

Violation Corrective Action

Vehicles must be moved to lot having principal structure within ten (10) days from the date of this Notice.

Violation Description

Sec. 46-148 City of North Port Code (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the campers person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use.
(b) Camping is prohibited in the City of North Port, except as otherwise set forth.

Violation Text

Camping prohibited on this property. (If this is not anybody that you have given permission to, please contact North Port Police Department non-emergency line to begin the trespass affidavit violation)

Violation Corrective Action

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

Violation Description

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

Violation Text

Wooden structure and Fence on property, which are not permissible without a principal structure.

Violation Corrective Action

Removed the accessory structure from the undeveloped lot within (10) days of the date of the Notice of Violation.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Two (2) Car Canopy on vacant lot along with other debris consisting of camping materials and other miscellaneous items. All items must be removed from vacant lot returning it back to its natural state.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from 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 reached, 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: hborton@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA
Petitioner,

vs.

THOMAS D & ANGELA LAMBERT
Respondent(s)

CASE NO.: 23-310

ADDRESS OF VIOLATION:
6770 FLAVIA CT
North Port, FL
PARCEL ID.: # 1147205611

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 February 22, 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 2840 TOPSEY TER NORTH PORT FL 34286, 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

Petitioner,

vs.

THOMAS D & ANGELA LAMBERT

Respondent(s)

}
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}

CASE NO.: 23-310

ADDRESS OF VIOLATION:

6770 FLAVIA CT

NORTH PORT, FL.

PARCEL ID.: 1147205611

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 6770 FLAVIA CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

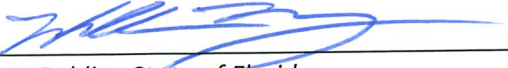
DATED: May 3 2023


HENLEY LEE BURTON, Affiant
Neighborhood Development Services

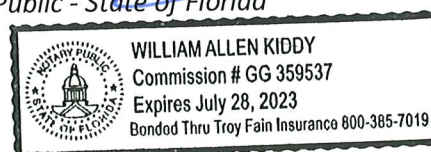
STATE OF FLORIDA

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 _____



7022 2410 0002 3544 8491

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 23-310
THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

Postmark Here
FEB 24 2023

PS Form 3800, April 2015 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.

CE WK 23-310
THOMAS D & ANGELA LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

9590 9402 7832 2234 0339 68

2. Article Number (Transfer from service label)
7022 2410 0002 3544 8491

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1147205611

Ownership:

LAMBERT THOMAS D

LAMBERT ANGELA L

2840 TOPSEY TER, NORTH PORT, FL, 34286

Situs Address:

FLAVIA CT NORTH PORT, FL, 34288

Land Area: 17,579 Sq.Ft.

Municipality: City of North Port

Subdivision: 1766 - PORT CHARLOTTE SUB 44

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 34-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 11 BLK 2056 44TH 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. ^(*)
2022	\$14,000	\$0	\$0	\$14,000	\$6,380	\$0	\$6,380	\$7,620
2021	\$5,800	\$0	\$0	\$5,800	\$5,800	\$0	\$5,800	\$0
2020	\$3,600	\$0	\$0	\$3,600	\$3,190	\$0	\$3,190	\$410
2019	\$2,900	\$0	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0
2018	\$4,800	\$0	\$0	\$4,800	\$4,180	\$0	\$4,180	\$620
2017	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2016	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2015	\$5,200	\$0	\$0	\$5,200	\$5,200	\$0	\$5,200	\$0
2014	\$6,100	\$0	\$0	\$6,100	\$4,840	\$0	\$4,840	\$1,260
2013	\$4,800	\$0	\$0	\$4,800	\$4,400	\$0	\$4,400	\$400

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/12/2020	\$5,000	2020026675	01	WRIGHT ROBERT PHILIP	WD
11/13/2018	\$8,000	2018150153	05	PABLO ADAM	WD
2/5/2018	\$7,500	2018018586	05	CAMPION LANPHIER	WD
5/12/2004	\$12,000	2004097062	01	MELHEM MESBAH,	WD
3/15/1996	\$600	2830/2617	11	MELHEM MESBAH	TD
8/1/1985	\$4,600	1803/1493	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/13/2023

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.

FIRM Panel	Floodway	SFHA **	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0412F	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.



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8331 5532 15

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 09/08/2025 14:33

ORIGINAL INTENDED RECIPIENT:

LAMBERT THOMAS D ANGELA L LAMBERT
2840 TOPSEY TER
NORTH PORT FL 34286

Case Number: CECASE-25-00922

Parcel ID: 1147205611