



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. }
KERISSA ROSE GIBSON }
Respondent(s) }
ADDRESS OF VIOLATION: }
1286 Savia St }
North Port, FL }
PARCEL ID.: 0980036610 }

CASE NO.: 23-4048
CERTIFIED MAIL NO.: 9589071052700187024919

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *October 10, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at *9:00 a.m.*, or as soon thereafter as possible, *on December 7, 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 *September 21, 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 *December 7, 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.

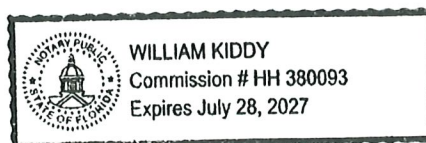
HEATHER FAUST, City Clerk

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 1286 SAVIA ST NORTH PORT FL 34287-4206.

DATED: October 11, 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.	}	
KERISSA ROSE GIBSON	}	
Respondent(s)	}	CASE NO.: 23-4048
	}	
ADDRESS OF VIOLATION:	}	
1286 SAVIA ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 0980036610	}	

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 September 21, 2023, by first class mail, a copy of which is attached.

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

9/20/2023, 1:00:17 PM JARDINGE Fence on property with no permit on record

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

Violation Description

Sec. 1-19, Unified Land Development Code Local, state and Federal permits required. Unless specifically exempted by these regulations, all work in connection with any structure located in, on, over or adjacent to any lands located within the incorporated area of the City of North Port shall be prohibited without obtaining a permit in accordance with applicable local rules, regulations, ordinances or codes. Local City approval shall not eliminate the need for obtaining associated State and Federal agency permits where applicable Sec. 61, Unified Land Development Code - Definitions and Word Usage Any artificially constructed barrier of any material or combination of materials constructed along the full length, or portion thereof, of any or all property line(s), or within the property for the purpose of protection or confinement or as a boundary or for the purpose of blocking part of the property from view or access. For the purposes of these land development regulations, a boundary fence is considered to be an accessory structure.

Violation Text

Fence on property with no permit on file.


Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:
<http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

9/21/2023, 2:48:54 PM CCUMMINGS 10/6/2023, 11:02:03 AM JARDINGE Violation still exists

DATED: October 10, 2023



JENNIFER ARDINGER
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 10 day of Oct 2023, by JENNIFER ARDINGER.



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**

KERISSA ROSE GIBSON
1286 SAVIA ST
NORTH PORT, FL 34287-4206

DATE: September 21, 2023

PSI CASE NO.: 23-4048
REAL PROPERTY ADDRESS: 1286 SAVIA ST, NORTH PORT, FL
LOT 10 BLK 366 10TH ADD TO PORT CHARLOTTE PARCEL ID #: 0980036610
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. 1-19, Unified Land Development Code Local, state and Federal permits required. Unless specifically exempted by these regulations, all work in connection with any structure located in, on, over or adjacent to any lands located within the incorporated area of the City of North Port shall be prohibited without obtaining a permit in accordance with applicable local rules, regulations, ordinances or codes. Local City approval shall not eliminate the need for obtaining associated State and Federal agency permits where applicable Sec. 61, Unified Land Development Code - Definitions and Word Usage Any artificially constructed barrier of any material or combination of materials constructed along the full length, or portion thereof, of any or all property line(s), or within the property for the purpose of protection or confinement or as a boundary or for the purpose of blocking part of the property from view or access. For the purposes of these land development regulations, a boundary fence is considered to be an accessory structure.

Violation Text

Fence on property with no permit on file.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:
<http://cityofnorthport.com/index.aspx?page=121>

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:

JENNIFER ARDINGER
Inspector
Neighborhood Development Services
e-mail: jardinger@northportfl.gov



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

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Respondent(s) } CASE NO.: 23-4048
ADDRESS OF VIOLATION: }
1286 SAVIA ST }
North Port, FL }
PARCEL ID.: # 0980036610 }

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 MANDATORY HEARING dated October 10, 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 1286 SAVIA ST NORTH PORT FL 34287-4206, 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 _____



9589 0710 5270 0187 0249 19

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)

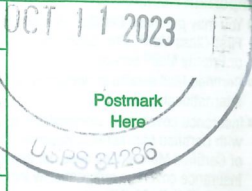
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

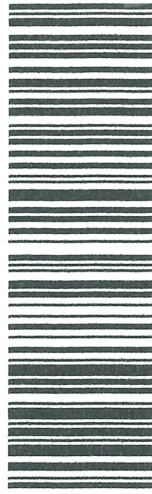
CE WK 23-4048

KERISSA ROSE GIBSON
1286 SAVIA ST
NORTH PORT FL 34287-4206

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



CERTIFIED MAIL



9589 0710 5270 0187 0249 19

NORTH PORT NEIGHBORHOOD DEVELOPMENT SERVICES
4970 CITY HALL BOULEVARD
NORTH PORT, FL 34286-4100

W. Gibson

Hasler

10/11/2023

US POSTAGE \$008.77

FIRST-CLASS MAIL



ZIP 34286
011E11674700

CE WK 23-4048

KERISSA ROSE GIBSON

1286 SAVIA ST
NORTH PORT FL

NIXIE

339 DE 1

0011/11/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34286410070 *3074-00703-11-45

UNC

3428734286-NC002



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0980036610

Ownership:
 GIBSON KERISSA ROSE
 1286 SAVIA ST, NORTH PORT, FL, 34287-4206
Situs Address:
 1286 SAVIA ST NORTH PORT, FL, 34287

Land Area: 12,991 Sq.Ft.
Municipality: City of North Port
Subdivision: 1528 - PORT CHARLOTTE SUB 10
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 22-39S-21E
Census: 121150027362
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 10 BLK 366 10TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1286 SAVIA ST NORTH PORT, FL, 34287	1	3	2	0	1991	2001	1,844	1,300	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	819	SF	1991
2	1	Patio - concrete or Pavers	427	SF	1991
3	1	Swimming Pool	392	SF	1991

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2023	\$26,100	\$188,100	\$39,000	\$253,200	\$164,829	\$50,000	\$114,829	\$88,371
2022	\$27,600	\$175,200	\$38,200	\$241,000	\$172,628	\$50,000	\$122,628	\$68,372
2021	\$13,500	\$127,300	\$26,800	\$167,600	\$167,600	\$50,000	\$117,600	\$0
2020	\$9,700	\$120,200	\$29,300	\$159,200	\$81,743	\$50,500	\$31,243	\$77,457
2019	\$10,800	\$108,600	\$23,000	\$142,400	\$79,905	\$50,500	\$29,405	\$62,495
2018	\$8,800	\$107,000	\$20,200	\$136,000	\$78,415	\$50,500	\$27,915	\$57,585
2017	\$6,900	\$98,200	\$20,000	\$125,100	\$76,802	\$50,500	\$26,302	\$48,298
2016	\$6,000	\$88,100	\$18,400	\$112,500	\$75,222	\$50,500	\$24,722	\$37,278
2015	\$6,300	\$75,300	\$17,900	\$99,500	\$74,699	\$50,199	\$24,500	\$24,801
2014	\$4,500	\$66,400	\$15,300	\$86,200	\$74,106	\$49,606	\$24,500	\$12,094

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

<u>Grant Year</u>	<u>Value</u>
2021	\$25,000.00
2021	\$25,000.00

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>
4/30/2020	\$200,000	2020057450	01	NELSON BRENDA	WD
3/30/2009	\$105,000	2009038600	01	PHILLIPS, GARY E	WD
5/9/1991	\$3,143	2302/144	01	BANES JAMES & BANES EUNICE	WD
10/1/1987	\$3,000	1984/865	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/5/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 10/2/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0379F	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.