



**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.

}

CSMA BLT LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-01192

**ADDRESS OF VIOLATION:**

}

4167 N BISCAYNE DR NORTH PORT, FL, 34291-4291

}

Parcel ID.: 0950135523

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 08/06/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Notice of Violation by posting said Notice at 4167 N BISCAYNE DR NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 09/11/2025

Joshua Presson, 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 Joshua Presson

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.

CSMA BLT LLC

1850 PARKWAY PL SE STE 900

MARIETTA, GA 30067-8261

Respondent(s)

**ADDRESS OF VIOLATION:**

4167 N Biscayne Dr

North Port, FL 34291

PARCEL ID.: 0950135523

CASE NO.: CECASE-25-01192

CERTIFIED MAIL NO.: 06/25/2025

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Notice of Violation dated 06/23/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on September 24, 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 6/23/2025, 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 September 24, 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.

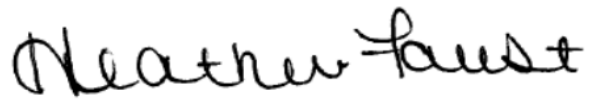
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

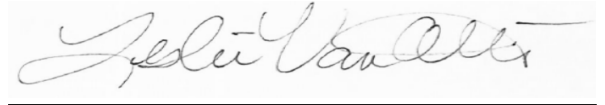
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Heather Faust  
City Clerk

**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 1850 PARKWAY PL SE STE 900 , MARIETTA, GA 30067-8261.

**DATED:** June 25th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

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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.

CSMA BLT LLC

1850 PARKWAY PL SE STE 900

MARIETTA, GA 30067-8261

Respondent(s)

**ADDRESS OF VIOLATION:**

4167 N Biscayne Dr

North Port, FL 34291

PARCEL ID.: 0950135523

CASE NO.: CECASE-25-01192

**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 6/6/2025, by first class mail, a copy of which is attached.

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

Accumulation of debris on the north side of residence consisting of trash bags, plywood, and other misc items. Improper storage of containers on non-pickup days.

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

**Violation Description**

42-23 NPCC - 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**

Accumulation of debris on the north side of residence consisting of trash bags, plywood, and other misc items.

**Violation Corrective Action(s)**

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:

Accumulation of debris on the north side of residence consisting of trash bags, plywood, and other misc items. Improper storage of containers on non-pickup days.,Containers have been properly stored, however, the debris noted previously still remains on premises.,Posted on property.

DATED: 6/23/2025



Joshua Presson  
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 25 day of JUNE 2025, by Joshua Presson.



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**

CSMA BLT LLC  
1850 PARKWAY PL SE STE 900  
MARIETTA, GA 30067-8261

**DATE:** June 3, 2025

CASE NO.: CECASE-25-01192  
REAL PROPERTY ADDRESS: 4167 N Biscayne Dr, North Port, FL 34291  
LOT 23 BLK 1355 26TH ADD TO PO  
PARCEL ID: 0950135523  
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**

62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

**Violation Text**

Improper storage of containers on non-pickup days.

**Violation Corrective Action(s)**

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.



**Violation Description**

42-23 NPCC - 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**

Accumulation of debris on the north side of residence consisting of trash bags, plywood, and other misc items.

**Violation Corrective Action(s)**

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 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:***

Joshua Presson  
Inspector  
Neighborhood Development Services  
e-mail: [jpresson@northportfl.gov](mailto:jpresson@northportfl.gov)

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/04/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8317 5928 25

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/04/2025 14:38

ORIGINAL INTENDED RECIPIENT:

CSMA BLT LLC

1850 PARKWAY PL SE STE 900

MARIETTA GA 30067-8261

Case Number: CECASE-25-01192

Parcel ID: 0950135523



Mailer: City of North Port

Date Produced: 06/13/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8317 5928 25. Our records indicate that this item was delivered on 06/12/2025 at 01:25 p.m. in ATLANTA, GA 30339. The scanned image of the recipient information is provided below.

Signature of Recipient :

James A Baker Jr  
#300

Address of Recipient :

1600 Galleria Pkwy

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

CSMA BLT LLC  
1850 PARKWAY PL SE STE 900  
MARIETTA, GA 30067-8261

Customer Reference Number: C5945876.36107322



**Return address:**

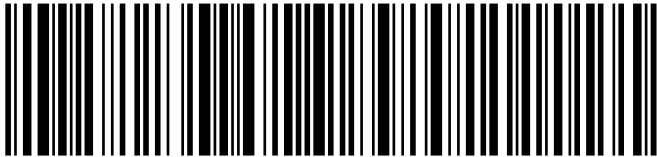
CITY OF NORTH PORT  
4970 CITY HALL BLVD  
NORTH PORT FL 34286

**Recipient address:**

CSMA BLT LLC  
1850 PARKWAY PL SE STE 900  
MARIETTA, GA 30067-8261

MAILING DATE: 06/04/2025  
DELIVERY DATE: 06/12/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8317 5928 25

**USPS Tracking Label Number: 9214 8901 9403 8317 5928 25**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/04/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/04/2025 14:38
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/05/2025 19:32
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/05/2025 20:47
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/07/2025 18:19
PROCESSED THROUGH USPS FACILITY	ATLANTA GA DISTRIBUTION CENTER 30304	06/11/2025 10:52
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ATLANTA,GA 30339	06/12/2025 13:25

CASE NUMBER: CECASE-25-01192  
PARCEL ID: 0950135523