



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.	}	
DALE R THOMPSON JR	}	
Respondent(s)	}	CASE NO.: 24-798
	}	CERTIFIED MAIL NO.: 9589071052700187023264
ADDRESS OF VIOLATION:	}	
1786 Kirkwood St	}	
North Port, FL	}	
PARCEL ID.: 1135086823	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 22, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on June 27, 2024**, in City Chambers, City Hall, **4970 City Hall Boulevard, North Port, Florida**, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA.

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 **June 27, 2024**, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Property Standard Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

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

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or **compliance has been achieved**, please contact the Code Compliance Inspector whose name appears on the attached AFFIDAVIT OF VIOLATION, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.
<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



HEATHER FAUST, City Clerk

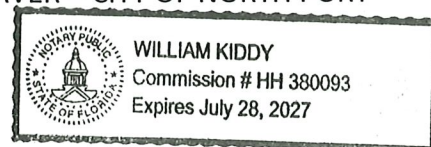
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by **Certified Mail/Return Receipt Requested** at 161 PREST ST PORT CHARLOTTE FL 33954-4105.

DATED: March 27, 2024



SERVER – CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
DALE R THOMPSON JR }
Respondent(s) } **CASE NO.: 24-798**
}
ADDRESS OF VIOLATION: }
1786 KIRKWOOD ST }
NORTH PORT, FL }
PARCEL ID.: 1135086823 }

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

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

2/23/2024, 11:30:24 AM DGRANDT
Legal tree removal. Trees removed. With no permit on file.

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

Violation Description

Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

Violation Corrective Action

Attend the required Code Enforcement Hearing to states facts concerning this violation.

(3) Field Inspection Notes:

3/7/2024, 9:02:05 AM DGRANDT Resident met with Shawn Ruff city Arborist. Says he has pictures showing tress were damaged by hurricane Ian. Resident has yet to show Shawn the pictures. Will resinspect in 14 days. 3/21/2024, 8:43:31 AM DGRANDT Property is still in violation.

DATED: March 22, 2024

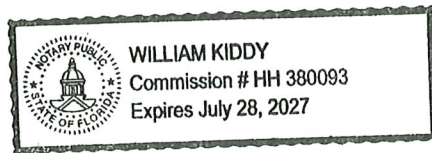
DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22 day of Mar 2024, by DAVE GRANDT.

Notary Public - State of Florida

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



9589 0710 5270 0187 0232 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT NH
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

\$



DALE R THOMPSON JR
161 PREST ST
PORT CHARLOTTE FL 33954-4105

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 24-798

DALE R THOMPSON JR
161 PREST ST
PORT CHARLOTTE FL 33954-4105



9590 9402 8272 3094 0134 81

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0232 64

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/30

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
- Insured Mail

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Insured Mail Restricted Delivery 0)

Domestic Return Receipt



**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 1135086823

Ownership:
THOMPSON JR DALE R
161 PREST ST, PORT CHARLOTTE, FL, 33954-4105
Situs Address:
1786 KIRKWOOD ST NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1547 - PORT CHARLOTTE SUB 16
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 28-39S-22E
Census: 121150027461
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOT 23 BLK 868 16TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1786 KIRKWOOD ST NORTH PORT, FL, 34288	1	3	2	0	1993	2003	2,142	1,235	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2023	\$19,900	\$175,600	\$0	\$195,500	\$141,184	\$0	\$141,184	\$54,316
2022	\$19,700	\$173,400	\$0	\$193,100	\$141,049	\$0	\$141,049	\$52,051
2021	\$10,400	\$122,700	\$0	\$133,100	\$128,226	\$0	\$128,226	\$4,874
2020	\$7,600	\$114,300	\$0	\$121,900	\$116,569	\$0	\$116,569	\$5,331
2019	\$8,800	\$108,900	\$0	\$117,700	\$105,972	\$0	\$105,972	\$11,728
2018	\$6,000	\$106,500	\$0	\$112,500	\$96,338	\$0	\$96,338	\$16,162
2017	\$4,400	\$99,600	\$0	\$104,000	\$87,580	\$0	\$87,580	\$16,420
2016	\$4,200	\$88,000	\$0	\$92,200	\$79,618	\$0	\$79,618	\$12,582
2015	\$4,000	\$75,600	\$0	\$79,600	\$72,380	\$0	\$72,380	\$7,220
2014	\$2,600	\$63,200	\$0	\$65,800	\$65,800	\$0	\$65,800	\$0

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. File for Homestead Exemption

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/25/2004	\$103,000	2004082651	11	THOMPSON,DORIS J	WD
3/6/2002	\$102,000	2002038156	01	ISHAM,LINDA M	WD
1/2/1999	\$100	1999008364	11	ISHAM JAMES R & LINDA M	OT
11/20/1998	\$34,400	1998156767	X3	ISHAM JAMES R	WD
11/13/1992	\$3,500	2454/2057	01	ALLSTATE BUILDERS OF SW FL	WD
9/9/1992	\$4,000	2437/669	15	ATLANTIC GULF COMMUNITIES CORP	WD
4/22/1989	\$2,292	2324/1008	15	GREENE JAMES W & MARGARET M	WD
4/21/1989	\$100	2324/1007	11	LITTLE ANNA E	WD
8/1/1973	\$1,100	1021/1890	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/18/2024)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0411F	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.

