



**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.	}	
REGGIE & KELLY JOHNSON	}	
Respondent(s)	}	CASE NO.: 23-4673
	}	CERTIFIED MAIL NO.: 9589071052700187025480
ADDRESS OF VIOLATION:	}	
5067 Andris St	}	
North Port, FL	}	
PARCEL ID.: 1142256711	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached AFFIDAVIT OF VIOLATION dated *December 01, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at *9:00 a.m.*, or as soon thereafter as possible, *on February 22, 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. A **NOTICE OF VIOLATION**, dated *October 31, 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 *February 22, 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 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

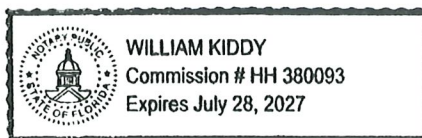
**CERTIFICATE OF SERVICE**

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 5067 ANDRIS ST NORTH PORT FL 34288-7308.

**DATED:** December 5, 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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>REGGIE &amp; KELLY JOHNSON</b>	}	
Respondent(s)	}	CASE NO.: 23-4673
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>5067 ANDRIS ST</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1142256711	}	

**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 October 31, 2023, by first class mail, a copy of which is attached.

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

10/20/2023, 3:18:23 PM NLONG The residents living at 5067 Andris St. had a dead tree laying in their backyard and they pushed it up to the edge of the street on Collingswood Boulevard. Branches are sticking out into the road on Collingswood. I advised the residence they needed to call to get a bulk pick up, scheduled and to remove the branches from the street. Will reinspect.

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

**Violation Description**

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

**Violation Text**

Accumulation of debris in City Right-of-way consisting of a large tree of which has branches encroaching onto the roadway.

**Violation Corrective Action**

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

(3) Field Inspection Notes:

10/23/2023, 9:00:45 AM NLONG Tree debris still laying on the side of the road with branches in the street. 11/1/2023, 9:59:54 AM NLONG Posted on property. Tree debris is still laying in the city right of way behind the house. 11/14/2023, 9:05:24 AM NLONG Still in violation 12/1/2023, 11:28:00 AM NLONG Still in violation.

DATED: December 01, 2023



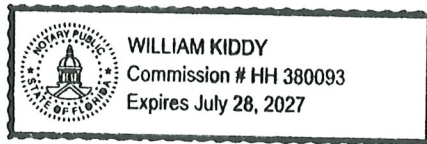
NATHAN LONG  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 1 day of Dec 2023, by NATHAN LONG.

  
\_\_\_\_\_  
Notary Public - State of Florida

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**

REGGIE JOHNSON  
KELLY JOHNSON  
5067 ANDRIS ST  
NORTH PORT, FL 34288-7308

**DATE:** October 31, 2023

PSI CASE NO.: 23-4673  
REAL PROPERTY ADDRESS: 5067 ANDRIS ST, NORTH PORT, FL  
LOT 11 BLK 2567 51ST ADD TO PORT CHARLOTTE PARCEL ID #: 1142256711  
SERVED BY: FIRST CLASS MAIL

**NOTICE OF VIOLATION**

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

**Violation Description**

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the City's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

**Violation Text**

Accumulation of debris in City Right-of-way consisting of a large tree of which has branches encroaching onto the roadway.

**Violation Corrective Action**

Remove the trash, debris, and/or litter specified above 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:***

NATHAN LONG  
Inspector  
Neighborhood Development Services  
e-mail: [nlong@northportfl.gov](mailto:nlong@northportfl.gov)





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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
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<b>REGGIE &amp; KELLY JOHNSON</b>	}	
Respondent(s)	}	CASE NO.: 23-4673
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<b>ADDRESS OF VIOLATION:</b>	}	
5067 ANDRIS ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1142256711	}	

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On Dec 6, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5067 ANDRIS ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 6 2023

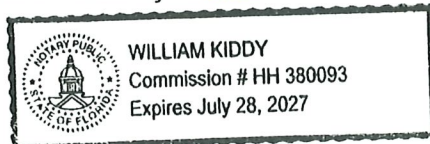
  
\_\_\_\_\_  
NATHAN LONG, Affiant  
Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 6 day of Dec 2023 by NATHAN LONG.

  
\_\_\_\_\_  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

ND

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Certified Mail Fee

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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 \$

DEC - 5 2023

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USPS 34286

Postage

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CE WK 23-4673

REGGIE & KELLY JOHNSON

5067 ANDRIS ST

NORTH PORT FL 34288-7308

9589 0710 5270 0187 0254 80

PS Form 3800, January 2020 PSN 7530-02-000-907 See Reverse for Instructions





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1142256711**

<b>Ownership:</b> JOHNSON REGGIE JOHNSON KELLY 5067 ANDRIS ST, NORTH PORT, FL, 34288-7308 <b>Situs Address:</b> 5067 ANDRIS ST NORTH PORT, FL, 34288	<b>Land Area:</b> 10,000 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1799 - PORT CHARLOTTE SUB 51 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 31-39S-22E <b>Census:</b> 121150027421 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOT 11 BLK 2567 51ST ADD TO PORT CHARLOTTE
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**Buildings**

<a href="#">Situs - click address for building details</a> 5067 ANDRIS ST NORTH PORT, FL, 34288	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
	1	3	2	0	2003	2008	2,533	1,871	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	680	SF	2003
2	1	Patio - concrete or Pavers	392	SF	2003
3	1	Swimming Pool	288	SF	2003

**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	\$18,100	\$282,400	\$29,900	\$330,400	\$195,572	\$50,000	\$145,572	\$134,828
2022	\$19,800	\$260,500	\$33,800	\$314,100	\$189,876	\$50,000	\$139,876	\$124,224
2021	\$9,000	\$180,300	\$23,500	\$212,800	\$184,346	\$50,000	\$134,346	\$28,454
2020	\$8,700	\$168,600	\$25,600	\$202,900	\$181,801	\$50,000	\$131,801	\$21,099
2019	\$9,100	\$167,100	\$22,000	\$198,200	\$177,714	\$50,000	\$127,714	\$20,486
2018	\$8,600	\$155,100	\$19,700	\$183,400	\$174,400	\$50,000	\$124,400	\$9,000
2017	\$5,200	\$148,500	\$18,900	\$172,600	\$170,813	\$50,000	\$120,813	\$1,787
2016	\$5,500	\$144,200	\$17,600	\$167,300	\$167,300	\$50,000	\$117,300	\$0
2015	\$4,400	\$129,600	\$18,200	\$152,200	\$118,747	\$50,000	\$68,747	\$33,453
2014	\$4,000	\$119,700	\$15,700	\$139,400	\$117,805	\$50,000	\$67,805	\$21,595

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>
2016	\$25,000.00
2016	\$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>
10/5/2015	\$196,900	2015125456	01	WHARTON STEVEN R	WD
7/15/2003	\$137,900	2003146437	01	ALLSTATE BUILDERS OF SW FL INC,	WD
3/19/2003	\$36,000	2003053337	X2	TNR COMPANIES INC	WD
12/20/2001	\$917,000	2002003052	X2	QUALITY HOMES OF NORTH PORT,	WD
12/29/1997	\$408,000	3053/1889	X2	ATLANTIC GULF COMMUNITIES CORP	WD
9/23/1996	\$100	2897/2194	X2	NATIONSBANK OF FL NA	TR

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/30/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/27/2023)  
 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>
0392F	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.

