



**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. }  
GLENDA L PEREZ AGUILAR DE SANCHEZ }  
DANIEL AMILCAR SANCHEZ }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2329 Sultan Ave }  
North Port, FL }  
PARCEL ID.: 0959115213 }

CASE NO.: 23-5324  
CERTIFIED MAIL NO.: 9589071052700187025046

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 15, 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.

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.

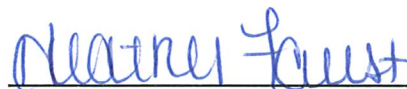
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

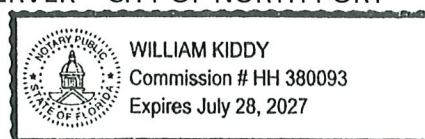


HEATHER FAUST, City Clerk

**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 **5814 9TH STE CT E DUPLEX BRADENTON FL 34203**.

**DATED:** December 21, 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. }

**GLENDAL PEREZ AGUILAR DE SANCHEZ** }

**DANIEL AMILCAR SANCHEZ** }

Respondent(s) }

CASE NO.: 23-5324

**ADDRESS OF VIOLATION:** }

**2329 SULTAN AVE** }

**NORTH PORT, FL** }

**PARCEL ID.: 0959115213** }

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss

**COUNTY OF SARASOTA** :

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

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

12/12/2023, 3:49:08 PM MKUYKENDAL no underbrush permit

(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:

12/13/2023, 9:18:22 AM MKUYKENDAL No under Brush permit or no land claim permit has been issued to this land under Brush has been removed and one oak tree has been Removed Jeremy one of our arborist said the oak tree has a value of \$1200

DATED: December 15, 2023

Michael Centeno-Kuykendal  
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 15 day of Dec 2023, by Michael Centeno-Kuykendal.

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*Notary Public - State of Florida*

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



9589 0710 5270 0187 0250 46

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

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

**OFFICIAL U.S. POST OFFICE CENTER**

Certified Mail Fee	\$
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	\$
Total	\$

**GLENDA L PEREZ AGUILAR DE SANCHEZ**  
*Ser* **DANIEL AMILCAR SANCHEZ**  
*Sin* **5814 9TH STE CT E DUPLEX**  
*Cit* **BRADENTON FL 34203**





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

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2329 SULTAN AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0959115213	}	

STATE OF FLORIDA :  
 : ss  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On Dec 21, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2329 SULTAN AVE, NORTH PORT, FLORIDA, a copy of which is attached.

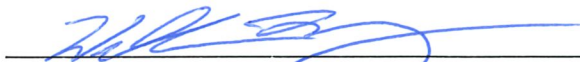
FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 21 2023

  
 Michael Centeno-Kuykendal, 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 21 day of Dec 2023 by Michael Centeno-Kuykendal \_\_\_\_\_.

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

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





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

**Property Record Information for 0959115213**

<b>Ownership:</b> DE SANCHEZ GLENDA L PEREZ AGUILAR SANCHEZ DANIEL AMILCAR 5814 9TH STREET CT E DUPLEX, BRADENTON, FL, 34203 <b>Situs Address:</b> SULTAN AVE NORTH PORT, FL, 34286	<b>Land Area:</b> 10,000 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1572 - PORT CHARLOTTE SUB 25 <b>Property Use:</b> 0000 - Residential vacant site <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 12-39S-21E <b>Census:</b> 121150027442 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 0 <b>Parcel Description:</b> LOT 13 BLK 1152 25TH ADD TO PORT CHARLOTTE
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**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. Ⓢ
2023	\$11,900	\$0	\$0	\$11,900	\$11,900	\$0	\$11,900	\$0
2022	\$10,700	\$0	\$0	\$10,700	\$3,267	\$0	\$3,267	\$7,433
2021	\$3,700	\$0	\$0	\$3,700	\$2,970	\$0	\$2,970	\$730
2020	\$2,700	\$0	\$0	\$2,700	\$2,700	\$0	\$2,700	\$0
2019	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0
2018	\$3,100	\$0	\$0	\$3,100	\$3,100	\$0	\$3,100	\$0
2017	\$3,700	\$0	\$0	\$3,700	\$3,509	\$0	\$3,509	\$191
2016	\$3,200	\$0	\$0	\$3,200	\$3,190	\$0	\$3,190	\$10
2015	\$2,900	\$0	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0
2014	\$4,300	\$0	\$0	\$4,300	\$2,904	\$0	\$2,904	\$1,396

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**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/31/2022	\$18,500	2022148588	05	REBKOWEC TRACY	WD
10/8/2010	\$100	2010134399	11	REBKOWEC EST OF LORRAINE S	QC
6/19/2009	\$100	2009125951	11	REBKOWEC, LORRAINE S	OT
6/28/2002	\$1,300	2002109803	11	DE CARLIS WILLIAM N,	TD
3/11/1991	\$1,000	2298/1279	01	FEITH BARBARA J	WD
1/12/1990	\$4,400	2183/532	15	GENERAL DEVELOPMENT CORP	WD
4/1/1978	\$0	1245/1194	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/14/2023

**FEMA Flood Zone (Data provided by Sarasota County Government as of 12/11/2023)**  
 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 *
0381F	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.

