



**BEFORE THE HEARING OFFICER
IN AND FOR CITY OF NORTH PORT, FLORIDA**

CITY OF NORTH PORT

Petitioner,

CASE NO.: **[insert number]**

vs.

[insert name(s)]

Respondent(s).

ADDRESS OF VIOLATION:

[insert complete address]

Parcel ID.: [insert number]

_____ /

ORDER ASSESSING ADMINISTRATIVE FINE

THIS MATTER came before the undersigned Hearing Officer at a duly noticed public hearing on _____ **[insert date of hearing]** following notification by the City of North Port Code Enforcement Division that the Respondent had failed to comply with a previously issued Order for Compliance. After reviewing sworn testimony, examining the evidence presented, and considering the applicable law, the Hearing Officer makes the following findings and enters this Order:

FINDINGS OF FACT

1. The Respondent, _____ **[insert name(s)]**, is the owner of the real property located within the City of North Port, Florida, and identified by Parcel I.D. No. _____ **[insert number]**, and more particularly described as:

[insert full legal description]

Property Address: **[insert property address]**

2. On or about _____ **[insert date]**, Respondent was properly served with a Notice of Violation for violating Section _____ of Chapter _____ **[insert Code Chapter and Section number as it appears on the Notice of Violation]** of the City of North Port, Florida Code of Ordinances.

3. At the time of the violation, Section _____ of Chapter _____ **[insert Code**

Chapter and Section number as it appears on the Notice of Violation] stated in relevant part:

“[insert quoted section of applicable code provision]”

4. The violation consisted of the following condition(s) on the property: **[insert facts to support why the Respondent violated the above. EX: “the roof of the structure has holes in it, concrete walls crumbling, and the roof beams are sitting on concrete block].**

5. Respondent failed to bring the property into compliance within the timeframe specified in the Notice of Violation.

6. A hearing was held on _____, 202__ **[insert date of hearing]**, at which time the Hearing Officer issued an Order for Compliance, finding Respondent in violation of the applicable Code section(s) and ordering corrective action by a specified date.

7. As of the date of this hearing, the property remains out of compliance with the City of North Port, Florida Code of Ordinances

8. The violation is ongoing, and no corrective measures have been taken to remedy the conditions cited.

9. The subject property is subject to a lien, as recorded in the official public records of Sarasota County, Florida, upon entry of this Order.

CONCLUSIONS OF LAW

1. Respondent is in violation of Section _____ of Chapter _____ **[insert Code Chapter and Section number as it appears on the Notice of Violation]** of the City of North Port, Florida Code of Ordinances.

2. Pursuant to Chapter 162, Florida Statutes, and the City of North Port, Florida Code of Ordinances, the City of North Port is entitled to impose a daily fine for continued non-compliance.

ORDER

BASED UPON the above findings of fact, considerations, and conclusions of law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the City of North Port, Florida Code of Ordinances, it is hereby ORDERED and ADJUDGED that:

1. An administrative fine of \$_____ **[insert fine]** per day is hereby imposed based upon the Respondent’s failure to comply with a previously issued Order for Compliance.

The fine shall begin to accrue as of _____, 202__ **[insert date]** and shall continue to accrue daily until the property is brought into full verified compliance with the City of North Port, Florida Code of Ordinances, or until the total accrued fine reaches the maximum cumulative amount of \$_____ **[insert maximum amount]**, whichever occurs first.

2. Upon achieving full compliance, Respondent must notify the City of North Port Code Enforcement Division in writing and must request a re-inspection. Written notice shall be sent to:

Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, Florida 34286-4100
ceinfo@northportfl.gov

Failure to submit written notice and request for re-inspection may result in continued accrual of fines. No fine shall cease accruing until compliance is confirmed by a City Code Enforcement Inspector or unless otherwise ordered by the Hearing Officer.

3. A certified copy of this Order may be recorded in the Public Records of Sarasota County, Florida and shall constitute a lien against the property.

4. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's Office, or its designee, is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law.

5. The hearing officer shall retain jurisdiction in all respects to enforce this Order and to issue any further orders which may be necessary and proper.

DONE AND ORDERED, for the City of North Port, Florida this _____ day of _____, 202__.

JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent by Certified Mail, Return Receipt Requested, to Respondent, _____ **[insert name(s)]** at _____ **[insert address]** and the original filed with the City of North Port, Code Enforcement Department, on this _____ day of _____, 202__.

ATTEST

- On behalf of City of North Port