



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. }
 ROBERTO MENDEZ }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 2805 Brewster Rd }
 North Port, FL }
 PARCEL ID.: 1121243337 }

CASE NO.: 23-4120
 CERTIFIED MAIL NO.: 9589071052700187024681

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **February 22, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **February 22, 2024**, to **March 28, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Compliance Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **22nd day of February 2024**.

 JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to **2779 BREWSER RD NORTH PORT FL 34288** this 26 day of **February 2024**.

 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-4120

Parcel ID No.: 1121243337

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 2805 BREWSTER RD
(Location of Violation)

PROPERTY OWNER: ROBERTO MENDEZ

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2779 BREWSTER RD NORTH PORT FL 34288

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

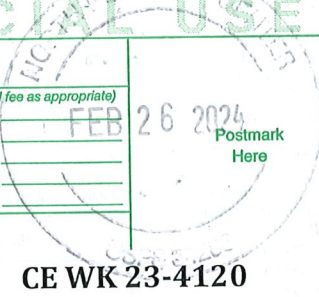
9589 0710 5270 0187 0246 81

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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	
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CE WK 23-4120

ROBERTO MENDEZ	
2779 BREWSER RD	
NORTH PORT FL 34288	



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
ADDRESS OF VIOLATION:	}	
2805 BREWSTER RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1121243337	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2805 BREWSTER RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024



 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 26 day of Feb 2024 by NATHAN LONG.



 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 1121243337

Ownership: MENDEZ ROBERTO 2779 BREWSTER RD, NORTH PORT, FL, 34288 Situs Address: BREWSTER RD NORTH PORT, FL, 34288	Land Area: 10,000 Sq.Ft. Municipality: City of North Port Subdivision: 1792 - PORT CHARLOTTE SUB 49 Property Use: 0000 - Residential vacant site Status: OPEN - PENDING CLOSURE Sec/Twp/Rge: 21-39S-22E Census: 121150027472 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 0 Parcel Description: LOT 37 BLK 2433 49TH ADD TO PORT CHARLOTTE
--	--

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	\$18,200	\$0	\$0	\$18,200	\$8,858	\$0	\$8,858	\$9,342
2022	\$20,200	\$0	\$0	\$20,200	\$8,053	\$0	\$8,053	\$12,147
2021	\$7,800	\$0	\$0	\$7,800	\$7,321	\$0	\$7,321	\$479
2020	\$7,300	\$0	\$0	\$7,300	\$6,655	\$0	\$6,655	\$645
2019	\$6,600	\$0	\$0	\$6,600	\$6,050	\$0	\$6,050	\$550
2018	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0	\$5,500	\$0
2017	\$4,800	\$0	\$0	\$4,800	\$4,525	\$0	\$4,525	\$275
2016	\$4,500	\$0	\$0	\$4,500	\$4,114	\$0	\$4,114	\$386
2015	\$4,000	\$0	\$0	\$4,000	\$3,740	\$0	\$3,740	\$260
2014	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$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.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/15/2018	\$100	2018156134	11	MENDEZ JAMIE ANN	QC
6/30/2017	\$7,500	2017083399	37	BERMAN FAMILY TRUST	WD
10/13/2016	\$100	2016130686	11	BERMAN SUSAN M	WD
7/23/2008	\$100	2008103259	X2	BERMAN,HERBERT L	QC
4/28/2008	\$171,000	2008061577	X2	GULFSTREAM DEVELOPMENT GROUP,LLC	WD
11/5/2004	\$26,300	2004235745	01	DEVOE, BARBARA J	WD
9/8/2004	\$100	2004235747	11	DEVOE JR,FRED P	OT
1/1/1988	\$2,900	2011/583	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
 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 *
0403F	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.





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
	}	
ADDRESS OF VIOLATION:	}	
2805 BREWSTER RD	}	
North Port, FL	}	
PARCEL ID.: # 1121243337	}	

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
 :
 :
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 07, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 2779 BREWSTER RD NORTH PORT FL 34288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 2024



William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20th day of Feb 2024, by William Kiddy.



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.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
	}	CERTIFIED MAIL NO.: 9589071052700187025220
ADDRESS OF VIOLATION:	}	
2805 Brewster Rd	}	
North Port, FL	}	
PARCEL ID.: 1121243337	}	

NOTICE OF CONTINUANCE

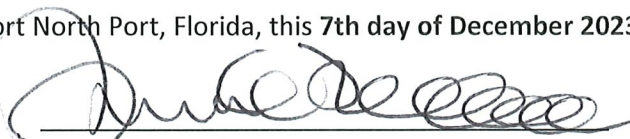
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **December 7, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **December 7, 2023**, to **February 22, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Property Standards Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **7th day of December 2023**.



 JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to **2779 BREWSER RD NORTH PORT FL 34288** this 12 day of **December 2023**.



 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-4120

Parcel ID No.: 1121243337

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 2805 BREWSTER RD
(Location of Violation)

PROPERTY OWNER: ROBERTO MENDEZ

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 2779 BREWSER RD NORTH PORT FL 34288

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Enforcement Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
ADDRESS OF VIOLATION:	}	
2805 BREWSTER RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1121243337	}	

STATE OF FLORIDA :
 : SS
 COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 13, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2805 BREWSTER RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 13 2023



 NATHAN LONG, Affiant
 Development Services

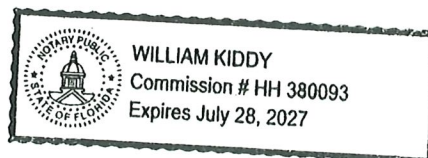
STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of Dec 2023 by NATHAN LONG.



 Notary Public - State of Florida

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



9589 0710 5270 0187 0252 20

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CERTIFIED MAIL® RECEIPT
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OFFICIAL



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 \$

Postmark Here

Postage

CE WK 23-4120

ROBERTO MENDEZ
2779 BREWSTER RD
NORTH PORT FL 34288



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.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
	}	CERTIFIED MAIL NO.: 9589071052700187026432
ADDRESS OF VIOLATION:	}	
2805 Brewster Rd	}	
North Port, FL	}	
PARCEL ID.: 1121243337	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *October 17, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on December 7, 2023**, 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 *September 26, 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 **December 7, 2023**, 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.

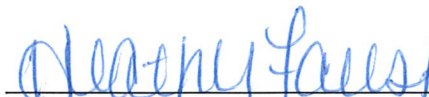
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 2779 BREWSTER RD NORTH PORT FL 34288.

DATED: October 19, 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.	}	
ROBERTO MENDEZ	}	
Respondent(s)	}	CASE NO.: 23-4120
	}	
ADDRESS OF VIOLATION:	}	
2805 BREWSTER RD	}	
NORTH PORT, FL	}	
PARCEL ID.: 1121243337	}	

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 September 26, 2023, by first class mail, a copy of which is attached.

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

9/25/2023, 12:29:32 PM KRADUCCi no permit for driveway and or culvert pipe. Lot is a UDL owned by the property adjacent to it. Lot must be combined before permit can be applied for.

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

Violation Description

Chapter 105.I, Florida Building Code - Permit required.

Violation Text

No permit on file for driveway and or culvert pipe. Lot is an UDL owned by the property adjacent to it. Lot must be combined before permit can be applied for.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:
<http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

9/25/2023, 12:39:26 PM NLONG No permit for driveway and culvert 10/16/2023, 3:55:06 PM NLONG Still showing no permit.

DATED: October 17, 2023



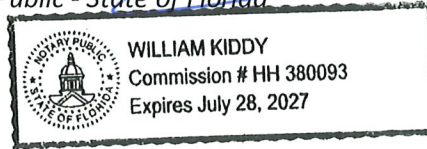
NATHAN LONG
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 17 day of Oct 2023, by NATHAN LONG.


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 TO CORRECT**

ROBERTO MENDEZ
2779 BREWSTER RD
NORTH PORT, FL 34288

DATE: September 26, 2023

PSI CASE NO.: 23-4120
REAL PROPERTY ADDRESS: 2805 BREWSTER RD, NORTH PORT, FL
LOT 37 BLK 2433 49TH ADD TO PORT CHARLOTTE PARCEL ID #: 1121243337
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

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

No permit on file for driveway and or culvert pipe. Lot is an UDL owned by the property adjacent to it. Lot must be combined before permit can be applied for.

Violation Corrective Action

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:
<http://cityofnorthport.com/index.aspx?page=121>

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



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
ROBERTO MENDEZ }
Respondent(s) } CASE NO.: 23-4120
} }
} }
ADDRESS OF VIOLATION: }
2805 BREWSTER RD }
NORTH PORT, FL. }
PARCEL ID.: 1121243337 }

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Oct 20, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2805 BREWSTER RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Oct 20 2023



NATHAN LONG, Affiant
Development Services

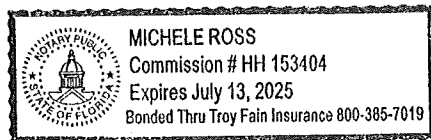
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 20th day of Oct 2023 by NATHAN LONG.



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
ROBERTO MENDEZ }
Respondent(s) }
ADDRESS OF VIOLATION: }
2805 BREWSTER RD }
North Port, FL }
PARCEL ID.: # 1121243337 }

CASE NO.: 23-4120

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Nov 22, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated October 17, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 2779 BREWSTER RD NORTH PORT FL 34288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Nov 22 2023



William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of Nov 2023, by William Kiddy.



Notary Public - State of Florida

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



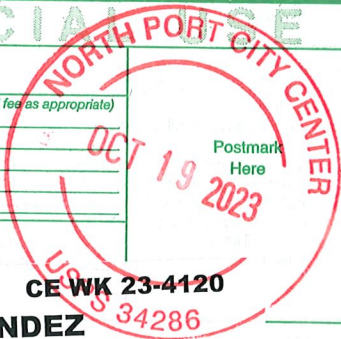
9589 0710 5270 0187 0264 32

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fees 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	\$

CE WK 23-4120

Se	ROBERTO MENDEZ
Str	2779 BREWSTER RD
City	NORTH PORT FL 34288

PS See Reverse for Instructions



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1121243337

Ownership:

MELENDEZ ROBERTO
 2779 BREWSTER RD, NORTH PORT, FL, 34288
Situs Address:
 BREWSTER RD NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port
Subdivision: 1792 - PORT CHARLOTTE SUB 49
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 21-39S-22E
Census: 121150027472
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 37 BLK 2433 49TH ADD TO PORT CHARLOTTE

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	\$18,200	\$0	\$0	\$18,200	\$8,858	\$0	\$8,858	\$9,342
2022	\$20,200	\$0	\$0	\$20,200	\$8,053	\$0	\$8,053	\$12,147
2021	\$7,800	\$0	\$0	\$7,800	\$7,321	\$0	\$7,321	\$479
2020	\$7,300	\$0	\$0	\$7,300	\$6,655	\$0	\$6,655	\$645
2019	\$6,600	\$0	\$0	\$6,600	\$6,050	\$0	\$6,050	\$550
2018	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0	\$5,500	\$0
2017	\$4,800	\$0	\$0	\$4,800	\$4,525	\$0	\$4,525	\$275
2016	\$4,500	\$0	\$0	\$4,500	\$4,114	\$0	\$4,114	\$386
2015	\$4,000	\$0	\$0	\$4,000	\$3,740	\$0	\$3,740	\$260
2014	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$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.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/15/2018	\$100	2018156134	11	MELENDEZ JAMIE ANN	QC
6/30/2017	\$7,500	2017083399	37	BERMAN FAMILY TRUST	WD
10/13/2016	\$100	2016130686	11	BERMAN SUSAN M	WD
7/23/2008	\$100	2008103259	X2	BERMAN,HERBERT L	QC
4/28/2008	\$171,000	2008061577	X2	GULFSTREAM DEVELOPMENT GROUP,LLC	WD
11/5/2004	\$26,300	2004235745	01	DEVVOE ,BARBARA J	WD
9/8/2004	\$100	2004235747	11	DEVVOE JR,FRED P	OT
1/1/1988	\$2,900	2011/583	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/16/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 10/16/2023)
 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 *
0403F	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.