



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. }
 CLOUD TEN MARKETING GROUP LLC }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 1400 Bobcat Trl }
 North Port, FL }
 PARCEL ID.: 1140001011 }

CASE NO.: 23-2109
 CERTIFIED MAIL NO.: 9589071052700187024650

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 **1224 NANTES CT PUNTA GORDA FL 33983** 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.: 23-2109

Parcel ID No.: 1140001011

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 1400 BOBCAT TRL
(Location of Violation)

PROPERTY OWNER: CLOUD TEN MARKETING GROUP LLC

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 1224 NANTES CT PUNTA GORDA FL 33983

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.

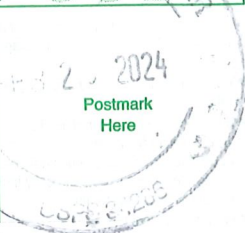
9589 0710 5270 0187 0246 50

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
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)	
<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	
\$	
To	CE WK 23-2109
Se	CLOUD TEN MARKETING GROUP LLC
St	1224 NANTES CT
City	PUNTA GORDA FL 33983

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1140001011	}	

STATE OF FLORIDA :
 :
 :
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Feb 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1400 BOBCAT TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024

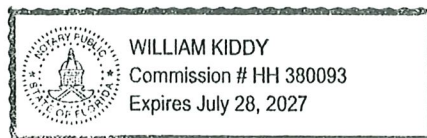
 PETER J. MARIETTI III, Affiant
 Development Services

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 PETER J. MARIETTI III.

 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 1140001011

Ownership: CLOUD TEN MARKETING GROUP LLC
Land Area: 4,933,314 Sq Ft
Municipality: City of North Port
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 2610 - Use In Transition
Status: OPEN
Sec/Twp/Rge: 30-39S-22E
Census: 121150027421
Zoning: PCDN - PLANNED COMMUNITY DEVELOPMENT
Total Living Units: 0
Parcel Description: TRACT DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30 & 31-39-22, SUBJ TO 3082 SF LIFT STATION ESMTS TO CITY OF NORTH PORT IN OR 3071/1831 ALSO SUBJ TO 16777 SF UTILITY ESMT TO CITY OF NORTH PORT IN ORI 2000036515 & SUBJ TO 820 SF UTILITY ESMT TO CITY OF NORTH PORT IN ORI 2000036516, CONTAINING 113 C-AC ML SURVEY BY JOHNSON ENGINEERING

Buildings

Table with columns: Situs - click address for building details, Bldg #, Beds, Baths, Half Baths, Year Built, Eff Yr Built, Gross Area, Living Area, Stories. Lists building details for 1350 BOBCAT TRL NORTH PORT, FL, 34288.

Extra Features

Table with columns: Line #, Building Number, Description, Units, Unit Type, Year. Lists various features like asphalt paving, concrete paving, foot bridges, fence, parking spaces, and concrete block wall.

Values

Table with columns: Year, Land, Building, Extra Feature, Just, Assessed, Exemptions, Taxable, Cap. Shows property value history from 2014 to 2023.

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

Table with columns: Transfer Date, Recorded Consideration, Instrument Number, Qualification Code, Grantor/Seller, Instrument Type. Lists sales and transfers from 2003 to 2017.

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.
Table with columns: FIRM Panel, Floodway, SFHA, Flood Zone, Community, Base Flood Elevation (ft), CFHA.
Footnotes: * 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.



William Kiddy

From: Peter Marietti III
Sent: Thursday, February 15, 2024 10:05 AM
To: William Kiddy
Subject: RE: Posted - Code Compliance Hearing Agenda - February 22, 2023
Attachments: 1350 BOBCAT TRL 02-09-2024.pdf; 1400 BOBCAT TRL 02-09-2024.pdf

Good morning William,

As of February 9, 2024 there has been no movement towards compliance.

Respectfully,



Peter J. Marietti III
Fire Marshal

4980 City Center Blvd., North Port, FL 34286
Office: 941-240-8180 Fax: 941-240-8152



An ISO Class 1 Department

From: William Kiddy <wkiddy@northportfl.gov>
Sent: Friday, February 9, 2024 1:56 PM
To: David Grandt <dgrandt@northportfl.gov>; Nathan Long <nlong@northportfl.gov>; Michael Centeno-Kuykendall <mkuykendall@northportfl.gov>; Kenneth Schauer <kschauer@northportfl.gov>; Peter Marietti III <pmarietti@northportfl.gov>
Cc: Heather Faust <hfaust@northportfl.gov>; Micheal Bodmer <mbodmer@northportfl.gov>; David Greenbaum <dgreenbaum@northportfl.gov>; Kevin Raducci <kraducci@northportfl.gov>; Michele Ross <mross@northportfl.gov>; Candice Cummings <ccummings@northportfl.gov>; William Kiddy <wkiddy@northportfl.gov>; Katlyn Coughlin <kcoughlin@northportfl.gov>; Michael Golen <mgolen@northportfl.gov>; Jim Toale <jimtoale@gmail.com>; Erin Krom <ekrom@northportpdf.gov>; Matthew Powell <mpowell@northportfl.gov>
Subject: Posted - Code Compliance Hearing Agenda - February 22, 2023
Importance: High

Good Afternoon Team,
The February 22, 2024 Agenda has been posted as of today and is viewable at [City of North Port - Calendar \(legistar.com\)](https://legistar.com).

Inspectors: Please have case(s) updates/compliances, turned in **NLT end of day Feb 15th**; to meet city policy of amending agendas within 24 hours of a meeting (I will be out of office Friday and return 21st).

Heads up for all to be aware of:

- City Clerk – No notes
- Code Compliance – **Fire Marshall Cases 23-2107 & 23-2109 Vs. Cloud Ten Marketing Group LLC (1350 & 1400 Bobcat Trail)**; Owner POC Richard Smith 321-303-6643 or jbzdaddy@aol.com or rsmith@golftheharbor.com mail address 1350 Bobcat Trail Blvd North Port FL 34288.
- City Attorney – Attorney representing Bobcat Trail Community Development District regarding a property in severe disrepair. This is the clubhouse for the CDD and the attorney says that the property has been abandoned. property may already be on your radars for potential code enforcement and fire issues, and the attorney volunteered that the CDD would be happy to assist in any way necessary. He informed that although the community is gated, the roadways are owned by the CDD and are therefore public. Feel free to communicate directly with the CDD. Our office will communicate with the CDD's counsel if necessary. If you happen to know in advance that this is coming up for hearing, please reach out to Attorney David Jackson Telephone (941) 244-5351 Email: djackson@flgovlaw.com and give him a heads up.
- Police – Case No. 24-007155 Parking Ticket Appeal - 1100 S Main St
- Hearing Officer – No conflicts

Thank you,



William Kiddy

**Recording Secretary / Code Compliance
Development Services Department**

4970 City Hall Blvd, North Port, FL 34286

wkiddy@northportfl.gov O: 941-429-7235

www.northportfl.gov F: 941-429-7195



www.cityofnorthport.com

City of North Port

North Port Fire Rescue District

4980 City Center Boulevard
North Port, Florida 34286



(941) 240-8150

Fax: (941) 240-8182

Occupant Name: Charlotte Harbor National Golf Club at Bobcat Trail Maintenance Bldg

Complex Name: Bobcat Trail

Address: 1400 Bobcat Trail

Suite:

City: North Port

State: FL

Zip Code: 34288

Structure Name: Maintenance Bldg

Inspection Date: 2/9/2024 (Initial Insp. Date: 1/31/2023)

InspectionType: Reinspection #7 (Complaint (Investigation of))

Inspected By: Matthew Brennan
941-240-8177
mbrennan@northportfl.gov

Insp. Result	Location	Code Set	Code
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Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.1 - Vacant building, premises, or portions thereof maintained free of combustible storage, secured
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Code Text:

Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons.

Inspector Comments: Please contact this office to coordinate verification that the property is properly secured and the intent of the code has been met.

Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.2 - Excerpt: All fire protection systems shall be maintained in service...
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Code Text:

All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ.

Inspector Comments: Systems had recent service, however, remarked as failed per Babe's Plumbing.

Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.3 - Excerpt: The AHJ shall have the authority to require an...
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Code Text:

The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service.

Inspector Comments: Please contact this office to coordinate.

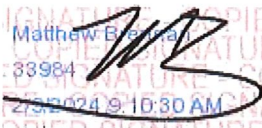
**ALL NOTICE OF HAZARD SHALL BE ABATED WITHIN
30 CALENDAR DAYS.**

FAILURE TO CORRECT THE DEFICIENCIES on the date specified below 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 Inspector will return on or after **3/11/2024**.

Thank you for keeping your business and our community safe!

Inspector:


Matthew Brennan
33984
2/9/2024 9:10:30 AM
Signature valid only in mobile-eyes documents
Matthew Brennan
2/9/2024

Ref: 25638-33984



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 Bobcat Trl }
North Port, FL }
PARCEL ID.: 1140001011 }

CASE NO.: 23-2109
CERTIFIED MAIL NO.: 9589071052700187025169

AMENDED ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on January 25, 2024. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Cloud Ten Marketing Group Llc, own(s) the property commonly known as, 1400 Bobcat Trl North Port, Sarasota County, Florida (BOBCAT TRAIL GOLF COURSE AS DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector PETER J. MARIETTI III served the Respondent(s) a NOTICE OF VIOLATION, dated May 03, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent’s actions constitute a violation of:

Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.

- (1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023
3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

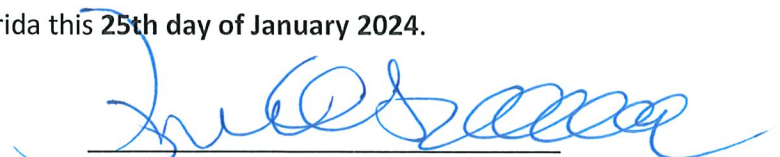
5. Respondents(s) shall correct the violation(s) by promptly **Corrective action provided by Fire Marshal or staff.**
6. If Respondent(s) fail(s) to correct the violation(s) by **February 19th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day** for each **North Port City Code violation, beginning February 20th, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine **\$3,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **February 22nd, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Compliance Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Compliance Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Compliance Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this **25th day of January 2024**.



JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 1224 Nantes Ct Punta Gorda Fl 33983.

DATED: January 26, 2024.



SERVER-CITY OF NORTH PORT



9589 0710 5270 0187 0251 69

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CERTIFIED MAIL® RECEIPT
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 \$ _____

CE WK 23-2109

CLOUD TEN MARKETING GROUP LLC

1224 NANTES CT

PUNTA GORDA FL 33983



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 BOBCAT TRL }
North Port, FL }
PARCEL ID.: # 1140001011 }

CASE NO.: 23-2109

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
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 January 25, 2024 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 1224 NANTES CT PUNTA GORDA FL 33983, 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
DEVELOPMENT SERVICES
CODE COMPLIANCE DIVISION**

**4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1140001011	}	

STATE OF FLORIDA :
 :
 :
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Jan 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1400 BOBCAT TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 29 2024

For Peter Marietti

 PETER J. MARIETTI III, 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 29 day of Jan 2024 by PETER J. MARIETTI III.



 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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
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Respondent(s) }
ADDRESS OF VIOLATION: }
1400 Bobcat Trl }
North Port, FL }
PARCEL ID.: 1140001011 }

CASE NO.: 23-2109
CERTIFIED MAIL NO.: 9589071052700187025305

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on December 7, 2023. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), Cloud Ten Marketing Group Llc, own(s) the property commonly known as, 1400 Bobcat Trl North Port, Sarasota County, Florida (BOBCAT TRAIL GOLF COURSE AS DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector PETER J. MARIETTI III served the Respondent(s) a NOTICE OF VIOLATION, dated May 03, 2023.
3. The Respondent did not comply with the NOTICE OF VIOLATION within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:
Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.
(1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023
3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

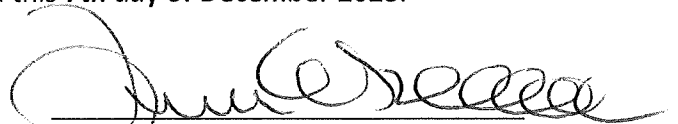
5. Respondent(s) shall correct the violation(s) by promptly Corrective action provided by Fire Marshal or staff.
6. If Respondent(s) fail(s) to correct the violation(s) by **January 1st, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10.00 per day for each Code violation, beginning January 2nd, 2024**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$3,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **January 25th, at 9:00 a.m.** or as soon thereafter as possible, in **City Chambers**, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.
8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.
9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

**Code Enforcement Division Manager
4970 City Hall Boulevard
North Port, FL 34286
or Email ceuser@northportfl.gov**

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of 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 the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 1224 Nantes Ct Punta Gorda FL 33983.

DATED: December 12, 2023.



SERVER-CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 BOBCAT TRL }
North Port, FL }
PARCEL ID.: # 1140001011 }

CASE NO.: 23-2109

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

On Jan 12, 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 1224 NANTES CT PUNTA GORDA FL 33983, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Jan 25 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 25 day of Jan 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
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1140001011	}	

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 1400 BOBCAT TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Dec 13 2023

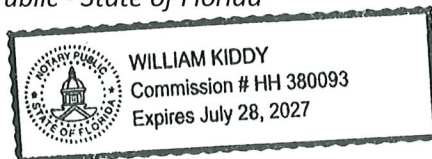

 PETER J. MARIETTI III, Affiant
 Development Services

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 PETER J. MARIETTI III.


 Notary Public - State of Florida

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



9589 0710 5270 0187 0253 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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)	
<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	\$

Postmark
Here



Postage	\$
CE WK 23-2109	

CLOUD TEN MARKETING GROUP LLC
1224 NANTES CT
PUNTA GORDA FL 33983



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. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 Bobcat Trl }
North Port, FL }
PARCEL ID.: 1140001011 }

CASE NO.: 23-2109
CERTIFIED MAIL NO.: 9589071052700422905584

NOTICE OF CONTINUANCE

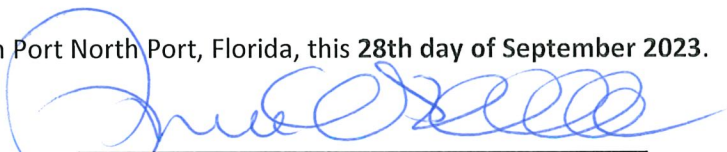
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **September 28, 2023**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **September 28, 2023**, to **December 7, 2023, 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 **28th day of September 2023**.



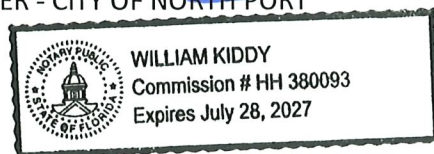
JAMES E. TOALE
HEARING OFFICER

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 ATTN: RICHARD R. SMITH III 1224 NANTES CT PUNTA GORDA FL 33983 this 2 day of **October 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.: 23-00002109

Parcel ID No.: 1140001011

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 1400 BOBCAT TRL
(Location of Violation)

PROPERTY OWNER: CLOUD TEN MARKETING GROUP LLC

COMPANY NAME: _____

CURRENT MAILING ADDRESS: ATTN: RICHARD R. SMITH III 1224 NANTES CT PUNTA GORDA FL 33983

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
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 BOBCAT TRL }
North Port, FL }
PARCEL ID.: # 1140001011 }

CASE NO.: 23-2109

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 September 28, 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 1224 NANTES CT PUNTA GORDA FL 33983, 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 0422 9055 84

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees <i>(check box, add fee as appropriate)</i>	
<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	\$



Postmark Here

Postage	\$
To	
CE WK 23-2109	
Cloud Ten Marketing Group LLC	
1224 Nantes Ct	
Punta Gorda FL 33983	
Si	
Ci	



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. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) } CASE NO.: 23-2109
ADDRESS OF VIOLATION: }
1400 BOBCAT TRL }
NORTH PORT, FL. }
PARCEL ID.: 1140001011 }

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Oct 5, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1400 BOBCAT TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Oct 5 2023

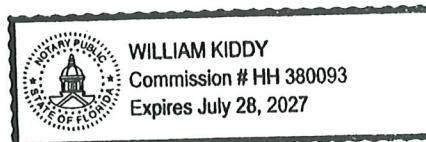

PETER J. MARIETTI III, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5 day of Oct 2023 by PETER J. MARIETTI III.


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. }
CLOUD TEN MARKETING GROUP LLC }
Respondent(s) }
ADDRESS OF VIOLATION: }
1400 Bobcat Trl }
North Port, FL }
PARCEL ID.: 1140001011 }

CASE NO.: 23-2109
CERTIFIED MAIL NO.: 9589071052700187023837

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *August 16, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on September 28, 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 *May 03, 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 **September 28, 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.

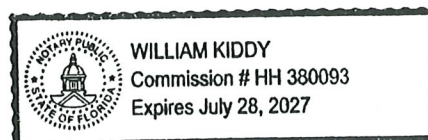

HEATHER FAUST, City Clerk

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 1224 NANTES CT PUNTA GORDA FL 33983.

DATED: August 18, 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.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
NORTH PORT, FL	}	
PARCEL ID.: 1140001011	}	

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 May 03, 2023, by first class mail, a copy of which is attached.

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

4/28/2023, 9:02:14 AM CCUMMINGS

1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023
3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023

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

Violation Description

Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.

Violation Text

- 1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
- 2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023
- 3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023

Violation Corrective Action

Corrective action provided by Fire Marshal or staff.

(3) Field Inspection Notes:

8/16/2023, 12:08:05 PM KRADUCCI Violations have not been corrected no answer from owners.

DATED: August 16, 2023

Kenneth Ralucci for Peter Marietti III

PETER J. MARIETTI III
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 16 day of Aug 2023, by PETER J. MARIETTI III.

[Signature]

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

CLOUD TEN MARKETING GROUP LLC
ATTN: RICHARD R. SMITH III
1224 NANTES CT
PUNTA GORDA, FL 33983

CHARLOTTE HARBOR NATIONAL GOLF CLUB, LLC
1400 Bobcat Trail – Maintenance Building
North Port, Florida 34288

DATE: April 28, 2023

PSI CASE NO.: 23-2109
REAL PROPERTY ADDRESS: 1400 BOBCAT TRL, NORTH PORT, FL
BOBCAT TRAIL GOLF COURSE AS DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30 PARCEL
ID #: 1140001011
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 26-20 North Port City Code – Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.

1. Florida Fire Prevention Code, 7th Edition, National Fire Protection Association (NFPA) 1 – Fire Code, 2018 with Florida Amendments, Chapter 13 Fire Protection Systems

Violation Text

1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons.

Date of deficiency: January 31, 2023

2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ.

Date of deficiency: January 31, 2023

3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service.

Date of deficiency: January 31, 2023

Violation Corrective Action

Please correct the deficiencies noted as outlined in The Florida Fire Prevention Code and the Life Safety Code, as adopted, and promulgated pursuant to F.S. § 633.0215 within ten (10) days from the date of the Notice of Violation.

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

Violation of Florida Fire Prevention Code: Daily Fine Shall Not Exceed - \$50.00 per day
Maximum Cumulative Fine - \$5,000.00

Violation of Florida Fire Prevention Code as it pertains to unsafe building abatement as determined by the Local Fire 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:

PETER J. MARIETTI III
Inspector
Neighborhood Development Services
Fire Marshal
North Port Fire Rescue District
941.240.8180
pmarietti@northportfl.gov



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

CHARLOTTE HARBOR NATIONAL GOL
1400 BOBCAT TRAIL -MAINTENANCE BLDG
NORTH PORT, FL 34288

DATE: April 28, 2023

PSI CASE NO.: 23-2109
REAL PROPERTY ADDRESS: 1400 BOBCAT TRL, NORTH PORT, FL
BOBCAT TRAIL GOLF COURSE AS DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30 PARCEL
ID #: 1140001011
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 26-20 North Port City Code – Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.

1. Florida Fire Prevention Code, 7th Edition, National Fire Protection Association (NFPA) 1 – Fire Code, 2018 with Florida Amendments, Chapter 13 Fire Protection Systems

Violation Text

1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023

2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ.

Date of deficiency: January 31, 2023

3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service.

Date of deficiency: January 31, 2023

Violation Corrective Action

Please correct the deficiencies noted as outlined in The Florida Fire Prevention Code and the Life Safety Code, as adopted, and promulgated pursuant to F.S. § 633.0215 within ten (10) days from the date of the Notice of Violation.

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:

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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

Violation of Florida Fire Prevention Code: Daily Fine Shall Not Exceed - \$50.00 per day
Maximum Cumulative Fine - \$5,000.00

Violation of Florida Fire Prevention Code as it pertains to unsafe building abatement as determined by the Local Fire 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:

PETER J. MARIETTI III
Fire Marshal
North Port Fire Rescue District
941.240.8180
pmarietti@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
North Port, FL	}	
PARCEL ID.: # 1140001011	}	

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
 : ss
 COUNTY OF SARASOTA :

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

On Sep 15, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated August 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 1224 NANTES CT PUNTA GORDA FL 33983, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Sep 27 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 27 day of Sep 2023, by William Kiddy.



 Notary Public - State of Florida

 X Personally Known OR Produced Identification
 Type of Identification Produced _____



9589 0710 5270 0187 0238 37

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

ND

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

\$ _____

To

CE WK 23-2109

\$

CLOUD TEN MARKETING GROUP LLC

St

1224 NANTES CT

St

PUNTA GORDA FL 33983

City

City



www.cityofnorthport.com

City of North Port

North Port Fire Rescue District

4980 City Center Boulevard
North Port, Florida 34286



(941) 240-8150

Fax: (941) 240-8182

Occupant Name: Charlotte Harbor National Golf Club at Bobcat Trail Maintenance Bldg
Complex Name: Bobcat Trail
Address: 1400 Bobcat Trail
Suite:
City: North Port
State: FL
Zip Code: 34288
Structure Name: Maintenance Bldg

Inspection Date: 9/25/2023 (Initial Insp. Date: 1/31/2023)
InspectionType: Reinspection #4 (Complaint (Investigation of))
Inspected By: Matthew Brennan
 941-240-8177
 mbrennan@northportfl.gov

Insp. Result	Location	Code Set	Code
--------------	----------	----------	------

Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.1 - Vacant building, premises, or portions thereof maintained free of combustible storage, secured
-------------	--	---	--

Code Text:

Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons.

Inspector Comments: Unable to access interior of property.

Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.2 - Excerpt: All fire protection systems shall be maintained in service...
-------------	--	---	--

Code Text:

All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ.

Inspector Comments: Please contact this office to coordinate.

Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.12.3 - Excerpt: The AHJ shall have the authority to require an...
-------------	--	---	--

Code Text:

The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system



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.	}	
CLOUD TEN MARKETING GROUP LLC	}	
Respondent(s)	}	CASE NO.: 23-2109
	}	
ADDRESS OF VIOLATION:	}	
1400 BOBCAT TRL	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1140001011	}	

STATE OF FLORIDA :
 : ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Aug 18, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1400 BOBCAT TRL, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Aug 18 2023

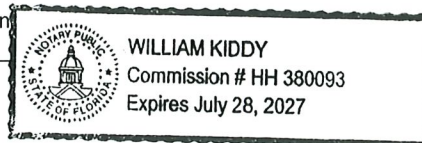

 PETER J. MARIETTI III, Affiant
 Development Services

STATE OF FLORIDA
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 18 day of Aug 2023 by PETER J. MARIETTI III.


 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 1140001011

Ownership: CLOUD TEN MARKETING GROUP LLC
 1224 NANTES CT, PUNTA GORDA, FL, 33983
 Situs Address: 1350 BOBCAT TRL NORTH PORT, FL, 34288

Land Area: 4,933,314 Sq.Ft.
Municipality: City of North Port
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 2810 - Use In Transition
Status: OPEN
Sec/Twp/Rge: 30-39S-22E
Census: 121150027421
Zoning: PCDN - PLANNED COMMUNITY DEVELOPMENT
Total Living Units: 0

Parcel Description: TRACT DESC IN ORI 2003127729, LYING IN SEC 25 & 36-39-21 & SEC 30 & 31-39-22, SUBJ TO 3082 SF LIFT STATION ESMTS TO CITY OF NORTH PORT IN OR 3071/1831 ALSO SUBJ TO 16777 SF UTILITY ESMT TO CITY OF NORTH PORT IN ORI 2000036515 & SUBJ TO 820 SF UTILITY ESMT TO CITY OF NORTH PORT IN ORI 2000036516, CONTAINING 113 C-AC MA. SURVEY BY JOHNSON ENGINEERING

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1350 BOBCAT TRL NORTH PORT, FL, 34288	1	0	3	0	1998	2007	13,947	6,545	1
1350 BOBCAT TRL NORTH PORT, FL, 34288	2	0	1	0	1998	1998	6,000	6,000	1
1350 BOBCAT TRL NORTH PORT, FL, 34288	3	0	0	0	1998	1998	540	300	1
1350 BOBCAT TRL NORTH PORT, FL, 34288	4	0	0	0	1998	1998	252	252	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Asphalt paving	28150	SF	1998
2	1	Concrete paving	4000	SF	1998
3	1	Foot bridge (commercial)	380	SF	1998
4	1	Foot bridge (commercial)	260	SF	1998
5	1	Foot bridge (commercial)	280	SF	1998
6	1	Foot bridge (commercial)	380	SF	1998
7	2	Fence,chain link 6 feet high	216	LF	1998
8	2	Parking Spaces	12	EA	1998
9	2	Asphalt paving	16610	SF	1998
10	2	Concrete paving	735	SF	1998
11	2	Concrete block wall	456	SF	1998
12	4	Fence,chain link 6 feet high	40	LF	1998

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$3,567,400	\$112,400	\$0	\$3,679,800	\$3,022,030	\$0	\$3,022,030	\$657,770
2022	\$1,350,000	\$1,281,500	\$122,700	\$2,754,200	\$2,754,200	\$0	\$2,754,200	\$0
2021	\$1,350,000	\$1,275,000	\$0	\$2,625,000	\$2,625,000	\$0	\$2,625,000	\$0
2020	\$1,143,000	\$1,280,200	\$122,600	\$2,545,800	\$2,545,800	\$0	\$2,545,800	\$0
2019	\$1,080,000	\$1,285,500	\$124,300	\$2,490,200	\$2,490,200	\$0	\$2,490,200	\$0
2018	\$1,080,000	\$1,204,000	\$98,000	\$2,382,000	\$2,382,000	\$0	\$2,382,000	\$0
2017	\$486,000	\$1,166,800	\$94,100	\$1,746,900	\$1,746,900	\$0	\$1,746,900	\$0
2016	\$486,000	\$1,172,000	\$95,400	\$1,753,400	\$1,753,400	\$0	\$1,753,400	\$0
2015	\$445,500	\$1,198,800	\$97,300	\$1,731,600	\$1,731,600	\$0	\$1,731,600	\$0
2014	\$405,000	\$1,213,300	\$88,300	\$1,706,600	\$1,706,600	\$0	\$1,706,600	\$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
6/29/2017	\$2,950,000	2017082903	01	BOBCAT TRAIL GOLF CLUB LLC	WD
2/1/2005	\$3,000,000	2005036603	01	DONNYBROOK GOLF ADVENTURE LLC,	WD
6/26/2003	\$2,800,000	2003127729	X3	KEB INC,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 8/15/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 8/14/2023)
 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*
0392F	OUT	IN	AE	120279	19.9	OUT
0392F	OUT	IN	AE	120279	18.5	OUT
0392F	OUT	IN	AE	120279	19.2	OUT
0392F	OUT	IN	AE	120279	18.7	OUT
0392F	OUT	IN	AE	120279	19.6	OUT
0392F	OUT	OUT	X500	120279		OUT
0392F	OUT	IN	AE	120279		OUT
0392F	OUT	IN	AE	120279	18.5	OUT
0392F	OUT	IN	AE	120279	18	OUT
0391F	OUT	IN	AE	120279	18	OUT
0392F	OUT	IN	AE	120279	19	OUT
0391F	OUT	IN	AE	120279	19	OUT
0392F	OUT	OUT	X	120279		OUT
0391F	OUT	OUT	X	120279		OUT
0391F	OUT	IN	AE	120279	18.9	OUT
0391F	OUT	OUT	X500	120279		OUT
0392F	OUT	OUT	X500	120279		OUT
0392F	OUT	IN	AE	120279	19	OUT
0392F	OUT	IN	AE	120279		OUT
0392F	OUT	IN	AE	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) 246-8050
 *** 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.