



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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
FELIX O CRUZ OCASIO }  
MARIA RIVERA }  
Respondent(s) }

CASE NO.: 23-4186  
CERTIFIED MAIL NO.: 9589071052700187022663

ADDRESS OF VIOLATION: }  
7314 Largeleaf St }  
North Port, FL }  
PARCEL ID.: 1127226124 }

**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 February 22, 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), Felix O Cruz Ocasio, Maria Rivera, own(s) the property commonly known as, 7314 Largeleaf St North Port, Sarasota County, Florida (LOT 24 BLK 2261 46TH ADD TO PORT CHARLOTTE , a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector DAVE GRANDT served the Respondent(s) a NOTICE OF VIOLATION, dated October 04, 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 53-240(A)(3) Unified Land Development Code, Special Structures  
(Wooden fence erected onto this undeveloped property. This property is a UDL with no principle structure.)

**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 **Removed the accessory structure(s) from the undeveloped lot.**

6. If Respondent(s) fail(s) to correct the violation(s) by **March 18th, 2024**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$25.00 per day for Unified Land Development Code, beginning March 19th, 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 **\$2,000.00**, has been reached.
7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **March 28th, 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](mailto: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 **22nd day of February 2024**.

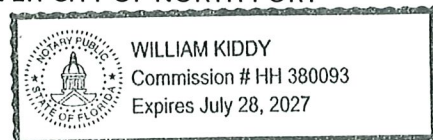
JAMES E. TOALE  
HEARING OFFICER

**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 **7314 Largeleaf St North Port FL 34288**.

**DATED:** February 26, 2024.

SERVER-CITY OF NORTH PORT



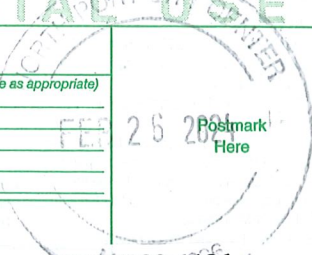
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage \$

Total \$

**FELIX O CRUZ OCASIO / MARIA RIVERA**  
**7314 LARGELEAF ST**  
**NORTH PORT FL 34288**

CE WK 23-4186

PS 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.

FELIX O CRUZ OCASIO

MARIA RIVERA

Respondent(s)

CASE NO.: 23-4186

ADDRESS OF VIOLATION:

7314 LARGELEAF ST

NORTH PORT, FL.

PARCEL ID.: 1127226124

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 7314 LARGELEAF ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024

DAVE GRANDT, Affiant  
Development Services

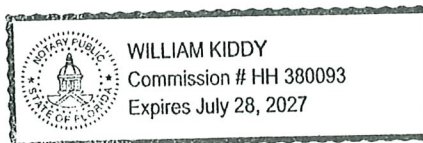
STATE OF FLORIDA

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 DAVE GRANDT.

  
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 1127226124**

**Ownership:**  
 CRUZ OCASIO FELIX O  
 RIVERA MARIA  
 7314 LARGELEAF ST, NORTH PORT, FL, 34288  
**Situs Address:**  
 7314 LARGELEAF ST NORTH PORT, FL, 34288

**Land Area:** 10,814 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1778 - PORT CHARLOTTE SUB 46  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 24-39S-22E  
**Census:** 121150027462  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 24 BLK 2261 46TH 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	\$6,700	\$0	\$0	\$6,700	\$6,700	\$0	\$6,700	\$0
2022	\$7,100	\$0	\$0	\$7,100	\$7,100	\$0	\$7,100	\$0
2021	\$2,500	\$0	\$0	\$2,500	\$2,500	\$0	\$2,500	\$0
2020	\$1,900	\$0	\$0	\$1,900	\$1,757	\$0	\$1,757	\$143
2019	\$1,900	\$0	\$0	\$1,900	\$1,597	\$0	\$1,597	\$303
2018	\$1,600	\$0	\$0	\$1,600	\$1,452	\$0	\$1,452	\$148
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0
2015	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2014	\$4,600	\$0	\$0	\$4,600	\$3,960	\$0	\$3,960	\$640

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
12/17/2021	\$9,900	2021229286	01	COMIAN XIV TAX LIEN FUND LLC	WD
2/20/2020	\$4,400	2020026573	11	DOSTALIE FRANCIS	TD
2/3/2012	\$30,000	2012110500	40	NEW VISTA PROPERTIES INC,	WD
7/6/2007	\$48,200	2007118871	X3	JONES,KARLENE	WD
10/3/2005	\$65,000	2005225925	01	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
9/23/1996	\$100	2897/2194	X2	NATIONSBANK OF FL NA	TR
2/4/1991	\$100	2275/218	11	GENERAL DEVELOPMENT CORP	QC

**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 *
0408F	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

**CODE ENFORCEMENT HEARING**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
FELIX O CRUZ OCASIO }  
MARIA RIVERA }  
Respondent(s) }

CASE NO.: 23-4186  
CERTIFIED MAIL NO.: 9589071052700187025381

ADDRESS OF VIOLATION: }  
7314 Largeleaf St }  
North Port, FL }  
PARCEL ID.: 1127226124 }

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 13, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 2024**, in City Chambers, City Hall, **4970 City Hall Boulevard, North Port, Florida**, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A **NOTICE OF VIOLATION**, dated *October 04, 2023*, was previously served by **REGULAR MAIL**.

The attached **AFFIDAVIT OF VIOLATION** specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

**YOU ARE HEREBY ORDERED** to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on **February 22, 2024**, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Property Standard Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

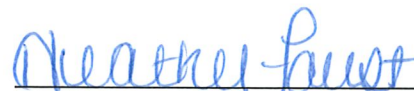
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

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

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached AFFIDAVIT OF VIOLATION, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.  
<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



HEATHER FAUST, City Clerk

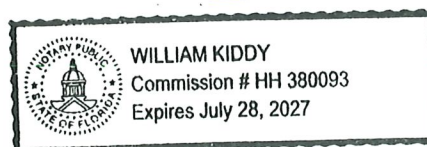
**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by ***Certified Mail/Return Receipt Requested*** at **7314 LARGELEAF ST NORTH PORT FL 34288**.

**DATED:** December 14, 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.	}	
FELIX O CRUZ OCASIO	}	
MARIA RIVERA	}	
Respondent(s)	}	CASE NO.: 23-4186
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
7314 LARGELEAF ST	}	
NORTH PORT, FL	}	
PARCEL ID.: 1127226124	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
 : ss

**COUNTY OF SARASOTA** :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated October 04, 2023, by first class mail, a copy of which is attached.

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

9/28/2023, 12:50:42 PM KRADUCCI A wooden fence erected on this undeveloped property. This property is a UDL with no principal structure. companion case: 23-3047 Please write for 53-240 A(3) ULDC Accessory Structure on lot w/o principal structure.

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

**Violation Description**

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Wooden fence erected onto this undeveloped property. This property is a UDL with no principle structure.

**Violation Corrective Action**

Removed the accessory structure(s) from the undeveloped lot within (10) days of the date of the Notice of Violation.



(3) Field Inspection Notes:

9/28/2023, 12:55:26 PM KRADUCCI Wooden Fence erected on this property w/o a principal structure not allowed. 10/18/2023, 11:34:55 AM DGRANDT Property is still in violation. 12/12/2023, 11:18:48 AM DGRANDT Property is still in violation.

DATED: December 13, 2023



DAVE GRANDT  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

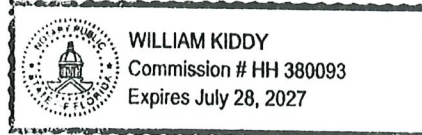
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 13 day of Dec 2023, by DAVE GRANDT.

---

*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**

FELIX O CRUZ OCASIO  
MARIA RIVERA  
7314 LARGELEAF ST  
NORTH PORT, FL 34288

**DATE:** October 4, 2023

PSI CASE NO.: 23-4186  
REAL PROPERTY ADDRESS: 7314 LARGELEAF ST, NORTH PORT, FL  
LOT 24 BLK 2261 46TH ADD TO PORT CHARLOTTE PARCEL ID #: 1127226124  
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 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Wooden fence erected onto this undeveloped property. This property is a UDL with no principal structure.

**Violation Corrective Action**

Removed the accessory structure(s) from the undeveloped lot within (10) days of 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

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:***

DAVE GRANDT  
Inspector  
Neighborhood Development Services  
e-mail: [dgrandt@northportfl.gov](mailto:dgrandt@northportfl.gov)



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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
FELIX O CRUZ OCASIO }  
MARIA RIVERA }  
Respondent(s) } CASE NO.: 23-4186  
ADDRESS OF VIOLATION: }  
7314 LARGELEAF ST }  
North Port, FL }  
PARCEL ID.: # 1127226124 }

**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 December 13, 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 7314 LARGELEAF ST 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 20<sup>th</sup> day of Feb 2024, by William Kiddy.

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

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



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

DEC 14 2023

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Postage

\$

Total

\$

Sender

Street

City

CE WK 23-4186

FELIX O CRUZ OCASIO / MARIA RIVERA  
7314 LARGELEAF ST  
NORTH PORT FL 34288

34288

PS Form 3800, January 2008 (with changes) For Instructions



**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.	}	
FELIX O CRUZ OCASIO	}	
MARIA RIVERA	}	
Respondent(s)	}	CASE NO.: 23-4186
<b>ADDRESS OF VIOLATION:</b>	}	
7314 LARGELEAF ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 1127226124	}	

STATE OF FLORIDA :  
 : SS  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On Dec 14, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7314 LARGELEAF ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 14 2023

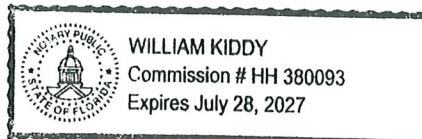
  
 \_\_\_\_\_  
 DAVE GRANDT, Affiant  
 Development Services

STATE OF FLORIDA  
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 14 day of Dec 2023 by DAVE GRANDT \_\_\_\_\_.

  
 \_\_\_\_\_  
 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 1127226124**

**Ownership:**  
 CRUZ OCASIO FELIX O  
 RIVERA MARIA  
 7314 LARGELEAF ST, NORTH PORT, FL, 34288  
**Situs Address:**  
 7314 LARGELEAF ST NORTH PORT, FL, 34288

**Land Area:** 10,814 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1778 - PORT CHARLOTTE SUB 46  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 24-39S-22E  
**Census:** 121150027462  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 24 BLK 2261 46TH 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. <sup>(1)</sup>
2023	\$6,700	\$0	\$0	\$6,700	\$6,700	\$0	\$6,700	\$0
2022	\$7,100	\$0	\$0	\$7,100	\$7,100	\$0	\$7,100	\$0
2021	\$2,500	\$0	\$0	\$2,500	\$2,500	\$0	\$2,500	\$0
2020	\$1,900	\$0	\$0	\$1,900	\$1,757	\$0	\$1,757	\$143
2019	\$1,900	\$0	\$0	\$1,900	\$1,597	\$0	\$1,597	\$303
2018	\$1,600	\$0	\$0	\$1,600	\$1,452	\$0	\$1,452	\$148
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0
2015	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2014	\$4,600	\$0	\$0	\$4,600	\$3,960	\$0	\$3,960	\$640

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
12/17/2021	\$9,900	2021229286	01	COMIAN XIV TAX LIEN FUND LLC	WD
2/20/2020	\$4,400	2020026573	11	DOSTALIE FRANCIS	TD
2/3/2012	\$30,000	2012110500	40	NEW VISTA PROPERTIES INC,	WD
7/6/2007	\$48,200	2007118871	X3	JONES,KARLENE	WD
10/3/2005	\$65,000	2005225925	01	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
9/23/1996	\$100	2897/2194	X2	NATIONSBANK OF FL NA	TR
2/4/1991	\$100	2275/218	11	GENERAL DEVELOPMENT CORP	QC

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

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

FEMA Flood Zone (Data provided by Sarasota County Government as of 12/11/2023)  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0408F	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.

