



**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.	}	
PATRICIA A BRADLEY	}	
Respondent(s)	}	CASE NO.: 24-95
	}	CERTIFIED MAIL NO.: 9589071052700187025923
ADDRESS OF VIOLATION:	}	
7511 Perennial Rd	}	
North Port, FL	}	
PARCEL ID.: 0972172410	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 09, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on March 28, 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 *January 08, 2024*, 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 **March 28, 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 Compliance 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

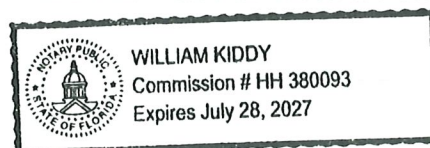
**CERTIFICATE OF SERVICE**

***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 **PO BOX 8003 NORTH PORT FL 34290**.

**DATED:** January 11, 2024



SERVER – CITY OF NORTH PORT





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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>PATRICIA A BRADLEY</b>	}	
Respondent(s)	}	CASE NO.: 24-95
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>7511 PERENNIAL RD</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0972172410	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated January 08, 2024, by first class mail, a copy of which is attached.

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

1/4/2024, 1:36:59 PM MKUYKENDAL There is a garage on a vacant lot With no principal structure, and a green Mustang that has driven through the right of way to park on the vacant lot. This is a repeat offense from case number 22-12 56, which capped out December 31, 2022.

(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**

-REPEAT VIOLATION- Garage on undeveloped lot with no principal structure. This is a repeat violation concerning the same violation of a shed on this property with no principal structure. 1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.

**Violation Corrective Action**

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

**Violation Description**

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

**Violation Text**

-REPEAT VIOLATION-Green mustang that has driving through the City Right-of-way to access/park on undeveloped lot. This is a repeat violation concerning the same violation of a vehicle being driven through the right of way to access the undeveloped lot. 1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.

**Violation Corrective Action**

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

**(3) Field Inspection Notes:**

1/4/2024, 1:38:26 PM MKUYKENDAL There is a garage on a vacant lot With no principal structure, and a green Mustang that has driven through the right of way to park on the vacant lot. This is a repeat offense from case number 22-1256, which capped out December 31, 2022. The lot is still in violation This is a repeat offense from case number 22-1256 that capped out on December 31, 2022 having a garage on vacant property with no primary structure and a vehicle driving through the right of way with no driveway

DATED: January 09, 2024

Michael Centeno-Kuykendal  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9 day of Jan 2024, by Michael Centeno-Kuykendal.

Notary Public - State of Florida

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





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

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

**REPEAT VIOLATION**

PATRICIA A BRADLEY  
PO BOX 8003  
NORTH PORT, FL 34290

**DATE:** January 8, 2024

PSI CASE NO.: 24-95  
REAL PROPERTY ADDRESS: 7511 PERENNIAL RD, NORTH PORT, FL  
LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE PARCEL ID #: 0972172410  
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**

-REPEAT VIOLATION- Garage on undeveloped lot with no principal structure. This is a repeat violation concerning. the same violation of a shed on this property with no principal structure.  
1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.

**Violation Corrective Action**

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

**Violation Description**

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

**Violation Text**

-REPEAT VIOLATION-Green mustang that has driving through the City Right-of-way to access/park on undeveloped lot. This is a repeat violation concerning the same violation of a vehicle being driven through the right of way to access the undeveloped lot. 1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.

**Violation Corrective Action**

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

**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:	

<b><i>For any repeat Violations</i></b>	<b><i>Daily Fine Shall Not Exceed - \$500.00 per day Maximum Cumulative Fine \$25,000.00</i></b>
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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:***

Michael Centeno-Kuykendal  
Inspector  
Development Services  
e-mail: [mkuykendall@northportfl.gov](mailto:mkuykendall@northportfl.gov)





9589 0710 5270 0167 0259 23

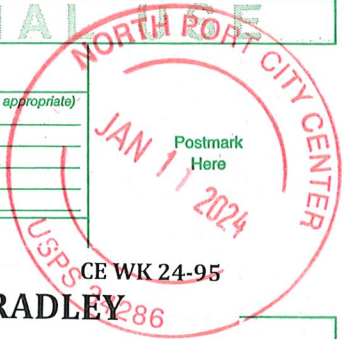
U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT** *ND*  
Domestic Mail Only

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

**OFFICIAL RECEIPT**

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	\$
<b>Total</b>	\$



**PATRICIA A BRADLEY**  
**PO BOX 8003**  
**NORTH PORT FL 34290**





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

**Property Record Information for 0972172410**

**Ownership:**  
 BRADLEY PATRICIA A  
 PO BOX 8003, NORTH PORT, FL, 34290  
**Situs Address:**  
 0 PERENNIAL RD NORTH PORT, FL, 34291

**Land Area:** 10,491 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1592 - PORT CHARLOTTE SUB 36  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 18-39S-21E  
**Census:** 121150027381  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 10, BLK 1724, 36TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	Garage Detached	320	SF	2003

**Values**

X Indicates the parcel was closed for the tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⓘ
2023	\$23,200	\$0	\$12,900	\$36,100	\$23,474	\$0	\$23,474	\$12,626
2022	\$26,400	\$0	\$14,300	\$40,700	\$21,340	\$0	\$21,340	\$19,360
2021	\$7,700	\$0	\$11,700	\$19,400	\$19,400	\$0	\$19,400	\$0
X 2020	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2019	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2018	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2017	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
X 2014	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/5/2018	\$100	2018092432	11	LEWIS JEANNE A	QC

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/8/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/8/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0378F	OUT	OUT	X	120279		OUT
0378F	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) 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.

