



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

CITY OF NORTH PORT, FLORIDA }

Petitioner, }

vs. }

CHARLENE GUILLEM, GUILLEM WILLIAM }

Respondent(s) }

CASE NO.: CECASE-25-03305

ADDRESS OF VIOLATION: }

2099 SNOVER AVE NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0981046407 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 03/05/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 2099 SNOVER AVE NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

Tony Brehon, 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 19th day of March, 2026 by Tony Brehon.

Notary public - State of Florida

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.	}	
CHARLENE GUILLEM, GUILLEM WILLIAM	}	
Respondent(s)	}	CASE NO.: CECASE-25-03305
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2099 SNOVER AVE NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0981046407	}	

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 **02/26/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), CHARLENE GUILLEM, GUILLEM WILLIAM, own(s) the property commonly known as 2099 SNOVER AVE, North Port, Sarasota County, Florida LOT 7 BLK 464 8TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 12/02/2025.
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:
 - Accumulation of Debris (Default Hearing) | 42-23 NPCC
Debris consisting of trash boxes cardboard on property.
 - Residential swimming barrier requirement. (Default Hearing) | 4501.17 FBC
No pool barrier.

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
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.
 - Pool must immediately be brought into compliance with code.



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

HEARING OFFICER

6. If Respondent(s) fail(s) to correct the violation(s) by **March 23, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$50** per day, beginning **03/24/2026**, 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 **\$1000 & \$5000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **04/23/2026 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 34286-4100

ceinfo@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 **26th** day of **February, 2026**.

Signed by:

B45087F0EE124AB...
JAMES L 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 2099 SNOVER AVE NORTH PORT, FL 34286-6814.

COS Date: 03/04/2026

Signed by:
Trysta Lynn Cassell
D2BE2045940849C...
Try... NORTHPORT

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/04/2026

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8359 9146 54

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/04/2026 14:58

ORIGINAL INTENDED RECIPIENT:

GUILLEM WILLIAM CHARLENE
GUILLEM GUILLEM WILLIAM GUILLEM
CHARLENE
2099 SNOVER AVE
NORTH PORT FL 34286-6814

Case Number: CECASE-25-03305

Parcel ID: 0981046407

DATE PRODUCED: 3/30/2026 7:22 AM

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8359 9146 54

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GUILLEM WILLIAM,CHARLENE

GUILLEM,GUILLEM WILLIAM,GUILLEM

CHARLENE

2099 SNOVER AVE

NORTH PORT, FL 34286-6814

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of North Port

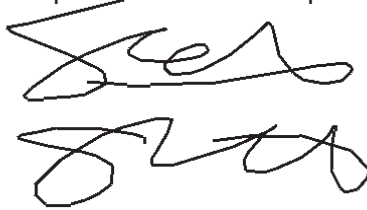
Date Produced: 03/30/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8359 9146 54. Our records indicate that this item was delivered on 03/27/2026 at 10:07 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

GUILLEM WILLIAM, CHARLENE
GUILLEM, GUILLEM WILLIAM, GUILLEM
CHARLENE
2099 SNOVER AVE
NORTH PORT, FL 34286-6814

Customer Reference Number: C6623678.40515626



Return address:

CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286



Recipient address:

GUILLEM WILLIAM,CHARLENE
GUILLEM,GUILLEM WILLIAM,GUILLEM
CHARLENE
2099 SNOVER AVE
NORTH PORT, FL 34286-6814

MAILING DATE: 03/04/2026
DELIVERY DATE: 03/27/2026

USPS CERTIFIED MAIL



9214 8901 9403 8359 9146 54

USPS Tracking Label Number: 9214 8901 9403 8359 9146 54

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/04/2026 06:41
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/04/2026 14:58
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/05/2026 17:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/05/2026 18:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/06/2026 15:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/07/2026 02:04
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	03/07/2026 13:03
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	03/09/2026 09:05
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34286	03/12/2026 03:17
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34286	03/22/2026 03:41
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	03/23/2026 11:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/25/2026 19:36
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/26/2026 17:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/27/2026 00:00
RETURN TO SENDER LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	03/27/2026 10:07

CASE NUMBER: CECASE-25-03305
PARCEL ID: 0981046407



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

CHARLENE GUILLEM

WILLIAM GUILLEM

Respondent(s)

CASE NO.: CECASE-25-03305

ADDRESS OF VIOLATION:

2099 Snover Ave

North Port, FL 34286

PARCEL ID.: 0981046407

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

OF SARASOTA

:

The undersigned Trysta Cassell, upon his/her Trysta Cassell oath, deposes and says:

On 02/12/2026, the Respondent(s) was served with a Notice of Hearing 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 2099 SNOVER AVE, NORTH PORT, FL 34286-6814 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

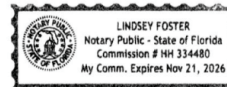
DATED: February 17th, 2026.

Trysta Cassell, 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 17 day of FEBRUARY 2026, by Trysta Cassell.

Lindsey Foster - 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 0981046407

Ownership:

GUILLEM WILLIAM
GUILLEM CHARLENE
2099 SNOVER AVE, NORTH PORT, FL, 34286-6814

Situs Address:

2099 SNOVER AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1526 - PORT CHARLOTTE SUB 08
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 23-39S-21E
Census: 121150027452
Zoning: R1 - RESIDENTIAL LOW
Total Living Units: 1
Parcel Description: LOT 7 BLK 464 8TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2099 SNOVER AVE NORTH PORT, FL, 34286	1	3	2	0	2000	2005	1,816	1,180	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	620	SF	2000
2	1	Patio - concrete or Pavers	332	SF	2000
3	1	Swimming Pool	288	SF	2000

Values

<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>
2025	\$19,800	\$164,200	\$24,900	\$208,900	\$208,900	\$0	\$208,900	\$0
2024	\$19,500	\$179,500	\$29,900	\$228,900	\$228,900	\$0	\$228,900	\$0
2023	\$19,100	\$192,500	\$27,800	\$239,400	\$99,890	\$50,000	\$49,890	\$139,510
2022	\$20,600	\$179,900	\$30,200	\$230,700	\$96,981	\$50,000	\$46,981	\$133,719
2021	\$9,300	\$127,600	\$21,400	\$158,300	\$94,156	\$50,000	\$44,156	\$64,144
2020	\$8,900	\$119,300	\$23,600	\$151,800	\$92,856	\$50,000	\$42,856	\$58,944
2019	\$9,000	\$116,100	\$20,400	\$145,500	\$82,655	\$50,000	\$32,655	\$62,845
2018	\$9,200	\$118,200	\$19,300	\$146,700	\$81,114	\$50,000	\$31,114	\$65,586
2017	\$5,500	\$104,000	\$18,100	\$127,600	\$79,446	\$50,000	\$29,446	\$48,154
2016	\$5,100	\$96,100	\$17,200	\$118,400	\$77,812	\$50,000	\$27,812	\$40,588

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

Homestead Property: No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)


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>
7/28/2006	\$210,000	2006140323	01	SUTTON, GARY L	WD
5/31/2000	\$89,900	2000069874	01	WINDEMERE HOMES INC,	WD
5/7/1999	\$36,700	1999066653	X2	SCRUTINY INC	WD
12/10/1998	\$1,900	1998165503	11	VANCE ELEANORA M	TD
4/1/1977	\$1,800	1185/1295	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

FEMA Flood Zone Information provided by Sarasota County Government

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<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>
0383F	OUT	OUT	X	120279		OUT

** 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.

FEMA Flood Zone Data provided by Sarasota County Government as of 2/2/2026

For general questions regarding the flood map, call (941) 861-5000.