



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. }

HAYNES MICHAEL K }

Respondent(s) }

CASE NO.: CECASE-25-00340

ADDRESS OF VIOLATION: }

0 *ADDRESS NEEDED NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1128227006 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 03/26/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 0 *ADDRESS NEEDED NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/30/2026

Joshua Presson, 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 30th day of March, 2026 by Joshua Presson.

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.	}	
HAYNES MICHAEL K	}	
Respondent(s)	}	CASE NO.: CECASE-25-00340
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 *ADDRESS NEEDED NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1128227006	}	

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:

- Respondent(s), HAYNES MICHAEL K, own(s) the property commonly known as, PID **1128227006** North Port, Sarasota County, Florida LOT 6 BLK 2270 47TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated **02/20/2025**.
- 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:

- Respondent’s actions constitute a violation of:
 - Accumulation of Debris (Default Hearing) | 42-23 NPCC
Accumulation of debris on property consisting of bamboo fencing, water tank, tarps, lumber and other miscellaneous household items.
 - Driving Through C.R.O.W. | 70-21 NPCC
Recreational vehicle and van, driving through the City right-of-way.
 - Motor vehicles - Exterior Property Areas | 302.8 IPMC
A recreational vehicle and van being stored on vacant property.

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

ORDERED that:

- 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.



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

HEARING OFFICER

- 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.
- Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

6. If Respondent(s) fail(s) to correct the violation(s) by **April 17, 2026**, RESPONDENT MAY BE ASSESSED **\$10, \$10, & \$10** per day, beginning **04/18/2026**, 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, \$1000, & \$1000**, 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

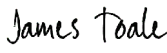
4970 City Hall Boulevard

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 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 205 BLUE HILL RD GREAT BARRINGTON, MA 01230-1241.

COS Date: 03/04/2026

Signed by:


D2BE2045940849C...
Trysta Cassell - City of 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 30

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:

HAYNES MICHAEL K
205 BLUE HILL RD
GREAT BARRINGTON MA 01230-1241

Case Number: CECASE-25-00340

Parcel ID: 1128227006



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.

MICHAEL K HAYNES

Respondent(s)

CASE NO.: CECASE-25-00340

ADDRESS OF VIOLATION:

0 *address Needed

North Port, FL 34288

PARCEL ID.: 1128227006

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her 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 205 BLUE HILL RD, GREAT BARRINGTON, MA 01230-1241 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

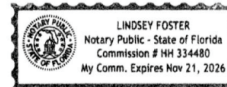
DATED: February 17th, 2026.

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 _____