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. }

FRANKLIN DAVID }

Respondent(s) } CASE NO.: CECASE-25-01069

ADDRESS OF VIOLATION: }

2037 N CHAMBERLAIN BLVD NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0962091909 }

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2037 N CHAMBERLAIN BLVD NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 10/07/2025

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 7th day of 10/07/2025 by Tony Brehon

Notary public - State of Florida

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

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

Docusign Envelope ID: 26736B81-9727-46B1-ACAE-0B471692DCC2

CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
FRANKLIN DAVID	}	
Respondent(s)	}	CASE NO.: CECASE-25-01069
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2037 N CHAMBERLAIN BLVD NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0962091909	}	

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 08/28/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), FRANKLIN DAVID standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 9, BLK 919, 20TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn ONeil served the Respondent(s) a Notice of Violation, dated 05/28/2025.
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:

. Prohibited Parking Limitations | 59-1 (C)(1) NPCC

Two trailers being stored on unimproved surfaces in front of the property.
One of the trailers is blocking the front door.

. Permit Expired - Period of Validity | 105.4.1.1 FBC

19-00007463 expired HVAC change out 02/22/2020

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

- Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice
- Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. For additional information, go to https://www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

Docusign Envelope ID: 26736B81-9727-46B1-ACAE-0B471692DCC2

6. If Respondent(s) fail(s) to correct the violation(s) by **October 16, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **$10 & $10** per day, beginning **10/17/2025**, 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 **10/23/2025** ***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 08/28/2025.

Signed by:
JAMES E TOALE
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 2037 N CHAMBERLAIN BLVD NORTH PORT, FL 34286-6805.

Docusign Envelope ID: 26736B81-9727-46B1-ACAE-0B471692DCC2

Signed by:
Trysta Cassell
4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:49 AM EDT

Trysta Cassell - CITY OF NORTHPORT

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8331 5532 22

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 09/08/2025 14:33

ORIGINAL INTENDED RECIPIENT:

FRANKLIN DAVID
2037 N CHAMBERLAIN BLVD
NORTH PORT FL 34286-6805

Case Number: CECASE-25-01069
Parcel ID: 0962091909

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

UNITED STATES POSTAL SERVICE

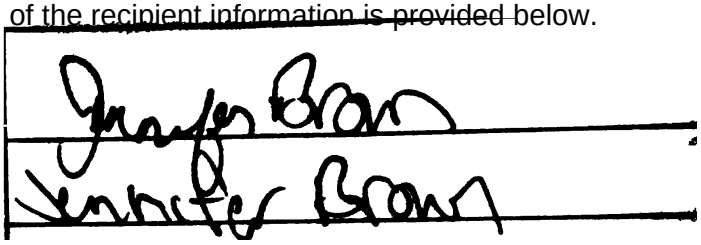
Mailer: City of North Port

Date Produced: 09/12/2025

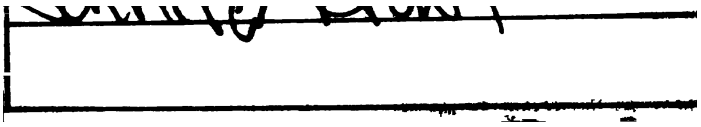
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8331 5532 22. Our records indicate that this item was delivered on 09/11/2025 at 12:30 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

FRANKLIN DAVID
2037 N CHAMBERLAIN BLVD
NORTH PORT, FL 34286-6805

Customer Reference Number: C6182106.37612908

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

FRANKLIN DAVID
2037 N CHAMBERLAIN BLVD
NORTH PORT, FL 34286-6805

MAILING DATE: 09/08/2025
DELIVERY DATE: 09/11/2025

USPS CERTIFIED MAIL

9214 8901 9403 8331 5532 22

USPS Tracking Label Number: 9214 8901 9403 8331 5532 22

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	09/08/2025 10:38
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	09/08/2025 14:33
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	09/09/2025 17:30
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	09/09/2025 18:45
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/10/2025 14:26
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	09/11/2025 12:30

CASE NUMBER: CECASE-25-01069

PARCEL ID: 0962091909