



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.

}

STRIVER RISE LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-01119

ADDRESS OF VIOLATION:

}

1405 Winthrop ST

}

Parcel ID.: 0981046242

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 10/07/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1405 Winthrop ST, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 10/08/2025

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 8th day of 10/08/2025 by Joshua Presson

Notary public - State of Florida

X 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.	}	
STRIVER RISE LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-01119
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
1405 Winthrop ST	}	
Parcel ID.: 0981046242	}	

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 09/24/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), STRIVER RISE LLC, own(s) the property commonly known as 1405 WINTHROP ST, North Port, Sarasota County, Florida LOTS 42 & 43, BLK 462, 8TH ADD TO PORT CHARLOTTE,, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 05/30/2025.
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

Accumulation of debris on property, consisting of multiple wooden pallets and miscellaneous construction debris.

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.
6. If Respondent(s) fail(s) to correct the violation(s) by **October 19, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **10/20/2025**, 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, 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 09/24/2025.

Signed by:

James Toale

B43067F0EET24AB...

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 2767 HORSESHOE CT SARASOTA, FL 34235-1835.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 10/06/2025

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/06/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8336 5755 26

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 10/06/2025 14:25

ORIGINAL INTENDED RECIPIENT:

STRIVER RISE LLC
2767 HORSESHOE CT
SARASOTA FL 34235-1835

Case Number: CECASE-25-01119

Parcel ID: 0981046242



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.

STRIVER RISE LLC

Respondent(s)

ADDRESS OF VIOLATION:

1405 Winthrop St

PARCEL ID.: 0981046242

CASE NO.: CECASE-25-01119

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 09/12/2025, the Respondent(s) was served with a Notice of Hearing dated 06/25/2025 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 2767 HORSESHOE CT, SARASOTA, FL 34235-1835 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: September 16th, 2025.

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 16 day of SEPTEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida

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

