



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.

}

VALENTINE SUSAN F

}

Respondent(s)

}

CASE NO.: CECASE-25-02527

ADDRESS OF VIOLATION:

}

1512 HELVENSTON ST NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1118169004

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 12/17/2025 the Respondent(s) was served with a NOTICE OF CONTINUANCE OF MANDATORY HEARING by posting said Notice at 1512 HELVENSTON ST NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 12/31/2025

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 31st day of December, 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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

VALENTINE SUSAN F

Respondent(s)

CASE NO.: CECASE-25-02527

ADDRESS OF VIOLATION:

1512 HELVENSTON ST NORTH PORT, FL, 34288-4288

Parcel ID.: 1118169004

CERTIFIED MAIL NO.:

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on 12/11/2025. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from 12/11/2025 to 01/22/2026 *at 9:00 a.m* in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the “Request for Re-Inspection” form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE AND ORDERED, for the City of North Port, Florida this 12/11/2025.

Signed by:

James Toale

B45087F0EE124AB...

JAMES E TOALE

HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested to*** 1512 HELVENSTON ST NORTH PORT, FL 34288-3850.

COS Date: 12/16/2025

Signed by:

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT



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.

SUSAN F VALENTINE

Respondent(s)

CASE NO.: CECASE-25-02527

ADDRESS OF VIOLATION:

1512 Helvenston St

North Port, FL 34288

PARCEL ID.: 1118169004

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 11/25/2025, the Respondent(s) was served with a Notice of Mandatory 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 1512 HELVENSTON ST, NORTH PORT, FL 34288-3850 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 01, 2025.

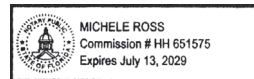
Trysta Cassell, Affiant

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 01 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1300 28

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

VALENTINE SUSAN F
1512 HELVENSTON ST
NORTH PORT FL 34288-3850

Case Number: CECASE-25-02527

Parcel ID: 1118169004

Mailer: City of North Port

Date Produced: 12/25/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 1300 28. Our records indicate that this item was delivered on 12/24/2025 at 09:17 a.m. in NORTH PORT, FL 34288. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section

Susan F Valentine

Address of Recipient :

Susan F Valentine
1512 HELVENSTON ST
NORTH PORT FL 34288

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:

VALENTINE SUSAN F
1512 HELVENSTON ST
NORTH PORT, FL 34288-3850

Customer Reference Number: C6431811.39243148



Return address:

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

Recipient address:

VALENTINE SUSAN F
1512 HELVENSTON ST
NORTH PORT, FL 34288-3850

MAILING DATE: 12/16/2025
DELIVERY DATE: 12/24/2025

USPS CERTIFIED MAIL



9214 8901 9403 8347 1300 28

USPS Tracking Label Number: 9214 8901 9403 8347 1300 28

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/16/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/16/2025 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/18/2025 03:03
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/18/2025 04:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/19/2025 00:54
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34288	12/19/2025 09:46
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	12/20/2025 10:16
REDELIVERY SCHEDULED	NORTH PORT,FL 34288	12/23/2025 12:47
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34288	12/24/2025 09:17

CASE NUMBER: CECASE-25-02527
PARCEL ID: 1118169004