



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.

}

VIOLA S JUETT, RONALD HARTER JR

}

Respondent(s)

}

CASE NO.: CECASE-25-02460

ADDRESS OF VIOLATION:

}

8521 SHUMOCK AVE NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0996183324

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 07/06/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 8521 SHUMOCK AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/15/2026

Gavyn O'Neil, 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 15th day of July, 2026 by Gavyn O'Neil.

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.	}	
JUETT VIOLA S, RONALD HARTER JR	}	
Respondent(s)	}	CASE NO.: CECASE-25-02460
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
8521 SHUMOCK AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0996183324	}	

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 **06/25/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), JUETT VIOLA S, RONALD HARTER JR, own(s) the property commonly known as 8521 SHUMOCK AVE, North Port, Sarasota County, Florida LOT 23 LESS THE E 60 FT & THE E 50 FT OF LOT 24, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 4/1/2026.
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:

304.1.1 IPMC - Unsafe Conditions 8 - Roofing

Roof in disrepair, also has a torn blue tarp on it.

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

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly:

- The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

6. If Respondent(s) fail(s) to correct the violation(s) by **August 14th, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250**

per day, beginning **August 15th, 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 No Maximum defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **08/27/2026 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 25th day of June, 2026.

Signed by:

James 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 8521 SHUMOCK AVE NORTH PORT, FL 34287-1925.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 07/02/2026



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.

RONALD HARTER JR

VIOLA S JUETT

Respondent(s)

CASE NO.: CECASE-25-02460

ADDRESS OF VIOLATION:

8521 Shumock Ave

North Port, FL 34287

PARCEL ID.: 0996183324

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 6/12/2026, the Respondent(s) was served with a Notice of Continuance 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 8521 SHUMOCK AVE, NORTH PORT, FL 34287-1925 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: June 16th, 2026.

Trysta Cassell, Affiant

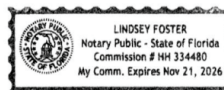
Recording Secretary

STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of JUNE, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



X Personally Known OR ___ Produced Identification

Type of Identification Produced _____

DATE PRODUCED: 6/30/2026 3:17 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8327 1445 64

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JUETT VIOLA S, RONALD HARTER JR

8521 SHUMOCK AVE

NORTH PORT, FL 34287-1925

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

Return Reference Number:



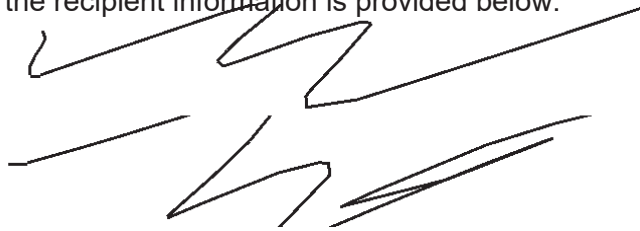
Mailer: City of North Port

Date Produced: 06/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 1445 64. Our records indicate that this item was delivered on 06/29/2026 at 10:43 a.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:

JUETT VIOLA S, RONALD HARTER JR
8521 SHUMOCK AVE
NORTH PORT, FL 34287-1925

Customer Reference Number: C6887542.42201093



Return address:

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



Recipient address:

JUETT VIOLA S, RONALD HARTER JR
8521 SHUMOCK AVE
NORTH PORT, FL 34287-1925

MAILING DATE: 06/04/2026
DELIVERY DATE: 06/29/2026

USPS CERTIFIED MAIL



9214 8901 9403 8327 1445 64

USPS Tracking Label Number: 9214 8901 9403 8327 1445 64

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/04/2026 11:19
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/04/2026 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/05/2026 18:58
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/05/2026 20:13
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/06/2026 14:33
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/07/2026 04:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/08/2026 01:57
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	06/08/2026 15:10
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	06/09/2026 08:11
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	06/13/2026 03:20
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	06/23/2026 03:09
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	06/23/2026 04:51
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/25/2026 07:18
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/26/2026 08:49
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/27/2026 10:46
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/28/2026 11:08
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/29/2026 10:43

CASE NUMBER: CECASE-25-02460
PARCEL ID: 0996183324

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8331 8855 07

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 07/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

JUETT VIOLA S RONALD HARTER JR
8521 SHUMOCK AVE
NORTH PORT FL 34287-1925

Case Number: CECASE-25-02460

Parcel ID: 0996183324

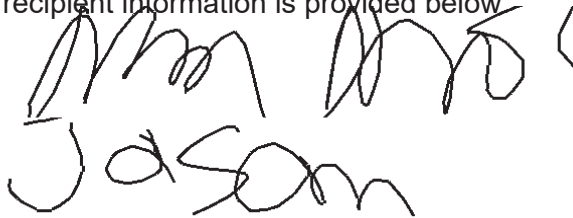
Mailer: City of North Port

Date Produced: 07/07/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8331 8855 07. Our records indicate that this item was delivered on 07/06/2026 at 03:39 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below

Signature of Recipient :



Address of Recipient :

**8521 SHUMOCK AVE, NORTH
PORT, FL 34287**

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:

JUETT VIOLA S, RONALD HARTER JR
8521 SHUMOCK AVE
NORTH PORT, FL 34287-1925

Customer Reference Number: C6965355.42692766



Return address:

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

Recipient address:

JUETT VIOLA S, RONALD HARTER JR
8521 SHUMOCK AVE
NORTH PORT, FL 34287-1925

MAILING DATE: 07/02/2026
DELIVERY DATE: 07/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8331 8855 07

USPS Tracking Label Number: 9214 8901 9403 8331 8855 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/02/2026 08:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/02/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/03/2026 20:09
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/03/2026 21:24
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/04/2026 09:43
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/05/2026 12:48
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/06/2026 00:42
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	07/06/2026 15:38
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	07/06/2026 15:39

CASE NUMBER: CECASE-25-02460
PARCEL ID: 0996183324