



**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. }

LAITY WILLIAM D }

Respondent(s) }

CASE NO.: CECASE-25-02018

ADDRESS OF VIOLATION: }

0 \*ADDRESS NEEDED NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0986024121 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On 01/29/2026 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, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/05/2026

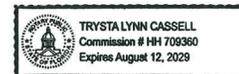
**Tony Brehon, Affiant**  
**Development Services**

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 5th day of February, 2026 by Tony Brehon.

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
LAITY WILLIAM D	}	
Respondent(s)	}	CASE NO.: CECASE-25-02018
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0986024121	}	

**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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), LAITY WILLIAM D, own(s) the property commonly known as (Address needed), North Port, Sarasota County, Florida LOT 21 BLK 241 8TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
- Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 07/23/2025.
- 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:
  - Permit Required | 105.1 FBC

After the fact permit needed for Underbrush removal.

**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
  - Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).
- If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$50** per day, beginning **02/17/2026**, 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 **\$5000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **02/26/2026 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 January 22nd, 2026.

Signed by:  
  
\_\_\_\_\_  
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 1207 MONTANA LN NORTH PORT, FL 34286-1101.

COS Date: 01/28/2026

Signed by:  
  
\_\_\_\_\_  
Tryota 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.

WILLIAM D LAITY

Respondent(s)

CASE NO.: CECASE-25-02018

**ADDRESS OF VIOLATION:**

0 \*address Needed

North Port, FL 34286

PARCEL ID.: 0986024121

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 01/09/2026, 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 1207 MONTANA LN, NORTH PORT, FL 34286-1101 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

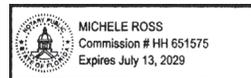
DATED: January 12, 2026.

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 12th day of JANUARY 2026, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



**Property Record Information for 0986024121**

**Ownership:**

LAITY WILLIAM D  
 1207 MONTANA LN, NORTH PORT, FL, 34286-1101

**Situs Address:**

MONTANA LN NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1526 - PORT CHARLOTTE SUB 08

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 25-39S-21E

**Census:** 121150027452

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 21 BLK 241 8TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>i</sup>
2025	\$19,800	\$0	\$0	\$19,800	\$18,513	\$0	\$18,513	\$1,287
2024	\$19,500	\$0	\$0	\$19,500	\$16,830	\$0	\$16,830	\$2,670
2023	\$15,300	\$0	\$0	\$15,300	\$15,300	\$0	\$15,300	\$0
2022	\$15,800	\$0	\$0	\$15,800	\$15,800	\$0	\$15,800	\$0
2021	\$6,500	\$0	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2020	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200	\$0
2019	\$5,900	\$0	\$0	\$5,900	\$5,845	\$0	\$5,845	\$55
2018	\$6,000	\$0	\$0	\$6,000	\$5,314	\$0	\$5,314	\$686
2017	\$5,000	\$0	\$0	\$5,000	\$4,831	\$0	\$4,831	\$169
2016	\$4,600	\$0	\$0	\$4,600	\$4,392	\$0	\$4,392	\$208

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

**Current Exemptions**

**Homestead Property:** No

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/28/2021	\$9,000	2021102803	37	MINOTT DORIS M	WD
6/7/1993	\$6,100	2527/2758	15	TRUST # 6080352	TR
12/29/1989	\$100	2178/1526	11	GENERAL DEVELOPMENT CORP	WD
2/1/1979	\$2,000	1340/1869	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/25/2026



Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA</u>
0391F	OUT	OUT	X	120279		OUT
0391F	OUT	OUT	X500	120279		OUT

\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8050

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 1/26/2026

For general questions regarding the flood map, call (941) 861-5000.

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0090 72

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

LAITY WILLIAM D  
1207 MONTANA LN  
NORTH PORT FL 34286-1101

Case Number: CECASE-25-02018

Parcel ID: 0986024121

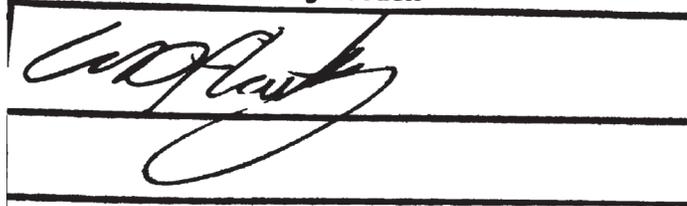
Mailer: City of North Port

Date Produced: 02/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0090 72. Our records indicate that this item was delivered on 01/31/2026 at 12:21 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

**Delivery section**  


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:

LAITY WILLIAM D  
1207 MONTANA LN  
NORTH PORT, FL 34286-1101

Customer Reference Number: C6528510.39942234



**Return address:**

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

**Recipient address:**

LAITY WILLIAM D  
1207 MONTANA LN  
NORTH PORT, FL 34286-1101

MAILING DATE: 01/28/2026  
DELIVERY DATE: 01/31/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8354 0090 72

**USPS Tracking Label Number: 9214 8901 9403 8354 0090 72**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/28/2026 08:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/29/2026 19:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/29/2026 20:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/30/2026 05:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/31/2026 01:18
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	01/31/2026 12:21

CASE NUMBER: CECASE-25-02018

PARCEL ID: 0986024121