



**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. }

CPI/AMHERST SFR PROGRAM OWNER LLC }

Respondent(s) }

CASE NO.: CECASE-26-01321

**ADDRESS OF VIOLATION:** }

4164 CUTHBERT AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0989028915 }

**STATE OF FLORIDA** :  
: **SS**

**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On 05/21/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4164 CUTHBERT AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 06/08/2026

\_\_\_\_\_  
**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 June, 2026 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**

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

CECASE-26-01321  
Address of Violation  
4164 CUTHBERT AVE  
NORTH PORT, FL, 34287-4287  
PARCEL ID.: 0989028915

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “[CEInfo@northportfl.gov](mailto:CEInfo@northportfl.gov)”.

**Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at:** [www.northportfl.gov/cehearing](http://www.northportfl.gov/cehearing)

**More information on Code Enforcement can be found at:** [www.northportfl.gov/code](http://www.northportfl.gov/code)

**Information on Building Permits can be found at:** [www.northportfl.gov/permitting](http://www.northportfl.gov/permitting)



**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. }  
CPI/AMHERST SFR PROGRAM OWNER LLC }  
5001 PLAZA ON THE LK STE 200 }  
AUSTIN, TX 78746-1053 }  
Respondent(s) )  
ADDRESS OF VIOLATION: }  
4164 Cuthbert Ave }  
North Port, FL 34287 }  
PARCEL ID.: 0989028915 )

CASE NO.: CECASE-26-01321  
CERTIFIED MAIL NO.: 05/21/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 05/18/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on June 25, 2026, in City Chambers, City Hall, **4970 City Hall Boulevard, North Port, Florida**, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A Notice of Violation, dated 04/22/2026, was previously served by REGULAR MAIL.

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

**YOU ARE HEREBY ORDERED** to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on June 25, 2026, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



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Matthew Powell  
City Clerk

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 5001 PLAZA ON THE LK STE 200 , AUSTIN, TX 78746-1053.

**DATED:** May 21st, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

Trysta Cassell – CITY OF NORTH PORT



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**CODE ENFORCEMENT DIVISION**  
 4970 City Hall Boulevard - North Port, FL 34286  
 (941) 429-7186

**CITY OF NORTH PORT, FLORIDA** }  
 Petitioner, }  
 vs. }  
 CPI/AMHERST SFR PROGRAM OWNER LLC }  
 5001 PLAZA ON THE LK STE 200 }  
 AUSTIN, TX 78746-1053 }  
 Respondent(s) }  
**ADDRESS OF VIOLATION:** }  
 4164 Cuthbert Ave }  
 North Port, FL 34287 }  
 PARCEL ID.: 0989028915 }

CASE NO.: CECASE-26-01321

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
 : ss  
**OF SARASOTA** :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:  
 Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 4/22/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:  
 A dark grey Chevrolet SUV is in a state of repair in the driveway. An orange and tan Ford SUV with a yellow Sea Doo PWC attached to it is parked in the front yard on an unimproved surface.
- (2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

A dark grey Chevrolet SUV is in a state of disrepair in the driveway.

**Violation Corrective Action(s)**

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**Violation Description**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. \*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

An orange and tan Ford SUV with a yellow Sea Doo PWC attached to it is parked in the front yard on an unimproved surface.

**Violation Corrective Action(s)**

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

(3) Field Inspection Notes:

A dark grey Chevrolet SUV is in a state of repair in the driveway. An orange and tan Ford SUV with a yellow Sea Doo PWC attached to it is parked in the front yard on an unimproved surface.,Posted on property,The Chevrolet SUV remains in a state of disrepair in the driveway.

DATED: 5/18/2026



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Joshua Presson  
Inspector  
Neighborhood Development Services  
City of North Port,  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 18th day of MAY, 2026, by Joshua Presson.



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Trysta Cassell - Notary Public - State of Florida

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





**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**Code Enforcement Division**  
**4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION**  
**AND**  
**ORDER OF CORRECT**

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

**DATE:** April 22, 2026

CASE NO.: CECASE-26-01321  
REAL PROPERTY ADDRESS: 4164 Cuthbert Ave, North Port, FL 34287  
LOT 15, BLK 289, 1ST ADD TO PO  
PARCEL ID: 0989028915  
SERVED BY: FIRST CLASS MAIL

**NOTICE OF VIOLATION**

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

**Violation Description**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

A dark grey Chevrolet SUV is in a state of repair in the driveway.

**Violation Corrective Action(s)**

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.



### **Violation Description**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. \*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

### **Violation Text**

An orange and tan Ford SUV with a yellow Sea Doo PWC attached to it is parked in the front yard on an unimproved surface.

### **Violation Corrective Action(s)**

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

**FINES SHALL BE ASSESSED:**

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

***The fines which may be imposed include:***

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

**LIEN(S) MAY BE PLACED:**

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

***If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:***

Joshua Presson  
Inspector  
Neighborhood Development Services  
e-mail: [jpresson@northportfl.gov](mailto:jpresson@northportfl.gov)



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0989028915**

**Ownership:**

CPI/AMHERST SFR PROGRAM OWNER LLC  
 5001 PLAZA ON THE LK STE 200, AUSTIN, TX, 78746-1053

**Situs Address:**

4164 CUTHBERT AVE NORTH PORT, FL, 34287

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

**Municipality:** City of North Port

**Subdivision:** 1500 - PORT CHARLOTTE SUB 01

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 27-39S-21E

**Census:** 121150027363

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 15, BLK 289, 1ST ADD TO PORT CHARLOTTE

**Buildings**

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
4164 CUTHBERT AVE NORTH PORT, FL, 34287	1	3	2	0	1990	2010	2,388	1,603	1

**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>
2025	\$19,400	\$199,000	\$0	\$218,400	\$218,400	\$0	\$218,400	\$0
2024	\$23,000	\$209,800	\$0	\$232,800	\$232,800	\$0	\$232,800	\$0
2023	\$22,600	\$235,500	\$0	\$258,100	\$226,270	\$0	\$226,270	\$31,830
2022	\$25,800	\$220,600	\$0	\$246,400	\$205,700	\$0	\$205,700	\$40,700
2021	\$14,000	\$173,700	\$0	\$187,700	\$187,000	\$0	\$187,000	\$700
2020	\$11,500	\$158,500	\$0	\$170,000	\$170,000	\$0	\$170,000	\$0
2019	\$10,000	\$148,400	\$0	\$158,400	\$158,400	\$0	\$158,400	\$0
2018	\$7,600	\$112,900	\$0	\$120,500	\$113,557	\$0	\$113,557	\$6,943
2017	\$5,600	\$114,500	\$0	\$120,100	\$103,234	\$0	\$103,234	\$16,866
2016	\$5,200	\$102,800	\$0	\$108,000	\$93,849	\$0	\$93,849	\$14,151

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. [File for Homestead Exemption](#)

**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>
4/24/2019	\$209,800	2019056117	37	TRANS AM SFE II LLC	WD
7/16/2018	\$180,000	2018097299	01	GREIF JOE JR	WD
2/3/2011	\$82,500	2011014272	05	EHRET,HERMANN	WD
4/3/1992	\$66,000	2385/2412	01	HAYWARD CHARLES D & MARILYN	WD
3/16/1990	\$7,500	2199/156	01	DICKINSON ALVAH J & MARGARET L	WD
11/1/1973	\$1,500	1029/1727	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 5/17/2026

### FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0387G	OUT	IN	AE	120279	14.3	OUT
0387G	OUT	OUT	X	120279		OUT

\* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

\*\* 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 5/18/2026

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/23/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8369 8314 77

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/23/2026 14:17

ORIGINAL INTENDED RECIPIENT:

CPI/AMHERST SFR PROGRAM OWNER LLC

5001 PLAZA ON THE LK STE 200

AUSTIN TX 78746-1053

Case Number: CECASE-26-01321

Parcel ID: 0989028915

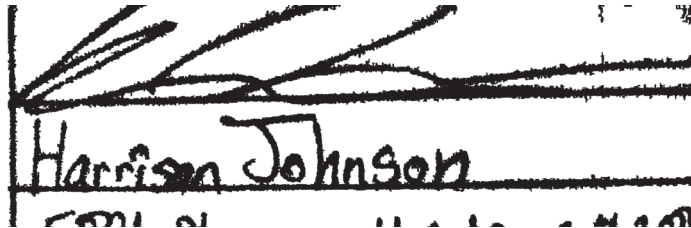
Mailer: City of North Port

Date Produced: 04/29/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8369 8314 77. Our records indicate that this item was delivered on 04/28/2026 at 07:26 a.m. in AUSTIN, TX 78746. The scanned image of the recipient information is provided below.

Signature of Recipient :  
(Authorized Agent)



Harrison Johnson

Address of Recipient :



5001 Plaza on the Lake #200

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:

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

Customer Reference Number: C6772744.41431818



**Return address:**

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

**Recipient address:**

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

MAILING DATE: 04/23/2026  
DELIVERY DATE: 04/29/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8369 8314 77

**USPS Tracking Label Number: 9214 8901 9403 8369 8314 77**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/23/2026 11:58
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/23/2026 14:17
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/24/2026 18:47
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/24/2026 20:02
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/25/2026 20:58
PROCESSED THROUGH USPS FACILITY	AUSTIN TX DISTRIBUTION CENTER 78710	04/27/2026 06:41
DELIVERED TO AGENT PICKED UP AT USPS	AUSTIN, TX 78746	04/28/2026 07:26
DELIVERED (SYSTEM ADDED)		04/29/2026 06:04

CASE NUMBER: CECASE-26-01321  
PARCEL ID: 0989028915

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/21/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8377 9759 72

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 05/21/2026 14:49

ORIGINAL INTENDED RECIPIENT:

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN TX 78746-1053

Case Number: CECASE-26-01321

Parcel ID: 0989028915



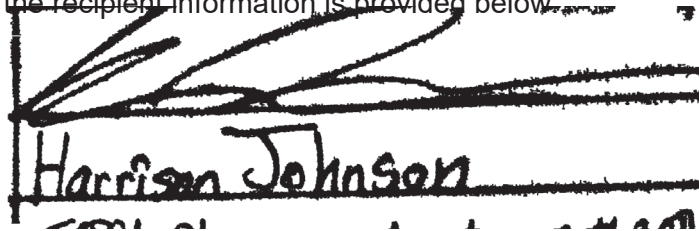
Mailer: City of North Port

Date Produced: 05/27/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8377 9759 72. Our records indicate that this item was delivered on 05/26/2026 at 08:16 a.m. in AUSTIN, TX 78746. 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:

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

Customer Reference Number: C6846594.41947521



**Return address:**

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

**Recipient address:**

CPI/AMHERST SFR PROGRAM OWNER LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746-1053

MAILING DATE: 05/20/2026  
DELIVERY DATE: 05/26/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8377 9759 72

**USPS Tracking Label Number: 9214 8901 9403 8377 9759 72**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/20/2026 10:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	05/21/2026 14:49
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	05/22/2026 19:01
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	05/22/2026 20:16
PROCESSED THROUGH USPS FACILITY	AUSTIN TX DISTRIBUTION CENTER 78710	05/24/2026 08:08
PROCESSED THROUGH USPS FACILITY	AUSTIN TX DISTRIBUTION CENTER 78710	05/25/2026 21:46
DELIVERED LEFT WITH INDIVIDUAL	AUSTIN, TX 78746	05/26/2026 08:16

CASE NUMBER: CECASE-26-01321  
PARCEL ID: 0989028915