



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.

}

NEAL FREDRICK RANDOL, RANDOL ELIZABETH
ANNE

}

Respondent(s)

}

CASE NO.: CECASE-26-01453

ADDRESS OF VIOLATION:

}

3694 CRANDON RD NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0963118406

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/10/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3694 CRANDON RD NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/16/2026

Anthony F. Brehon

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 16th day of June, 2026 by Tony Brehon.

Trysta Lynn Cassell

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.

ELIZABETH ANNE RANDOL

NEAL FREDRICK RANDOL

3694 CRANDON RD

NORTH PORT, FL 34286-1417

Respondent(s)

ADDRESS OF VIOLATION:

3694 Crandon Rd

North Port, FL 34286

PARCEL ID.: 0963118406

CASE NO.: CECASE-26-01453

CERTIFIED MAIL NO.: 06/09/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 06/05/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 23, 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 05/06/2026, 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 July 23, 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.



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 3694 CRANDON RD , NORTH PORT, FL 34286-1417.

DATED: June 9th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath.

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.

ELIZABETH ANNE RANDOL

NEAL FREDRICK RANDOL

3694 CRANDON RD

NORTH PORT, FL 34286-1417

Respondent(s)

ADDRESS OF VIOLATION:

3694 Crandon Rd

North Port, FL 34286

PARCEL ID.: 0963118406

CASE NO.: CECASE-26-01453

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 5/06/2026, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

Report from Planning - See document scan of survey locate Hot tub (rear right side) // tiki hut (rear corner right side) // sidewalk (left side lot) // shed (rear corner left side)

PCZC required and Building Permit for Zoning and Building Construction Requirements. Hot tub // tiki hut // sidewalk // shed. Prohibited structures within easement Hot tub // tiki hut // shed.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

PCZC required and Building Permit for zoning and building construction requirements. Hot tub // tiki hut // sidewalk // shed. Prohibited structures within easement hot tub // tiki hut // shed.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

Violation Description

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

Violation Text

PCZC required and Building Permit for zoning and building construction requirements. Hot tub // tiki hut // sidewalk // shed. Prohibited structures within easement hot tub // tiki hut // shed.

Violation Corrective Action(s)

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit:

<https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

(3) Field Inspection Notes:

PCZC required and Building Permit for Zoning and Building Construction Requirements. Hot tub // tiki hut // sidewalk // shed.  

- Prohibited structures within easement Hot tub // tiki hut // shed.

DATED: 06/05/2026



Tony Brehon
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 05th day of JUNE, 2026, by Tony Brehon.



Trysta Cassell - 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

NEAL FREDRICK RANDOL, RANDOL ELIZABETH
ANNE
3694 CRANDON RD
NORTH PORT, FL 34286-1417

CECASE-26-01453
Address of Violation
3694 CRANDON RD
NORTH PORT, FL, 34286-4286
PARCEL ID.: 0963118406

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”.

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

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



**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**

ELIZABETH ANNE RANDOL
NEAL FREDRICK RANDOL
3694 CRANDON RD
NORTH PORT, FL 34286-1417

DATE: May 6, 2026

CASE NO.: CECASE-26-01453
REAL PROPERTY ADDRESS: 3694 Crandon Rd, North Port, FL 34286
LOTS 5, 6 & 7 BLK 1184 REPLAT
PARCEL ID: 0963118406
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

105.1, Florida Building Code - Permit required.

Violation Text

PCZC required and Building Permit for Zoning and Building Construction Requirements. Hot tub // tiki hut // sidewalk // shed.

- Prohibited structures within easement Hot tub // tiki hut // shed.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

**Violation Description**

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

Violation Text

PCZC required and Building Permit for Zoning and Building Construction Requirements. Hot tub // tiki hut // sidewalk // shed.

- Prohibited structures within easement Hot tub // tiki hut // shed.

Violation Corrective Action(s)

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

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).

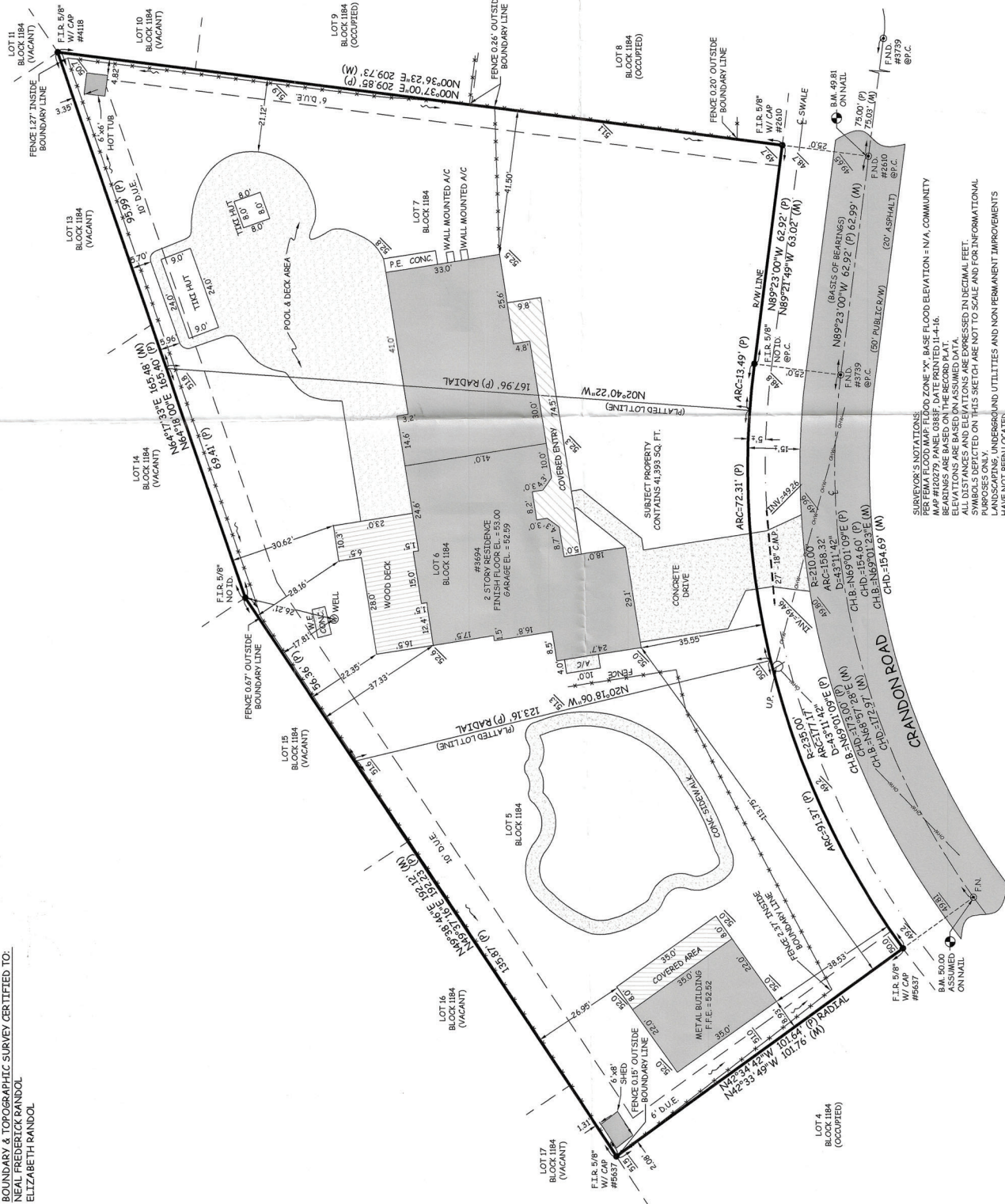
LIEN(S) MAY BE PLACED:

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:

Tony Brehon
Inspector
Neighborhood Development Services
e-mail:abrehon@northportfl.gov

LEGEND:
P.E. = POOL
S.I.R. = SE
F.I.R. = FO



LEGAL DESCRIPTION:
LOTS 5, 6 AND 7, BLOCK
CHARLOTTE SUBDIVISION
IN PLAT BOOK 15, PAGE
COUNTY FLORIDA

THE STATE OF FLORIDA
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Florida
My Commission Expires _____

U.S. STRICKLAND, JR., P.S.

THE STATE OF FLORIDA
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Florida
My Commission Expires _____

U.S. STRICKLAND, JR., P.S., Notary Public in and for the State of Florida
No. 6144



Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

Property Record Information for 0963118406

Ownership:

RANDOL NEAL FREDRICK

RANDOL ELIZABETH ANNE

3694 CRANDON RD, NORTH PORT, FL, 34286-1417

Situs Address:

3694 CRANDON RD NORTH PORT, FL, 34286

Land Area: 41,646 Sq.Ft.

Municipality: City of North Port

Subdivision: 1580 - PORT CHARLOTTE SUB 17 REPLAT

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 14-39S-21E

Census: 121150027402

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOTS 5, 6 & 7 BLK 1184 REPLAT OF PORTION OF 17TH & 19TH ADDS TO PORT CHARLOTTE, SUBJ TO UNITY OF TITLE PER ORI 2021133524, BEING SAME LANDS AS DESC IN ORI 2020056294, 2020182337 & 2021010392

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>
3694 CRANDON RD NORTH PORT, FL, 34286	1	8	5	0	2005	2010	6,659	5,450	2

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Swimming Pool	1109	SF	2023
2	1	Patio - concrete or Pavers	1999	SF	2023
3	1	Cabana - Beach or Pool	378	SF	2023
4	1	Deck - Frame or Masonry	669	SF	2023
5	1	Res Photovolt. 2013 & newer- FS193.624	9.8	UT	2024
6	1	Pre-Fabricated Metal Building (Steel/Metal Clad)	770	SF	2024
7	1	Carport Detached	315	SF	2024

Values

* Indicates the parcel was the subject of a split or combine for tax year.

<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	\$61,500	\$519,000	\$190,100	\$770,600	\$674,477	\$50,722	\$623,755	\$96,123
2024	\$58,400	\$549,200	\$163,700	\$771,300	\$627,966	\$50,000	\$577,966	\$143,334
2023	\$62,400	\$288,400	\$0	\$350,800	\$147,443	\$50,000	\$97,443	\$203,357
* 2022	\$63,400	\$261,900	\$0	\$325,300	\$143,149	\$50,000	\$93,149	\$182,151
2021	\$12,200	\$191,800	\$0	\$204,000	\$101,601	\$50,000	\$51,601	\$102,399
2020	\$11,100	\$173,400	\$0	\$184,500	\$100,198	\$50,000	\$50,198	\$84,302
2019	\$11,100	\$169,900	\$0	\$181,000	\$97,945	\$50,000	\$47,945	\$83,055
2018	\$10,300	\$160,300	\$0	\$170,600	\$96,119	\$50,000	\$46,119	\$74,481
2017	\$6,400	\$158,100	\$0	\$164,500	\$94,142	\$50,000	\$44,142	\$70,358
2016	\$5,900	\$155,500	\$0	\$161,400	\$92,206	\$50,000	\$42,206	\$69,194

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: Yes - [Notice to Buyers](#)

<u>Grant Year</u>	<u>Value</u>
2006	\$26,411.00
2006	\$25,000.00

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>
1/20/2021	\$100	2021010392	11	RANDOL NEAL	QC
10/17/2003	\$10,000	2003225763	01	HORTON,H P	WD
11/15/2000	\$800	2000145238	11	DAVIS RALPH W,	TD
4/1/1983	\$3,100	1595/459	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/4/2026

FEMA Flood Zone Information provided by Sarasota County Government

 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>
0383F	OUT	OUT	X	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 6/1/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/07/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8372 4323 33

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/07/2026 14:25

ORIGINAL INTENDED RECIPIENT:

ELIZABETH ANNE RANDOL

NEAL FREDRICK RANDOL

3694 CRANDON RD

NORTH PORT FL 34286-1417

Case Number: CECASE-26-01453

Parcel ID: 0963118406

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/09/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7289 31

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/09/2026 14:35

ORIGINAL INTENDED RECIPIENT:

NEAL FREDRICK RANDOL RANDOL ELIZABETH

ANNE

3694 CRANDON RD

NORTH PORT FL 34286-1417

Case Number: CECASE-26-01453

Parcel ID: 0963118406