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. }

ANN ARBOR TRUST II }

Respondent(s) } CASE NO.: CECASE-25-01779

ADDRESS OF VIOLATION: }

2224 ANN ARBOR RD NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0964091821 }

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 10/06/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2224 ANN ARBOR RD NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 10/07/2025

Anthony J 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 7th day of 10/07/2025 by Tony Brehon

Trysta Lynn Cassell

Notary public - State of Florida

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

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. }
}
ANN ARBOR TRUST II }
PO BOX 521 }
ESTERO, FL 33929-0521 }
)
Respondent(s)) CASE NO.: CECASE-25-01779
} CERTIFIED MAIL NO.: 10/03/2025
ADDRESS OF VIOLATION: }
2224 Ann Arbor Rd }
North Port, FL 34286 }
PARCEL ID.: 0964091821)

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 09/24/2025**, *YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.,*** or as soon thereafter as possible, on October 23, 2025***,*** 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 7/11/2025, 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 October 23, 2025***,*** 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 PO BOX 521 , ESTERO, FL 33929-0521.

DATED: October 3rd , 2025.

Trysta Lynn Cassell

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. }
}
ANN ARBOR TRUST II }
PO BOX 521 }
ESTERO, FL 33929-0521 }
} CASE NO.: CECASE-25-01779
}
Respondent(s) }
}
ADDRESS OF VIOLATION: }
2224 Ann Arbor Rd }
North Port, FL 34286 }
PARCEL ID.: 0964091821 }

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 7/11/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
Check for unsafe structure and other codes. In poor condition since Ian.

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

Violation Description
70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text
Property is missing house numbers.

Violation Corrective Action(s)
Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

Violation Description
IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: * 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation Text
Exterior walls on the second story of the property is falling apart, and is causing a concern to neighboring properties.

Violation Corrective Action(s)
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.

Violation Description
IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: * 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation Text
Roof is missing majority of its shingles giving risk to holes and truss damages.

Violation Corrective Action(s)
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.

(3) Field Inspection Notes:
property has not changed

DATED: 09/24/2025

Anthony 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 24TH day of SEPTEMBER 2025, by Anthony Brehon.

Trysta Cassell - *Notary Public - State of Florida*

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

_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

ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

DATE: July 11, 2025

CASE NO.: CECASE-25-01779
REAL PROPERTY ADDRESS: 2224 Ann Arbor Rd,North Port, FL 34286
LOT 21 BLK 918 20TH ADD TO POR
PARCEL ID: 0964091821
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
70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text
property is missing house numbers.

Violation Corrective Action(s)
Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

Violation Description

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation Text

Exterior walls on the second story of the property is falling apart and is causing a concern to neighboring properties.,

Violation Corrective Action(s)

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.

Violation Description

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation Text

Roof is missing majority of its shingles giving risk to holes and trust damages.

Violation Corrective Action(s)

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.

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:

Gavyn ONeil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/14/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8323 3501 81

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 07/14/2025 14:13

ORIGINAL INTENDED RECIPIENT:

ANN ARBOR TRUST II
PO BOX 521
ESTERO FL 33929-0521

Case Number: CECASE-25-01779
Parcel ID: 0964091821

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

UNITED STATES POSTAL SERVICE®

DATE PRODUCED: 7/24/2025 1:55 AM

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:
9214 8901 9403 8323 3501 81

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:
ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

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

Return Reference Number:

UNITED STATES POSTAL SERVICE

RETURN TO SENDER

Mailer: City of North Port

Date Produced: 07/24/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8323 3501 81. Our records indicate that this item was delivered on 07/23/2025 at 11:01 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : 4970 CITY HALL BLVD, NORTH PORT, FL 34286

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:

ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

Customer Reference Number: C6041419.36735748

UNITED STATES POSTAL SERVICE®

Return address:

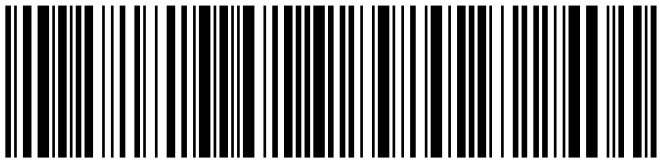
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

MAILING DATE: 07/14/2025
DELIVERY DATE: 07/23/2025

USPS CERTIFIED MAIL



9214 8901 9403 8323 3501 81

USPS Tracking Label Number: 9214 8901 9403 8323 3501 81

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/14/2025 06:52
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/14/2025 14:13
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/15/2025 19:48
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/15/2025 21:03
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/18/2025 13:24
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/19/2025 00:33
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/19/2025 08:29
VACANT	ESTERO,FL 33928	07/19/2025 10:27
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/20/2025 23:13
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/22/2025 15:03
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/23/2025 00:43
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	07/23/2025 11:01

CASE NUMBER: CECASE-25-01779

PARCEL ID: 0964091821

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8336 4050 90

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 10/03/2025 14:25

ORIGINAL INTENDED RECIPIENT:

ANN ARBOR TRUST II
PO BOX 521
ESTERO FL 33929-0521

Case Number: CECASE-25-01779
Parcel ID: 0964091821

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