



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. }

MATTHEW LEE BITTLE, MINDY NOELLE BITTLE }

Respondent(s) }

CASE NO.: CECASE-26-00061

ADDRESS OF VIOLATION: }

3662 HORACE AVE NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0955070729 }

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 02/27/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3662 HORACE AVE NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/18/2026

George White, 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 18th day of March, 2026 by George White.

Notary public - State of Florida

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

MATTHEW LEE BITTLE, MINDY NOELLE BITTLE
3662 HORACE AVE
NORTH PORT, FL 34286-7177

CECASE-26-00061
Address of Violation
3662 HORACE AVE
NORTH PORT, FL, 34286-4286
PARCEL ID.: 0955070729

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
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

MATTHEW LEE BITTLE

MINDY NOELLE BITTLE

3662 HORACE AVE

NORTH PORT, FL 34286-7177

Respondent(s)

ADDRESS OF VIOLATION:

3662 Horace Ave

North Port, FL 34286

PARCEL ID.: 0955070729

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CASE NO.: CECASE-26-00061

CERTIFIED MAIL NO.: 02/24/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 02/18/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on April 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 01/09/2026, 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 April 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 3662 HORACE AVE , NORTH PORT, FL 34286-7177.

DATED: February 24th, 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. }
 MATTHEW LEE BITTLE }
 MINDY NOELLE BITTLE }
 3662 HORACE AVE }
 NORTH PORT, FL 34286-7177 }
 Respondent(s) }
ADDRESS OF VIOLATION: }
 3662 Horace Ave }
 North Port, FL 34286 }
 PARCEL ID.: 0955070729 }

CASE NO.: CECASE-26-00061

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 01/09/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Three Inoperable Vehicles in Driveway- Black Merc, White Chevy, Black Chevy.
- (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

Three inoperable vehicles in driveway; black Merc., white Chevy, and black Chevy.

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.

- (3) Field Inspection Notes:
 Three Inoperable Vehicles in the Driveway, Black Merc, White Chevy, Black Chevy., Violation remains.

DATED: 2/18/2026

George a. White

George White
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 18 day of FEBRUARY 2026, by George White.

Trysta Lynn Cassell

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

MATTHEW LEE BITTLE
MINDY NOELLE BITTLE
3662 HORACE AVE
NORTH PORT, FL 34286-7177

DATE: January 9, 2026

CASE NO.: CECASE-26-00061
REAL PROPERTY ADDRESS: 3662 Horace Ave, North Port, FL 34286
LOTS 29 & 30 BLK 707 17TH ADD
PARCEL ID: 0955070729
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

Three Inoperable Vehicles in Driveway- Black Merc, White Chevy, Black Chevy.

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.

George White
Inspector
Neighborhood Development Services
e-mail: gwhite@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0955070729

Ownership:

BITTLE MATTHEW LEE
 BITTLE MINDY NOELLE
 3662 HORACE AVE, NORTH PORT, FL, 34286-7177

Situs Address:

3662 HORACE AVE NORTH PORT, FL, 34286

Land Area: 20,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1548 - PORT CHARLOTTE SUB 17

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 10-39S-21E

Census: 121150027442

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOTS 29 & 30 BLK 707 17TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<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>
3662 HORACE AVE NORTH PORT, FL, 34286	1	3	2	0	2004	2009	2,020	1,372	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Screened Enclosure	270	SF	2009
2	1	Patio - concrete or Pavers	270	SF	2009

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	\$34,800	\$197,400	\$5,600	\$237,800	\$169,199	\$50,722	\$118,477	\$68,601
2024	\$37,800	\$202,800	\$7,400	\$248,000	\$164,431	\$50,000	\$114,431	\$83,569
2023	\$35,000	\$238,300	\$7,400	\$280,700	\$159,642	\$50,000	\$109,642	\$121,058
2022	\$34,600	\$203,200	\$7,500	\$245,300	\$154,992	\$50,000	\$104,992	\$90,308
2021	\$12,000	\$151,400	\$5,200	\$168,600	\$150,478	\$50,000	\$100,478	\$18,122
2020	\$8,800	\$134,300	\$5,300	\$148,400	\$148,400	\$50,000	\$98,400	\$0
2019	\$11,600	\$133,900	\$4,900	\$150,400	\$150,400	\$50,000	\$100,400	\$0
2018	\$10,800	\$123,900	\$3,300	\$138,000	\$135,641	\$0	\$135,641	\$2,359
2017	\$9,200	\$113,100	\$2,600	\$124,900	\$123,310	\$0	\$123,310	\$1,590
2016	\$5,100	\$104,400	\$2,600	\$112,100	\$112,100	\$0	\$112,100	\$0

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>
2019	\$26,411.00
2019	\$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>
5/1/2018	\$200,000	2018060022	01	KIMSON MICHAEL S	WD
4/17/2015	\$130,000	2015055153	30	SMITH J B	WD
3/19/2004	\$127,900	2004053127	01	RESIDENTIAL DEVELOPMENT CORP,	WD
10/22/2002	\$2,100	2002174807	11	NICOLETTE FRANK & STELLA P,	TD


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
11/1/1971	\$5,400	949/12	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/17/2026

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>
0377F	OUT	OUT	X	120279		OUT
0377F	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 2/16/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/24/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8358 2467 49

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/24/2026 14:35

ORIGINAL INTENDED RECIPIENT:

MATTHEW LEE BITTLE MINDY NOELLE BITTLE
3662 HORACE AVE
NORTH PORT FL 34286-7177

Case Number: CECASE-26-00061

Parcel ID: 0955070729

Mailer: City of North Port

Date Produced: 03/09/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8358 2467 49. Our records indicate that this item was delivered on 03/07/2026 at 12:31 p.m. in NORTH PORT, FL 34287. 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:

MATTHEW LEE BITTLE, MINDY NOELLE BITTLE
3662 HORACE AVE
NORTH PORT, FL 34286-7177

Customer Reference Number: C6599219.40380519



Return address:

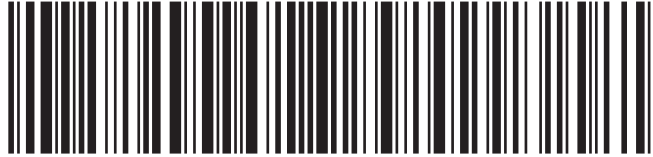
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

MATTHEW LEE BITTLE, MINDY NOELLE BITTLE
3662 HORACE AVE
NORTH PORT, FL 34286-7177

MAILING DATE: 02/24/2026
DELIVERY DATE: 03/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8358 2467 49

USPS Tracking Label Number: 9214 8901 9403 8358 2467 49

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT, FL 34286	02/24/2026 05:50
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT, FL 34286	02/24/2026 14:35
ORIGIN ACCEPTANCE	NORTH PORT, FL 34286	02/26/2026 12:49
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/26/2026 14:04
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/27/2026 03:02
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT, FL 34286	02/27/2026 10:36
AVAILABLE FOR PICKUP	NORTH PORT, FL 34287	02/28/2026 10:02
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT, FL 34286	03/04/2026 03:52
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	NORTH PORT, FL 34287	03/07/2026 12:31

CASE NUMBER: CECASE-26-00061

PARCEL ID: 0955070729