



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. }

JUANITA FULTON, ROBERT FULTON SR }

Respondent(s) }

CASE NO.: CECASE-26-00235

ADDRESS OF VIOLATION: }

1076 SAVIA ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0980036602 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 03/18/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1076 SAVIA ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

Robert Harrelson, 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 19th day of March, 2026 by Robert Harrelson.

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

JUANITA FULTON, ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

CECASE-26-00235
Address of Violation
1076 SAVIA ST
NORTH PORT, FL, 34287-4287
PARCEL ID.: 0980036602

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.

JUANITA FULTON

ROBERT FULTON SR

1076 SAVIA ST

NORTH PORT, FL 34287-4285

Respondent(s)

ADDRESS OF VIOLATION:

1076 Savia St

North Port, FL 34287

PARCEL ID.: 0980036602

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CASE NO.: CECASE-26-00235

CERTIFIED MAIL NO.: 03/17/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 03/16/2026, **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 01/28/2026, 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 1076 SAVIA ST , NORTH PORT, FL 34287-4285.

DATED: March 17th, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a large initial 'T'.

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. }
 }
 JUANITA FULTON }
 ROBERT FULTON SR }
 1076 SAVIA ST }
 NORTH PORT, FL 34287-4285 }
 }
 Respondent(s) }
 }
ADDRESS OF VIOLATION: }
 1076 Savia St }
 North Port, FL 34287 }
 PARCEL ID.: 0980036602 }

CASE NO.: CECASE-26-00235

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 1/28/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 House has been vacant for many years and it is in grave condition. It is a fire hazard and it is falling apart. Also I think squatters have been coming and going.
- (2) The following Ordinance Provision(s) Violation still exists:

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

Gutters and fascia on the front of the residence is in disrepair and poses a public safety hazard.

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:

Posted on property, Property remains in violation

DATED: 3/16/2026



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 16 day of MARCH, 2026, by Joshua Presson.



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

JUANITA FULTON
ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

DATE: January 28, 2026

CASE NO.: CECASE-26-00235
REAL PROPERTY ADDRESS: 1076 Savia St, North Port, FL 34287
LOTS 2 & 3, BLK 366, 10TH ADD
PARCEL ID: 0980036602
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

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

Guttering and fascia on the front of the residence is in disrepair and poses a public safety hazard.

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.

Joshua Presson
Inspector
Neighborhood Development Services
e-mail:jpresson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0980036602

Ownership:

FULTON JUANITA
 FULTON SR ROBERT
 1076 SAVIA ST, NORTH PORT, FL, 34287-4285

Situs Address:

1076 SAVIA ST NORTH PORT, FL, 34287

Land Area: 20,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1528 - PORT CHARLOTTE SUB 10

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 22-39S-21E

Census: 121150027362

Zoning: CTNP - CORRIDOR, TRANSITIONAL - NORTH PORT

Total Living Units: 1

Parcel Description: LOTS 2 & 3, BLK 366, 10TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1076 SAVIA ST NORTH PORT, FL, 34287	1	3	2	0	1990	2005	2,415	1,613	1

Extra Features

There are no extra features associated with this parcel

Values

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

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$30,900	\$189,200	\$0	\$220,100	\$220,100	\$0	\$220,100	\$0
2024	\$37,800	\$144,800	\$0	\$182,600	\$182,600	\$0	\$182,600	\$0
2023	\$34,800	\$187,000	\$0	\$221,800	\$212,520	\$0	\$212,520	\$9,280
2022	\$36,800	\$173,700	\$0	\$210,500	\$210,500	\$0	\$210,500	\$0
2021	\$18,600	\$117,200	\$0	\$135,800	\$78,567	\$50,000	\$28,567	\$57,233
2020	\$14,100	\$111,200	\$0	\$125,300	\$77,482	\$50,000	\$27,482	\$47,818
2019	\$15,600	\$114,300	\$0	\$129,900	\$75,740	\$50,000	\$25,740	\$54,160
2018	\$12,300	\$114,100	\$0	\$126,400	\$74,328	\$49,328	\$25,000	\$52,072
* 2017	\$9,900	\$107,900	\$0	\$117,800	\$72,799	\$47,799	\$25,000	\$45,001
2016	\$5,900	\$103,000	\$0	\$108,900	\$67,776	\$42,776	\$25,000	\$41,124

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


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/20/1990	\$100	2199/1973	X2	ALLSTATE BUILDERS OF SW FL	WD
12/11/1989	\$2,500	2192/1996	X3	MC INTYRE JOHN W & MARGARET E	WD
1/1/1972	\$3,300	941/722	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/15/2026

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>
0379F	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 3/16/2026
 For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/27/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8353 8682 12

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/27/2026 14:40

ORIGINAL INTENDED RECIPIENT:

JUANITA FULTON

ROBERT FULTON SR

1076 SAVIA ST

NORTH PORT FL 34287-4285

Case Number: CECASE-26-00235

Parcel ID: 0980036602

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 0593 98

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:

JUANITA FULTON

ROBERT FULTON SR

1076 SAVIA ST

NORTH PORT FL 34287-4285

Case Number: CECASE-26-00235

Parcel ID: 0980036602



Mailer: City of North Port

Date Produced: 02/03/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8353 8682 12. Our records indicate that this item was delivered on 02/02/2026 at 12:34 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)

Richard Fulton
Richard Fulton

Address of Recipient :

1076 Savia St

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:

JUANITA FULTON
ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

Customer Reference Number: C6525732.39925997



Return address:

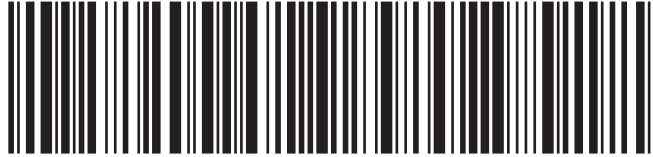
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

JUANITA FULTON
ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

MAILING DATE: 01/27/2026
DELIVERY DATE: 02/03/2026

USPS CERTIFIED MAIL



9214 8901 9403 8353 8682 12

USPS Tracking Label Number: 9214 8901 9403 8353 8682 12

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/27/2026 11:15
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/27/2026 14:40
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/28/2026 17:47
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/28/2026 19:02
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/29/2026 11:28
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/30/2026 02:55
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	01/30/2026 10:29
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	01/31/2026 08:53
DELIVERED TO AGENT PICKED UP AT USPS	NORTH PORT,FL 34287	02/02/2026 12:34
DELIVERED (SYSTEM ADDED)		02/03/2026 08:14

CASE NUMBER: CECASE-26-00235

PARCEL ID: 0980036602



Mailer: City of North Port

Date Produced: 02/03/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0593 98. Our records indicate that this item was delivered on 02/02/2026 at 12:34 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)

Richard Fulton
Richard Fulton

Address of Recipient :

1076 Savia St

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:

JUANITA FULTON
ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

Customer Reference Number: C6529207.39947292



Return address:

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

Recipient address:

JUANITA FULTON
ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT, FL 34287-4285

MAILING DATE: 01/28/2026
DELIVERY DATE: 02/03/2026

USPS CERTIFIED MAIL



9214 8901 9403 8354 0593 98

USPS Tracking Label Number: 9214 8901 9403 8354 0593 98

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/28/2026 10:18
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 01:37
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	01/31/2026 11:43
DELIVERED TO AGENT PICKED UP AT USPS	NORTH PORT,FL 34287	02/02/2026 12:34
DELIVERED (SYSTEM ADDED)		02/03/2026 08:15

CASE NUMBER: CECASE-26-00235

PARCEL ID: 0980036602

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/17/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8362 0133 51

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/17/2026 14:38

ORIGINAL INTENDED RECIPIENT:

JUANITA FULTON ROBERT FULTON SR
1076 SAVIA ST
NORTH PORT FL 34287-4285

Case Number: CECASE-26-00235

Parcel ID: 0980036602