



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**4970 City Hall Boulevard – North Port, FL. 34286**

**HEARING OFFICER**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
PERRY JOSEPH R, PERRY SYLVIA L	}	
Respondent(s)	}	CASE NO.: CECASE-25-01662
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
3372 CUNLIFFE RD NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0992186115	}	

**ORDER FOR COMPLIANCE**  
**NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE**

***AFTER DUE NOTICE*** to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on 10/23/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), JOSEPH R & SYLVIA L PERRY, own(s) the property commonly known as 3372 CUNLIFFE ROAD, North Port, Sarasota County, Florida LOT 15 BLK 1861 39TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Gavyn Oneil served the Respondent(s) a Notice of Violation, dated 07/07/2025.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

***Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:***

4. Respondent's actions constitute a violation of:
  - . Placement of Container(s) | 62-50 NPCC
  - Containers improperly placed in the front of the property.
  - . Accumulation of Debris (Default Hearing) | 42-23 NPCC
  - Debris consisting of miscellaneous items on the left side of the property in front and rear of the property.
  - . Unsafe Conditions 7 - Exterior Walls (Hearing) | 304.1.1 IPMC
  - Dilapidated walls in need of repair.

***Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon***

***ORDERED that:***

5. Respondents(s) shall correct the violation(s) by promptly
  - Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.
  - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**4970 City Hall Boulevard – North Port, FL. 34286**

**HEARING OFFICER**

- 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.

6. If Respondent(s) fail(s) to correct the violation(s) by **November 17, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$10, & \$10** per day, beginning **November 18, 2025**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$1000, \$1000, & \$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **12/11/2025 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

***As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:***

**Code Enforcement Division Manager**

4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

***DONE AND ORDERED***, for the City of North Port, Florida this 23rd day of October, 2025.

Signed by:

*James Toale*

B45087E0EE124AB

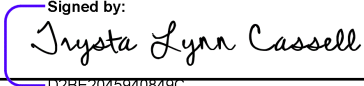
**JAMES E TOALE**

**HEARING OFFICER**

**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 3372 CUNLIFFE RD NORTH PORT, FL 34287-7316.

COS Date: 11/03/2025

Signed by:  
  
D2BE2045940849C...  
Trysta Cassell - CITY OF NORTHPORT

DATE PRODUCED: 10/29/2025 2:00 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8336 4050 76

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

PERRY JOSEPH R,PERRY SYLVIA L

3372 CUNLIFFE RD

NORTH PORT, FL 34287-7316

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

Return Reference Number:

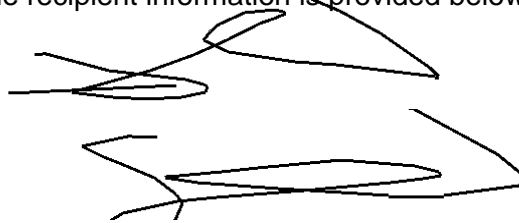
Mailer: City of North Port

Date Produced: 10/29/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 4050 76. Our records indicate that this item was delivered on 10/28/2025 at 10:05 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:

PERRY JOSEPH R,PERRY SYLVIA L  
3372 CUNLIFFE RD  
NORTH PORT, FL 34287-7316

Customer Reference Number: C6252372.38080193



**Return address:**

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

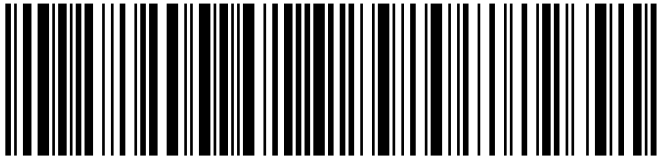


**Recipient address:**

PERRY JOSEPH R,PERRY SYLVIA L  
3372 CUNLIFFE RD  
NORTH PORT, FL 34287-7316

MAILING DATE: 10/03/2025  
DELIVERY DATE: 10/28/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8336 4050 76

**USPS Tracking Label Number: 9214 8901 9403 8336 4050 76**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/03/2025 06:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/03/2025 14:25
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/05/2025 11:16
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/05/2025 12:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/06/2025 00:53
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	10/06/2025 15:10
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	10/07/2025 03:48
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	10/11/2025 04:09
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	10/21/2025 03:37
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	10/21/2025 09:26
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/24/2025 15:34
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/25/2025 08:43
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/25/2025 10:37
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/26/2025 13:07
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/27/2025 14:50
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/28/2025 00:06
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	10/28/2025 10:05

CASE NUMBER: CECASE-25-01662  
PARCEL ID: 0992186115

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 9001 30

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 11/03/2025 14:40

ORIGINAL INTENDED RECIPIENT:

PERRY JOSEPH R PERRY SYLVIA L  
3372 CUNLIFFE RD  
NORTH PORT FL 34287-7316

Case Number: CECASE-25-01662

Parcel ID: 0992186115