



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
JUANITA FULTON,ROBERT FULTON SR	}	
Respondent(s)	}	CASE NO.: CECASE-26-00235
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
1076 SAVIA ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0980036602	}	

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 04/23/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), JUANITA FULTON,ROBERT FULTON SR, own(s) the property commonly known as 1076 SAVIA ST, North Port, Sarasota County, Florida LOTS 2 & 3, BLK 366, 10TH ADD TO PORT, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 01/28/2026.
- 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:

Unsafe Conditions 8 - Roofing (Hearing) | 304.1.1 IPMC

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

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

ORDERED that:

- Respondents(s) shall correct the violation(s) by promptly
 - 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.



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6. If Respondent(s) fail(s) to correct the violation(s) by **June 12, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250** per day, beginning **June 13, 2026**, 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 No Maximum defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **06/25/2026 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 April, 2026.

Signed by:

James Toale

JAMES L 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 1076 SAVIA ST NORTH PORT, FL 34287-4285.

COS Date: 04/28/2026

Signed by:
Trysta Lynn Cassell
D2BE2045940849C...
Trysta Cassell - City of Northport



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0980036602

Ownership:

FULTON SR ROBERT
 FULTON JUANITA
 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	<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>
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.

<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	\$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


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
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: 4/22/2026

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 4/20/2026

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

DATE PRODUCED: 4/14/2026 2:36 AM

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 RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JUANITA FULTON,ROBERT FULTON SR

1076 SAVIA ST

NORTH PORT, FL 34287-4285

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

Return Reference Number:



Mailer: City of North Port

Date Produced: 04/14/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 0133 51. Our records indicate that this item was delivered on 04/13/2026 at 11:21 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

On file
On file

Address of Recipient :

4970 City
Hall

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: C6661702.40728890



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: 03/17/2026
DELIVERY DATE: 04/13/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 0133 51

USPS Tracking Label Number: 9214 8901 9403 8362 0133 51

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/17/2026 06:33
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/17/2026 14:38
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/19/2026 15:08
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/19/2026 16:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/20/2026 12:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/21/2026 02:52
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	03/21/2026 12:43
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	03/23/2026 10:04
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	03/26/2026 03:43
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	04/05/2026 03:08
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	04/06/2026 10:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/08/2026 23:31
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/09/2026 08:20
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/10/2026 04:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/11/2026 00:25
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/12/2026 21:09
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	04/13/2026 11:21

CASE NUMBER: CECASE-26-00235
PARCEL ID: 0980036602

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 3226 67

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/28/2026 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

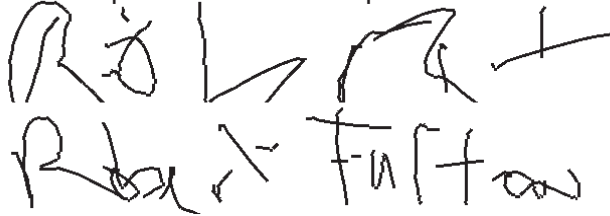
Mailer: City of North Port

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 3226 67. Our records indicate that this item was delivered on 05/01/2026 at 11:27 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Robert Fulton

Address of Recipient :

**1076 SAVIA ST, NORTH PORT,
FL 34287**

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: C6782277.41483982



Return address:

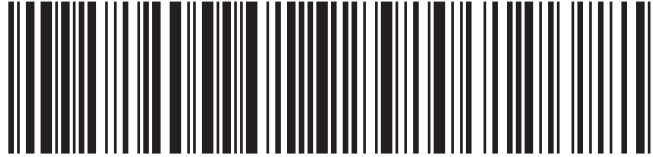
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 04/28/2026
DELIVERY DATE: 05/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 3226 67

USPS Tracking Label Number: 9214 8901 9403 8370 3226 67

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/28/2026 05:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/29/2026 20:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/29/2026 21:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/30/2026 03:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/01/2026 00:59
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	05/01/2026 11:27

CASE NUMBER: CECASE-26-00235

PARCEL ID: 0980036602