



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
LANDIVAR MARCELO, LANDIVAR PEGGY	}	
Respondent(s)	}	CASE NO.: CECASE-25-01433
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2324 BRIANT ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.:	}	

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), MARCELO & PEGGY LANDIVAR, own(s) the property commonly known as 2324 BRIANT STREET, North Port, Sarasota County, Florida, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn O'Neil served the Respondent(s) a Notice of Violation, dated 06/13/2025.
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:
 - . Accessory structures - Exterior Property Areas | 302.7 IPMC
 - Pool cage in disrepair allowing access to anyone who does not belong there.

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
 - Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **November 17, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$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**, 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

B43087F0EE124AB...

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 2324 BRIANT ST NORTH PORT, FL 34287-3937.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 11/03/2025



Return address:

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

Recipient address:

LANDIVAR MARCELO, LANDIVAR PEGGY
2324 BRIANT ST
NORTH PORT, FL 34287-3937



USPS CERTIFIED MAIL



9214 8901 9403 8340 9000 55

USPS Tracking Label Number: 9214 8901 9403 8340 9000 55

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/03/2025 10:13
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/03/2025 14:40
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/05/2025 01:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/05/2025 02:55
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/06/2025 14:22
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/07/2025 04:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/08/2025 00:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/09/2025 22:01
FORWARD EXPIRED	NORTH PORT,FL 34286	11/10/2025 13:00

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/12/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 9000 55

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

ORIGIN ACCEPTANCE NORTH PORT,FL 34286 11/05/2025 01:40

ORIGINAL INTENDED RECIPIENT:

LANDIVAR MARCELO LANDIVAR PEGGY

2324 BRIANT ST

NORTH PORT FL 34287-3937