



**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.

}

CHAPMAN CHARLES E,CHAPMAN SHAWN M

}

Respondent(s)

}

CASE NO.: CECASE-25-01623

**ADDRESS OF VIOLATION:**

}

2502 ENSENADA LN NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0987042912

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 12/17/2025 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 2502 ENSENADA LN NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 12/29/2025

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**Tony Brehon, 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 29th day of December, 2025 by Tony Brehon

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*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

**HEARING OFFICER**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
CHAPMAN CHARLES E,CHAPMAN SHAWN M	}	
Respondent(s)	}	CASE NO.: CECASE-25-01623
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
2502 ENSENADA LN NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0987042912	}	

**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 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), CHAPMAN CHARLES E,CHAPMAN SHAWN M, own(s) the property commonly known as 2502 ENSENADA LN, North Port, Sarasota County, Florida LOT 12, BLK 429, 9TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 07/01/2025.
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:
  - . Crow - Debris | 42-24 (A)(5) NPCC

Debris consisting of rocks in the city right of way right off the road. Re-sod after removal.

***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
  - Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **01/06/2026**, 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 \$1000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 11th day of December, 2025.

Signed by:

  
James E. Toale

B45087F0EE124AB...

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 2502 ENSENADA LN NORTH PORT, FL 34286-5068.

Signed by:

  
Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 12/16/2025



**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
CODE ENFORCEMENT DIVISION  
4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

}

VS.

CHARLES E CHAPMAN

}

SHAWN M CHAPMAN

}

Respondent(s)

}

CASE NO.: CECASE-25-01623

ADDRESS OF VIOLATION:

2502 Ensenada Ln

North Port, FL 34286

PARCEL ID.: 0987042912

**AFFIDAVIT OF MAILING AND POSTING**

**STATE OF FLORIDA** :

: ss

**OF SARASOTA** :

The undersigned Trysta Cassell, upon his/her Trysta Cassell oath, deposes and says:

On 11/25/2025, the Respondent(s) was served with a Notice of Mandatory Hearing by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 2502 ENSENADA LN, NORTH PORT, FL 34286-5068 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 01, 2025.

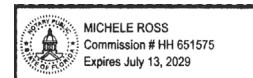
Trysta Cassell, Affiant  
Recording Secretary

STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 01 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0987042912**

**Ownership:**

CHAPMAN CHARLES E  
 CHAPMAN SHAWN M  
 2502 ENSENADA LN, NORTH PORT, FL, 34286-5068

**Situs Address:**

2502 ENSENADA LN NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1527 - PORT CHARLOTTE SUB 09

**Property Use:** 0100 - Single Family Detached

**Status** OPEN

**Sec/Twp/Rge:** 26-39S-21E

**Census:** 121150027432

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 12, BLK 429, 9TH ADD TO PORT CHARLOTTE

## Buildings

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
2502 ENSENADA LN NORTH PORT, FL, 34286	1	3	2	0	2006	2011	2,040	1,436	1

## Extra Features

There are no extra features associated with this parcel

## Values

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2025	\$22,600	\$210,300	\$0	\$232,900	\$173,920	\$50,722	\$123,198	\$58,980
2024	\$19,300	\$218,900	\$0	\$238,200	\$169,018	\$50,000	\$119,018	\$69,182
2023	\$21,600	\$256,400	\$0	\$278,000	\$164,095	\$50,000	\$114,095	\$113,905
2022	\$20,100	\$228,900	\$0	\$249,000	\$159,316	\$50,000	\$109,316	\$89,684
2021	\$11,600	\$157,600	\$0	\$169,200	\$154,676	\$50,000	\$104,676	\$14,524
2020	\$8,700	\$139,600	\$0	\$148,300	\$148,300	\$50,000	\$98,300	\$0
2019	\$8,500	\$135,200	\$0	\$143,700	\$143,700	\$0	\$143,700	\$0
2018	\$9,000	\$131,500	\$0	\$140,500	\$140,500	\$0	\$140,500	\$0
2017	\$5,900	\$131,000	\$0	\$136,900	\$125,137	\$0	\$125,137	\$11,763
2016	\$5,500	\$126,100	\$0	\$131,600	\$113,761	\$0	\$113,761	\$17,839

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](#)

<b>Grant Year</b>	<b>Value</b>
2020	\$25,000.00
2020	\$25,722.00

## Sales & Transfers

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
2/26/2019	\$195,000	2019023132	01	ANNICELLI ROGER	WD
2/24/2017	\$147,500	2017024924	01	BECK DALE	WD
5/3/2010	\$90,000	2010066119	12	LASALLE BANK NA TTEE,	WD
3/2/2010	\$71,400	2010031528	12	SPRAGUE JR,MICHAEL J	CT
11/17/2006	\$220,000	2006203845	03	GROVER BROS CONST INC,	WD
6/21/2005	\$42,900	2005149983	01	DOUGLAS,DEBORAH	WD
6/17/2005	\$337,000	2005142624	X2	GALE CONSTRUCTION INC,	WD

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/10/2025

## 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>
0391F	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 12/8/2025

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



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## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1301 27

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

CHAPMAN CHARLES E CHAPMAN SHAWN M  
2502 ENSENADA LN  
NORTH PORT FL 34286-5068

Case Number: CECASE-25-01623

Parcel ID: 0987042912

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



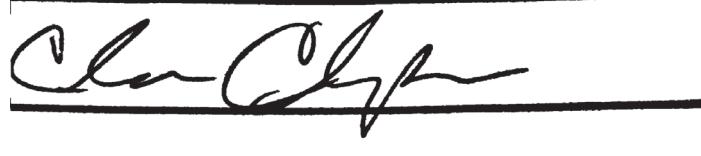
Mailer: City of North Port

Date Produced: 12/23/2025

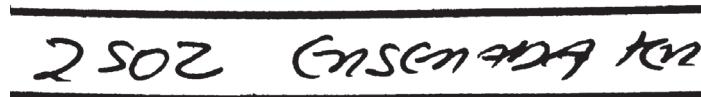
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 1301 27. Our records indicate that this item was delivered on 12/22/2025 at 02:34 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that appears to read "Charles Chapman". It is written in a cursive style and is positioned above a solid black horizontal line.

Address of Recipient :

A handwritten address in black ink that appears to read "2502 Ensenada Ln". It is written in a cursive style and is positioned above a solid black horizontal line.

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:

CHAPMAN CHARLES E,CHAPMAN SHAWN M  
2502 ENSENADA LN  
NORTH PORT, FL 34286-5068

Customer Reference Number: C6431811.39243159

**Return address:**

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

**Recipient address:**

CHAPMAN CHARLES E,CHAPMAN SHAWN M  
2502 ENSENADA LN  
NORTH PORT, FL 34286-5068

MAILING DATE: 12/16/2025  
DELIVERY DATE: 12/22/2025

**USPS CERTIFIED MAIL**

9214 8901 9403 8347 1301 27

**USPS Tracking Label Number: 9214 8901 9403 8347 1301 27****USPS Tracking History****Location****Date / Time**

PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/16/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/16/2025 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/18/2025 10:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/18/2025 12:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/19/2025 00:30
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	12/19/2025 11:30
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	12/20/2025 10:13
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	12/22/2025 14:34

CASE NUMBER: CECASE-25-01623  
PARCEL ID: 0987042912