



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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
SIMONE & SHERNETTE & SHAWNAH D S BRYAN	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	CERTIFIED MAIL NO.: 9589071052700187023349
ADDRESS OF VIOLATION:	}	
7027 De Brita Rd	}	
North Port, FL	}	
PARCEL ID.: 0951141007	}	

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **March 28, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **March 28, 2024**, to **June 27, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

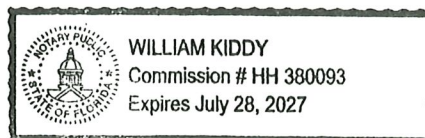
Respondent shall provide the completed form to the **Code Compliance Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE and ORDERED, for the City of North Port North Port, Florida, this **28th** day of **March 2024**.

JAMES E. TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by **Certified Mail, Return Receipt Requested**, to **4570 WINKLER AVE APT 203 FORT MYERS FL 33966** this 2 day of **April 2024**.

SERVER - CITY OF NORTH PORT



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-4713

Parcel ID No.: 0951141007

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7027 DE BRITA RD
(Location of Violation)

PROPERTY OWNER: SIMONE & SHERNETTE & SHAWNAH D S BRYAN

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 4570 WINKLER AVE APT 203 FORT MYERS FL 33966

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0233 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

NH

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE CENTER

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

U2 2024
Postmark Here

Postage

CE WK 23-4713

**SIMONE & SHERNETTE &
SHAWNAH D S BRYAN
4570 WINKLER AVE APT 203
FORT MYERS FL 33966**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-4713

**SIMONE & SHERNETTE &
SHAWNAH D S BRYAN
4570 WINKLER AVE APT 203
FORT MYERS FL 33966**



9590 9402 8272 3094 0134 05

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0233 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

[Handwritten Delivery Address: 4716 13th St SW Lehigh Acres, FL 33973]

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



CITY OF NORTH PORT

**SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE COMPLIANCE DIVISION**

**4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
SIMONE & SHERNETTE & SHAWNAH D S BRYAN	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	
ADDRESS OF VIOLATION:	}	
7027 DE BRITA RD	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0951141007	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Apr 3, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7027 DE BRITA RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 3 2024



 KEN SCHAUER, 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 3 day of Apr 2024 by KEN SCHAUER.



 Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0951141007

Ownership: BRYAN SIMONE BRYAN SHERNETTE BRYAN SHAWNAH D S 4570 WINKLER AVE APT 203, FORT MYERS, FL, 33966	Land Area: 11,208 Sq.Ft. Municipality: City of North Port Subdivision: 1582 - PORT CHARLOTTE SUB 28 Property Use: 0001 - Res-New Construction Not Substantially Complete Status: OPEN Sec/Twp/Rge: 08-39S-21E Census: 121150027442 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Situs Address: 7027 DE BRITA RD NORTH PORT, FL, 34291	Total Living Units: 0 Parcel Description: LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2023	\$16,000	\$0	\$0	\$16,000	\$4,792	\$0	\$4,792	\$11,208
2022	\$19,200	\$0	\$0	\$19,200	\$4,356	\$0	\$4,356	\$14,844
2021	\$6,200	\$0	\$0	\$6,200	\$3,960	\$0	\$3,960	\$2,240
2020	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2017	\$4,200	\$0	\$0	\$4,200	\$3,850	\$0	\$3,850	\$350
2016	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$3,025	\$0	\$3,025	\$675

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

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2022	\$100	2022051484	11	BRYAN SHERNETTE	WD
1/7/2015	\$4,700	2016002193	01	DAUPHIN VENTURES LLC	WD
5/28/2008	\$100	2008075071	X2	PLEASANT VALLEY LLC,	WD
5/2/2008	\$100	2008068193	X2	PLEASANT VALLEY LTD PRTRSH,	WD
12/14/2007	\$189,000	2007188667	X2	DOLLAR MANAGEMENT SERVICES INC,	WD
12/4/2007	\$150,000	2007188663	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
9/7/1994	\$9,900	2678/809	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/27/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/28/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	OUT	X500	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** 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.
 For general questions regarding the flood map, call (941) 861-5000.





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
SIMONE & SHERNETTE & SHAWNAH D S BRYAN	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	CERTIFIED MAIL NO.: 9589071052700187024674
ADDRESS OF VIOLATION:	}	
7027 De Brita Rd	}	
North Port, FL	}	
PARCEL ID.: 0951141007	}	

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **February 22, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **February 22, 2024**, to **March 28, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.

Respondent shall provide the completed form to the **Code Compliance Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

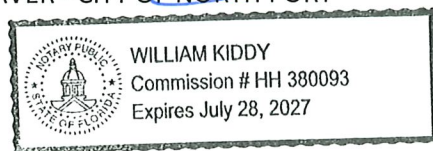
DONE and ORDERED, for the City of North Port North Port, Florida, this **22nd day of February 2024**.

 JAMES E. TOALE
 HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to 4570 WINKLER AVE APT 203 FORT MYERS FL 33966 this 26 day of February 2024.

 SERVER - CITY OF NORTH PORT





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286

Telephone: (941) 429-7186 Fax: (941) 429-7195

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 23-4713

Parcel ID No.: 0951141007

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 7027 DE BRITA RD
(Location of Violation)

PROPERTY OWNER: SIMONE & SHERNETTE & SHAWNAH D S BRYAN

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 4570 WINKLER AVE APT 203 FORT MYERS FL 33966

TELEPHONE NUMBER(S): (____) _____ -- _____ DAY

(____) _____ -- _____ EVENING

(____) _____ -- _____ CELL

(____) _____ -- _____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0246 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *MDS*
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

\$ _____



CE WK 23-4713

SIMONE & SHERNETTE &
SHAWNAH D S BRYAN
4570 WINKLER AVE APT 203
FORT MYERS FL 33966

PS Form 3800, January 2022 PSN 7530-02-000-9047 See Reverse for Instructions



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }

vs. }

SIMONE & SHERNETTE & SHAWNAH D S BRYAN }
Respondent(s) }

CASE NO.: 23-4713

ADDRESS OF VIOLATION: }
7027 DE BRITA RD }
North Port, FL }
PARCEL ID.: # 0951141007 }

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Mar 15, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated February 22, 2024 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 4570 WINKLER AVE APT 203 FORT MYERS FL 33966, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Mar 15 2024



William Kiddy, 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 15th day of Mar 2024, by William Kiddy.



Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

SIMONE & SHERNETTE & SHAWNAH D S BRYAN

Respondent(s)

}
}
}
}
}
}
}
}
}

CASE NO.: 23-4713

ADDRESS OF VIOLATION:

7027 DE BRITA RD

NORTH PORT, FL.

PARCEL ID.: 0951141007

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7027 DE BRITA RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 26 2024

KEN SCHAUER, Affiant
Development Services

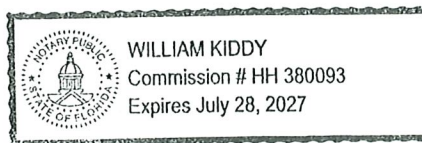
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 26 day of Feb 2024 by KEN SCHAUER.

Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 0951141007

Ownership: BRYAN SIMONE BRYAN SHERNETTE BRYAN SHAWNAH D S 4570 WINKLER AVE APT 203, FORT MYERS, FL, 33966 Situs Address: 7027 DE BRITA RD NORTH PORT, FL, 34291	Land Area: 11,208 Sq.Ft. Municipality: City of North Port Subdivision: 1582 - PORT CHARLOTTE SUB 28 Property Use: 0001 - Res-New Construction Not Substantially Complete Status: OPEN Sec/Twp/Rge: 08-39S-21E Census: 121150027442 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 0 Parcel Description: LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE
---	---

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2023	\$16,000	\$0	\$0	\$16,000	\$4,792	\$0	\$4,792	\$11,208
2022	\$19,200	\$0	\$0	\$19,200	\$4,356	\$0	\$4,356	\$14,844
2021	\$6,200	\$0	\$0	\$6,200	\$3,960	\$0	\$3,960	\$2,240
2020	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2017	\$4,200	\$0	\$0	\$4,200	\$3,850	\$0	\$3,850	\$350
2016	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$3,025	\$0	\$3,025	\$675

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

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2022	\$100	2022051484	11	BRYAN SHERNETTE	WD
1/7/2015	\$4,700	2016002193	01	DAUPHIN VENTURES LLC	WD
5/28/2008	\$100	2008075071	X2	PLEASANT VALLEY LLC,	WD
5/2/2008	\$100	2008068193	X2	PLEASANT VALLEY LTD PRTSHP,	WD
12/14/2007	\$189,000	2007188667	X2	DOLLAR MANAGEMENT SERVICES INC,	WD
12/4/2007	\$150,000	2007188663	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
9/7/1994	\$9,900	2678/809	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/19/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	OUT	X500	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** 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.
 For general questions regarding the flood map, call (941) 861-5000.





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. }
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }
Respondent(s) }
ADDRESS OF VIOLATION: }
7027 De Brita Rd }
North Port, FL }
PARCEL ID.: 0951141007 }

CASE NO.: 23-4713
CERTIFIED MAIL NO.: 9589071052700187025503

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 01, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 2024**, 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 *October 27, 2023*, 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 **February 22, 2024**, 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 Property Standard 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.

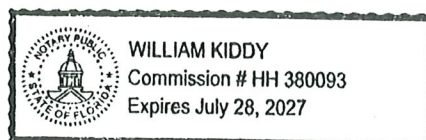

HEATHER FAUST, City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by ***Certified Mail/Return Receipt Requested*** at 4570 WINKLER AVE APT 203 FORT MYERS FL 33966.

DATED: December 5, 2023


SERVER – 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.	}	
SIMONE & SHERNETTE & SHAWNAH D S BRYAN	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	
ADDRESS OF VIOLATION:	}	
7027 DE BRITA RD	}	
NORTH PORT, FL	}	
PARCEL ID.: 0951141007	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss

COUNTY 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 November 13, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

10/25/2023, 11:30:52 AM CCUMMINGS Expired SFR Permit 19-00008243 Construction sight is unsightly and appears to be abandoned. Please check for any violations Brandon Faye 5396 Ponce De Leon 941-233-3528

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired SFR permit 19-00008243.

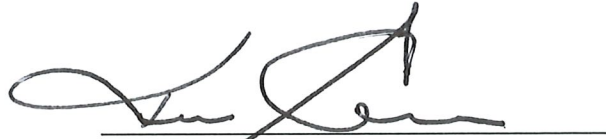
Violation Corrective Action

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

10/25/2023, 1:48:26 PM KSCHAUER Site appears to be a former construction site. Concrete block, foundation and PVC plumbing pipes surrounded by overgrowth. Some rebar's sticking out also. Site needs clearing for surrounding esthetic value and child safety. Corner property at Ponce de Leon. Courtesy hanger not feasible at this time, request NOV. 11/9/2023, 11:20:22 AM KSCHAUER As of this date, no activity is evident in regards to construction and or the expired permitting process. Case should be processed for hearing. 11/9/2023, 6:13:16 PM WK Address is different for owner; restart/resend notice with updated mailing address. 11/27/2023, 9:40:40 AM KSCHAUER No progress in either renewal of construction and or permitting and or removal/ cleanup of site. 11/27/2023, 9:44:35 AM KSCHAUER 2 update photo attached

DATED: December 01, 2023



KEN SCHAUER
Inspector
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 1 day of Dec 2023, by KEN SCHAUER.



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 TO CORRECT**

SIMONE BRYAN
SHERNETTE BRYAN
SHAWNAH D S BRYAN
4570 WINKLER AVE APT 203
FORT MYERS, FL 33966

DATE: November 13, 2023

PSI CASE NO.: 23-4713
REAL PROPERTY ADDRESS: 7027 DE BRITA RD, NORTH PORT, FL
LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE PARCEL ID #: 0951141007
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

Section 105.4.1.1, Florida Building Code- Permit has expired.

Violation Text

Expired SFR permit 19-00008243.

Violation Corrective Action

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

KEN SCHAUER
Inspector
Neighborhood Development Services
e-mail: kschauer@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }
Respondent(s) }
ADDRESS OF VIOLATION: }
7027 DE BRITA RD }
North Port, FL }
PARCEL ID.: # 0951141007 }

CASE NO.: 23-4713

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 01, 2023 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 4570 WINKLER AVE APT 203 FORT MYERS FL 33966, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 20 2024


William Kiddy, 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 20th day of Feb 2024, by William Kiddy.


Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

ND

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

\$

To

CE WK 23-4713

\$

St

**SIMONE & SHERNETTE &
 SHAWNAH D S BRYAN
 4570 WINKLER AVE APT 203
 FORT MYERS FL 33966**

City

PS

See reverse for instructions

9589 0710 5270 0187 0255 03

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-4713

**SIMONE & SHERNETTE &
 SHAWNAH D S BRYAN
 4570 WINKLER AVE APT 203
 FORT MYERS FL 33966**



9590 9402 8271 3094 9968 77

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0255 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

12/19/23

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }
Respondent(s) } CASE NO.: 23-4713
} }
ADDRESS OF VIOLATION: }
7027 DE BRITA RD }
NORTH PORT, FL. }
PARCEL ID.: 0951141007 }

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Dec 5, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7027 DE BRITA RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Dec 5 2023



KEN SCHAUER, Affiant
Development Services

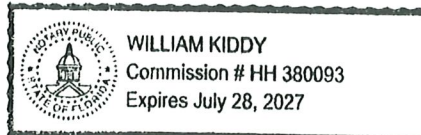
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5 day of Dec 2023 by KEN SCHAUER.



Notary Public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 0951141007

Ownership:

BRYAN SIMONE
BRYAN SHERNETTE
BRYAN SHAWNAH D S
4570 WINKLER AVE APT 203, FORT MYERS, FL, 33966
Situs Address:
7027 DE BRITA RD NORTH PORT, FL., 34291

Land Area: 11,208 Sq.Ft.

Municipality: City of North Port
Subdivision: 1582 - PORT CHARLOTTE SUB 28
Property Use: 0001 - Res-New Construction Not Substantially Complete
Status: OPEN
Sec/Twp/Rge: 08-39S-21E
Census: 121150027442
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2023	\$16,000	\$0	\$0	\$16,000	\$4,792	\$0	\$4,792	\$11,208
2022	\$19,200	\$0	\$0	\$19,200	\$4,356	\$0	\$4,356	\$14,844
2021	\$6,200	\$0	\$0	\$6,200	\$3,960	\$0	\$3,960	\$2,240
2020	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2017	\$4,200	\$0	\$0	\$4,200	\$3,850	\$0	\$3,850	\$350
2016	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$3,025	\$0	\$3,025	\$675

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

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2022	\$100	2022051484	11	BRYAN SHERNETTE	WD
1/7/2015	\$4,700	2016002193	01	DAUPHIN VENTURES LLC	WD
5/28/2008	\$100	2008075071	X2	PLEASANT VALLEY LLC,	WD
5/2/2008	\$100	2008068193	X2	PLEASANT VALLEY LTD PRTSHP,	WD
12/14/2007	\$189,000	2007188667	X2	DOLLAR MANAGEMENT SERVICES INC,	WD
12/4/2007	\$150,000	2007188663	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
9/7/1994	\$9,900	2678/809	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/30/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/27/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	OUT	X500	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** 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.
For general questions regarding the flood map, call (941) 861-5000.

