



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.

}

CAVENDER JUSTINE

}

Respondent(s)

}

CASE NO.: CECASE-26-01619

ADDRESS OF VIOLATION:

}

0 SILVERLEAF RD NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1128227619

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/17/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 SILVERLEAF RD NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/24/2026

Kevin LaPointe, 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 24th day of June, 2026 by Kevin LaPointe.

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
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JUSTINE CAVENDER

1841 GALE ST

ENGLEWOOD, FL 34223-6480

Respondent(s)

ADDRESS OF VIOLATION:

0 Silverleaf Rd

North Port, FL 34288

PARCEL ID.: 1128227619

CASE NO.: CECASE-26-01619

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
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 5/20/2026, by first class mail, a copy of which is attached.

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

Land clear without proper permitting.

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

Violation Description

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense: 1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6. 2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization. 3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation. 4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(b)(1)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Land clear without proper permitting.

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to states facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

(3) Field Inspection Notes:

Land clear without proper permitting.,Posted on property,Re-inspection of property completed. No change. Violation is confirmed. Photo taken.

DATED: 6/10/2026



Kevin LaPointe
Inspector
Neighborhood 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 10th day of JUNE, 2026, by Kevin LaPointe.



Trysta Cassell - Notary Public - State of Florida



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



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.

JUSTINE CAVENDER

1841 GALE ST

ENGLEWOOD, FL 34223-6480

Respondent(s)

ADDRESS OF VIOLATION:

0 Silverleaf Rd

North Port, FL 34288

PARCEL ID.: 1128227619

CASE NO.: CECASE-26-01619

CERTIFIED MAIL NO.: 06/16/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 06/10/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 23, 2026, 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 05/20/2026, 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 July 23, 2026, 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 Code Enforcement 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.



Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 1841 GALE ST , ENGLEWOOD, FL 34223-6480.

DATED: June 16th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive, flowing style. The first name "Trysta" is written with a large, stylized 'T' and 'y'. The last name "Cassell" is written with a large, stylized 'C' and 'l'.

Trysta Cassell – CITY OF NORTH PORT



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

CODE ENFORCEMENT HEARING

CAVENDER JUSTINE
1841 GALE ST
ENGLEWOOD, FL 34223-6480

CECASE-26-01619
Address of Violation
0 SILVERLEAF RD
NORTH PORT, FL, 34288-4288
PARCEL ID.: 1128227619

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “CEInfo@northportfl.gov”.

Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at: www.northportfl.gov/cehearing

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

JUSTINE CAVENDER
1841 GALE ST
ENGLEWOOD, FL 34223-6480

DATE: May 20, 2026

CASE NO.: CECASE-26-01619
REAL PROPERTY ADDRESS: 0 *address Needed, North Port, FL 34288
LOT 19 BLK 2276 47TH ADD TO PO
PARCEL ID: 1128227619
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

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense: 1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6. 2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization. 3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation. 4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(b)(l)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Land clear without proper permitting.

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to state facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

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:

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1128227619

Ownership:

CAVENDER JUSTINE

1841 GALE ST, ENGLEWOOD, FL, 34223-6480

Situs Address:

SILVERLEAF RD NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 24-39S-22E

Census: 121150027462

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 19 BLK 2276 47TH 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 i
2025	\$6,800	\$0	\$0	\$6,800	\$3,190	\$0	\$3,190	\$3,610
2024	\$6,200	\$0	\$0	\$6,200	\$2,900	\$0	\$2,900	\$3,300
2023	\$6,200	\$0	\$0	\$6,200	\$2,636	\$0	\$2,636	\$3,564
2022	\$5,900	\$0	\$0	\$5,900	\$2,396	\$0	\$2,396	\$3,504
2021	\$3,300	\$0	\$0	\$3,300	\$2,178	\$0	\$2,178	\$1,122
2020	\$2,300	\$0	\$0	\$2,300	\$1,980	\$0	\$1,980	\$320
2019	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2018	\$1,700	\$0	\$0	\$1,700	\$1,700	\$0	\$1,700	\$0
2017	\$2,100	\$0	\$0	\$2,100	\$2,100	\$0	\$2,100	\$0
2016	\$1,500	\$0	\$0	\$1,500	\$1,500	\$0	\$1,500	\$0

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.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/24/2026	\$0	2026023344	11	BROWN JENNIFER JOAN	QC
11/7/2016	\$6,000	2016138344	05	LOTVESTORS LLC	WD
6/15/2016	\$1,300	2016087873	37	HA QUOC H	WD
5/23/2002	\$5,100	2002084369	X2	FLORIDA SUN PROPERTIES,	ID
5/22/2002	\$1,600	2002083286	11	NATIONSBANK OF FL NA,	TD
10/19/1989	\$100	2159/805	11	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/9/2026

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.

 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>
0404F	OUT	IN	AE	120279		OUT
0404F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone 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.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/8/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/21/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8378 5876 55

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/21/2026 14:49

ORIGINAL INTENDED RECIPIENT:

JUSTINE CAVENDER

1841 GALE ST

ENGLEWOOD FL 34223-6480

Case Number: CECASE-26-01619

Parcel ID: 1128227619

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/16/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8328 8591 91

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/16/2026 14:29

ORIGINAL INTENDED RECIPIENT:

CAVENDER JUSTINE

1841 GALE ST

ENGLEWOOD FL 34223-6480

Case Number: CECASE-26-01619

Parcel ID: 1128227619

DATE PRODUCED: 6/17/2026 3:00 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8378 5876 55

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JUSTINE CAVENDER

1841 GALE ST

ENGLEWOOD, FL 34223-6480

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

Return Reference Number:



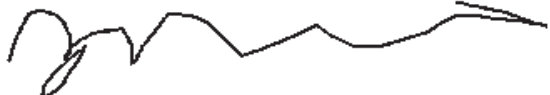
Mailer: City of North Port

Date Produced: 06/17/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8378 5876 55. Our records indicate that this item was delivered on 06/16/2026 at 01:38 p.m. in SARASOTA, FL 34232. The scanned image of the recipient information is provided below.

Signature of Recipient :


Justine Cavender

Address of Recipient :

4466 McIntosh, Apt
A03, 34232 Sarasota
FL 34

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:

JUSTINE CAVENDER
1841 GALE ST
ENGLEWOOD, FL 34223-6480

Customer Reference Number: C6850384.41970188



Return address:

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



Recipient address:

JUSTINE CAVENDER
1841 GALE ST
ENGLEWOOD, FL 34223-6480

MAILING DATE: 05/21/2026
DELIVERY DATE: 06/16/2026

USPS CERTIFIED MAIL



9214 8901 9403 8378 5876 55

USPS Tracking Label Number: 9214 8901 9403 8378 5876 55

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/21/2026 09:18
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	05/21/2026 14:49
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	05/22/2026 19:01
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	05/22/2026 20:16
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	05/24/2026 14:54
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/26/2026 14:12
NO AUTHORIZED RECIPIENT AVAILABLE	SARASOTA,FL 34232	05/27/2026 10:23
REMINDER TO SCHEDULE REDELIVERY	ENGLEWOOD,FL 34223	06/01/2026 03:01
PACKAGE RETURN NOTICE GENERATED	ENGLEWOOD,FL 34223	06/11/2026 03:01
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	SARASOTA,FL 34232	06/16/2026 13:38

CASE NUMBER: CECASE-26-01619
PARCEL ID: 1128227619