



**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. }

JUETT VIOLA S, RONALD HARTER JR }

Respondent(s) }

CASE NO.: CECASE-25-02460

ADDRESS OF VIOLATION: }

8521 SHUMOCK AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0996183324 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On 12/26/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8521 SHUMOCK AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/02/2026

*George a. White*

George White, 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 2nd day of 02/02/2026 by George White

*Trysta Lynn Casell*

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

**CODE ENFORCEMENT HEARING**

**CITY OF NORTH PORT, FLORIDA**

Petitioner,

vs.

RONALD HARTER JR

VIOLA S JUETT

8521 SHUMOCK AVE

NORTH PORT, FL 34287-1925

Respondent(s)

**ADDRESS OF VIOLATION:**

8521 Shumock Ave

North Port, FL 34287

PARCEL ID.: 0996183324

}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}

CASE NO.: CECASE-25-02460

CERTIFIED MAIL NO.: 12/23/2025

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 12/08/2025, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on February 26, 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 08/12/2025, 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 26, 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 8521 SHUMOCK AVE , NORTH PORT, FL 34287-1925.

**DATED:** December 23rd, 2025.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

Trysta Cassell – 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.

RONALD HARTER JR

VIOLA S JUETT

8521 SHUMOCK AVE

NORTH PORT, FL 34287-1925

CASE NO.: CECASE-25-02460

Respondent(s)

**ADDRESS OF VIOLATION:**

8521 Shumock Ave

North Port, FL 34287

PARCEL ID.: 0996183324

**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 08/12/2025, by first class mail, a copy of which is attached.

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

Roof in disrepair

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

**Violation Description**

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: \* 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

**Violation Text**

Roof in disrepair, also has a torn blue tarp on it.

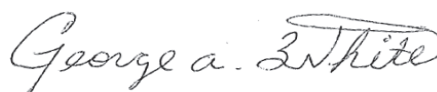
**Violation Corrective Action(s)**

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.

(3) Field Inspection Notes:

Roof in disrepair, Also has a torn blue tarp on it., Violation remains.

DATED: 12/8/2025



---

George White  
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 08 day of DECEMBER 2025, by George White.



---

Trysta Cassell - 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 OF CORRECT**

VIOLA S JUETT  
8521 SHUMOCK AVE  
NORTH PORT, FL 34287-1925

**DATE:** August 12, 2025

CASE NO.: CECASE-25-02460  
REAL PROPERTY ADDRESS: 8521 Shumock Ave, North Port, FL 34287  
LOT 23 LESS THE E 60 FT & THE  
PARCEL ID: 0996183324  
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**

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

\* 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

**Violation Text**

Roof in disrepair., Also has a torn blue tarp on it.

**Violation Corrective Action(s)**

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.

**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:***

George White  
Inspector  
Neighborhood Development Services  
e-mail:[gwhite@northportfl.gov](mailto:gwhite@northportfl.gov)

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 08/14/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7701 14

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 08/14/2025 14:55

ORIGINAL INTENDED RECIPIENT:

VIOLA S JUETT

8521 SHUMOCK AVE

NORTH PORT FL 34287-1925

Case Number: CECASE-25-02460

Parcel ID: 0996183324

DATE PRODUCED: 9/9/2025 2:34 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7701 14

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

VIOLA S JUETT

8521 SHUMOCK AVE

NORTH PORT, FL 34287-1925

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

Return Reference Number:

Mailer: City of North Port

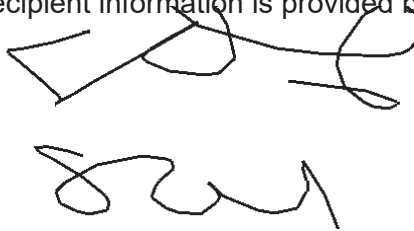
Date Produced: 09/09/2025

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 7701 14. Our records indicate that this item was delivered on 09/08/2025 at 11:19 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH  
PORT, FL 34286**

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:

VIOLA S JUETT  
8521 SHUMOCK AVE  
NORTH PORT, FL 34287-1925

Customer Reference Number: C6123912.37229148



**Return address:**

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

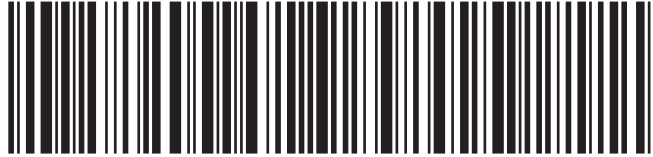


**Recipient address:**

VIOLA S JUETT  
8521 SHUMOCK AVE  
NORTH PORT, FL 34287-1925

MAILING DATE: 08/14/2025  
DELIVERY DATE: 09/08/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8327 7701 14

**USPS Tracking Label Number: 9214 8901 9403 8327 7701 14**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	08/14/2025 06:11
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	08/14/2025 14:55
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	08/15/2025 23:21
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	08/16/2025 00:36
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	08/18/2025 01:16
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	08/18/2025 15:50
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	08/19/2025 11:22
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	08/23/2025 03:25
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	09/02/2025 03:24
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	09/02/2025 08:59
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	09/05/2025 04:56
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	09/05/2025 07:39
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/06/2025 00:37
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/08/2025 01:35
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	09/08/2025 11:19

CASE NUMBER: CECASE-25-02460

PARCEL ID: 0996183324

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/23/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8348 4505 69

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/23/2025 14:13

ORIGINAL INTENDED RECIPIENT:

JUETT VIOLA S RONALD HARTER JR  
8521 SHUMOCK AVE  
NORTH PORT FL 34287-1925

Case Number: CECASE-25-02460

Parcel ID: 0996183324

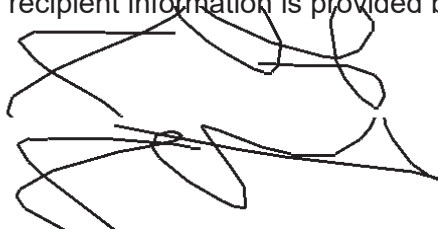
Mailer: City of North Port

Date Produced: 01/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8348 4505 69. Our records indicate that this item was delivered on 01/02/2026 at 10:54 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH  
PORT, FL 34286**

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:

JUETT VIOLA S, RONALD HARTER JR  
8521 SHUMOCK AVE  
NORTH PORT, FL 34287-1925

Customer Reference Number: C6450779.39387996



**Return address:**

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

**Recipient address:**

JUETT VIOLA S, RONALD HARTER JR  
8521 SHUMOCK AVE  
NORTH PORT, FL 34287-1925

MAILING DATE: 12/23/2025  
DELIVERY DATE: 01/02/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8348 4505 69

**USPS Tracking Label Number: 9214 8901 9403 8348 4505 69**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/23/2025 09:15
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/23/2025 14:13
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/25/2025 00:17
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/25/2025 01:32
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/26/2025 00:16
REFUSED	NORTH PORT,FL 34287	12/26/2025 15:45
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/29/2025 21:04
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/30/2025 07:59
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	12/30/2025 11:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/31/2025 01:32
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/01/2026 22:59
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	01/02/2026 10:54

CASE NUMBER: CECASE-25-02460

PARCEL ID: 0996183324