



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. }

BERNYCE RHODES }

Respondent(s) }

CASE NO.: CECASE-26-01047

ADDRESS OF VIOLATION: }

0 *ADDRESS NEEDED NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0969066012 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 04/30/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 *ADDRESS NEEDED NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/08/2026

Robert Harrelson, 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 8th day of June, 2026 by Robert Harrelson.

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

BERNYCE RHODES
313 FALMOUTH TURNING C/O JONATHON
RHODES
HAMPTON, VA 23669

CECASE-26-01047
Address of Violation
0 *ADDRESS NEEDED
NORTH PORT, FL, 34291-4291
PARCEL ID.: 0969066012

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
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA }

Petitioner, }

vs. }

BERNYCE P RHODES C/O JONATHAN F RHODES }

313 FALMOUTH TURNING }

HAMPTON, VA 23669-1426 }

Respondent(s))

CASE NO.: CECASE-26-01047

CERTIFIED MAIL NO.: 04/29/2026

ADDRESS OF VIOLATION: }

0 *address Needed }

North Port, FL 34291 }

PARCEL ID.: 0969066012)

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 04/28/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on June 25, 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 04/02/2026, 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 June 25, 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 313 FALMOUTH TURNING , HAMPTON, VA 23669-1426.

DATED: April 29th, 2026.

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. }
BERNYCE P RHODES C/O JONATHAN F RHODES }
HAMPTON, VA 23669-1426 }
Respondent(s) }
ADDRESS OF VIOLATION: }
0 *address Needed }
North Port, FL 34291 }
PARCEL ID.: 0969066012 }

CASE NO.: CECASE-26-01047

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 4/02/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Lot cleared with No Permit/Domestic Pig on Property
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

3.7.3 (D) ULDC, Prohibited Activities: (1) Commercial raising or keeping of fowl or livestock; (2) Keeping of roosters, crowing chickens, or any livestock not listed in the table above; and (3) Slaughtering of hens or other animals. * Fowl MAXIMUM NUMBER ALLOWED Four (4) Gallus Domesticus hens per 10,000 SF of land. No other types of fowl are allowed.

Violation Text

Domestic pig contained in a pen on vacant lot, not a potbelly pig. Owner stated had a letter from City, no letter produced.

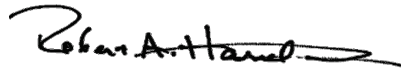
Violation Corrective Action(s)

Cease, remove and or correct the source of prohibited activity(s), within ten (10) days of the date of this notice. *For guidance of permissible activities please review Unified Land Development Code - Section 3.7.3. Accessory Agriculture in Residential Districts.

- (3) Field Inspection Notes:

The lot at this location has been cleared and no permit was obtained.
There is a Domestic Pig located on the property contained in a pen.

DATED: 4/28/2026



Robert Harrelson
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 28th day of APRIL, 2026, by Robert Harrelson.



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

BERNYCE P RHODES C/O JONATHAN F RHODES
313 FALMOUTH TURNING
HAMPTON, VA 23669-1426

DATE: April 2, 2026

CASE NO.: CECASE-26-01047
REAL PROPERTY ADDRESS: 0 *address Needed, North Port, FL 34291
LOT 12 BLK 660 14TH ADD TO POR
PARCEL ID: 0969066012
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

3.7.3 (D) ULDC, Prohibited Activities: (1) Commercial raising or keeping of fowl or livestock; (2) Keeping of roosters, crowing chickens, or any livestock not listed in the table above; and (3) Slaughtering of hens or other animals. * Fowl MAXIMUM NUMBER ALLOWED Four (4) Gallus Domesticus hens per 10,000 SF of land. No other types of fowl are allowed.

Violation Text

Domestic Pig contained in a pen on vacant lot.
Not a Potbelly Pig.
Owner stated had a letter from City-No letter produced.

Violation Corrective Action(s)

Cease, remove and or correct the source of prohibited activity(s), within ten (10) days of the date of this notice.
*For guidance of permissible activities please review Unified Land Development Code - Section 3.7.3. Accessory Agriculture in Residential Districts.

Robert Harrelson
Inspector
Neighborhood Development Services
e-mail: rharrelson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0969066012

Ownership:

RHODES BERNYCE P
 C/O JONATHAN F RHODES 313 FALMOUTH TURNING,
 HAMPTON, VA, 23669-1426
Situs Address:
 BODMIN LN NORTH PORT, FL, 34291

Land Area: 12,366 Sq.Ft.

Municipality: City of North Port
Subdivision: 1545 - PORT CHARLOTTE SUB 14
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 17-39S-21E
Census: 121150027381
Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0
Parcel Description: LOT 12 BLK 660 14TH ADD TO PORT CHARLOTTE DOC-86

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>i</i>
2025	\$13,700	\$0	\$0	\$13,700	\$7,731	\$0	\$7,731	\$5,969
2024	\$14,800	\$0	\$0	\$14,800	\$7,028	\$0	\$7,028	\$7,772
2023	\$18,900	\$0	\$0	\$18,900	\$6,389	\$0	\$6,389	\$12,511
2022	\$14,300	\$0	\$0	\$14,300	\$5,808	\$0	\$5,808	\$8,492
2021	\$5,900	\$0	\$0	\$5,900	\$5,280	\$0	\$5,280	\$620
2020	\$4,800	\$0	\$0	\$4,800	\$4,800	\$0	\$4,800	\$0
2019	\$4,400	\$0	\$0	\$4,400	\$4,400	\$0	\$4,400	\$0
2018	\$4,500	\$0	\$0	\$4,500	\$4,500	\$0	\$4,500	\$0
2017	\$4,300	\$0	\$0	\$4,300	\$4,114	\$0	\$4,114	\$186
2016	\$4,200	\$0	\$0	\$4,200	\$3,740	\$0	\$3,740	\$460

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
3/10/2001	\$100	2008042463	11	RHODES,BERNYCE P	OT
6/1/1979	\$3,100	1321/2020	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/27/2026

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>
0378F	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 4/27/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8364 8407 26

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

BERNYCE P RHODES C/O JONATHAN F RHODES
313 FALMOUTH TURNING
HAMPTON VA 23669-1426

Case Number: CECASE-26-01047

Parcel ID: 0969066012

Mailer: City of North Port

Date Produced: 04/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 8407 26. Our records indicate that this item was delivered on 04/07/2026 at 12:55 p.m. in HAMPTON, VA 23669. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**313 FALMOUTH TURNING,
HAMPTON, VA 23669**

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:

BERNYCE P RHODES C/O JONATHAN F RHODES
313 FALMOUTH TURNING
HAMPTON, VA 23669-1426

Customer Reference Number: C6710616.41040345



Return address:

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

Recipient address:

BERNYCE P RHODES C/O JONATHAN F RHODES
313 FALMOUTH TURNING
HAMPTON, VA 23669-1426

MAILING DATE: 04/02/2026
DELIVERY DATE: 04/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8364 8407 26

USPS Tracking Label Number: 9214 8901 9403 8364 8407 26

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/02/2026 11:46
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/02/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/03/2026 19:40
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/03/2026 20:55
PROCESSED THROUGH USPS FACILITY	NORFOLK VA DISTRIBUTION CENTER 23501	04/06/2026 14:02
DELIVERED LEFT WITH INDIVIDUAL	HAMPTON,VA 23669	04/07/2026 12:55

CASE NUMBER: CECASE-26-01047
PARCEL ID: 0969066012

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/29/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 7387 72

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/29/2026 14:26

ORIGINAL INTENDED RECIPIENT:

BERNYCE P RHODES C/O JONATHAN F RHODES

C/O: JONATHAN F RHODES

HAMPTON VA 23669-1426

Case Number: CECASE-26-01047

Parcel ID: 0969066012

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/29/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 7414 37

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/29/2026 14:26

ORIGINAL INTENDED RECIPIENT:

BERNYCE RHODES
313 FALMOUTH TURNING C/O JONATHON
RHODES
HAMPTON VA 23669

Case Number: CECASE-26-01047

Parcel ID: 0969066012

Mailer: City of North Port

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 7414 37. Our records indicate that this item was delivered on 05/04/2026 at 12:52 p.m. in HAMPTON, VA 23669. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**313 FALMOUTH TURNING,
HAMPTON, VA 23669**

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:

BERNYCE RHODES
313 FALMOUTH TURNING C/O JONATHON
RHODES
HAMPTON, VA 23669

Customer Reference Number: C6786186.41511979



Return address:

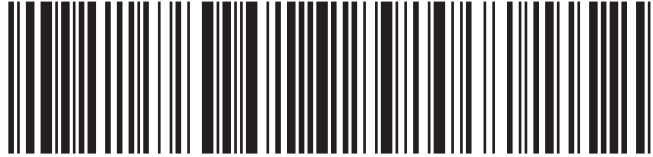
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

BERNYCE RHODES
313 FALMOUTH TURNING C/O JONATHON
RHODES
HAMPTON, VA 23669

MAILING DATE: 04/29/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 7414 37

USPS Tracking Label Number: 9214 8901 9403 8370 7414 37

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/29/2026 06:56
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/29/2026 14:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/30/2026 20:30
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/30/2026 21:45
PROCESSED THROUGH USPS FACILITY	NORFOLK VA DISTRIBUTION CENTER 23501	05/02/2026 11:49
PROCESSED THROUGH USPS FACILITY	NORFOLK VA DISTRIBUTION CENTER 23501	05/03/2026 21:47
DELIVERED LEFT WITH INDIVIDUAL	HAMPTON,VA 23669	05/04/2026 12:52

CASE NUMBER: CECASE-26-01047
PARCEL ID: 0969066012