



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ANN ARBOR TRUST II	}	
Respondent(s)	}	CASE NO.: CECASE-25-01779
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2224 ANN ARBOR RD NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0964091821	}	

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on 10/23/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), ANN ARBOR TRUST II standard, own(s) the property commonly known as, 2224 ANN ARBOR ROAD, North Port, Sarasota County, Florida LOT 21 BLK 918 20TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Gavyn Oneil served the Respondent(s) a Notice of Violation, dated 7/11/2025.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:

. Assigned Numbers | 70-56 (H) NPCC

Property is missing house numbers.

. Unsafe Conditions 7 - Exterior Walls (Hearing) | 304.1.1 IPMC

Exterior walls on the second story of the property is falling apart, and is causing a concern to neighboring properties.

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly
 - Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.



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

HEARING OFFICER

- 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.

6. If Respondent(s) fail(s) to correct the violation(s) by **November 17, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$250** per day, beginning **November 18, 2025**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$1000, & No maximum** defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **12/11/2025 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

Code Enforcement Division Manager

4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this 23rd day of October, 2025.

Signed by:

James Toale

B43087F0EE124AB...

JAMES E TOALE

HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at PO BOX 521 ESTERO, FL 33929-0521.

COS Date: 11/03/2025

Signed by:

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

DATE PRODUCED: 10/21/2025 3:04 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8336 4050 90

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

ANN ARBOR TRUST II

PO BOX 521

ESTERO, FL 33929-0521

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

Return Reference Number:



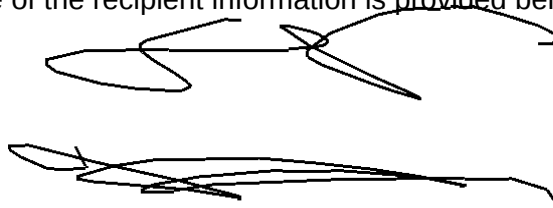
Mailer: City of North Port

Date Produced: 10/21/2025

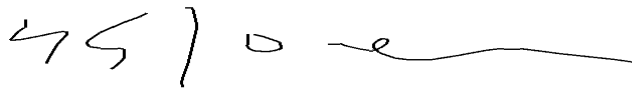
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 4050 90. Our records indicate that this item was delivered on 10/20/2025 at 12:06 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

Customer Reference Number: C6252372.38080194



Return address:

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

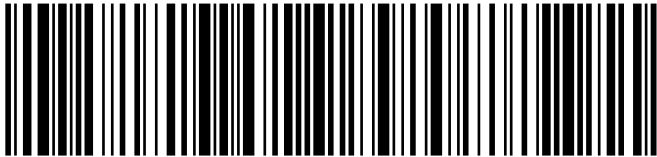


Recipient address:

ANN ARBOR TRUST II
PO BOX 521
ESTERO, FL 33929-0521

MAILING DATE: 10/03/2025
DELIVERY DATE: 10/20/2025

USPS CERTIFIED MAIL



9214 8901 9403 8336 4050 90

USPS Tracking Label Number: 9214 8901 9403 8336 4050 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/03/2025 06:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/03/2025 14:25
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/05/2025 06:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/05/2025 07:22
VACANT	ESTERO,FL 33928	10/06/2025 09:34
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/16/2025 18:51
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/17/2025 08:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/17/2025 10:48
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/18/2025 16:17
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/19/2025 03:30
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	10/20/2025 12:06

CASE NUMBER: CECASE-25-01779
PARCEL ID: 0964091821

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 9001 61

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 11/03/2025 14:40

ORIGINAL INTENDED RECIPIENT:

ANN ARBOR TRUST II

PO BOX 521

ESTERO FL 33929-0521

Case Number: CECASE-25-01779

Parcel ID: 0964091821