



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.

}

ESTERO DEVELOPMENT PARTNERS

}

Respondent(s)

}

CASE NO.: CECASE-25-00848

ADDRESS OF VIOLATION:

}

1454 RONALD ST NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0982042608

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 10/06/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1454 RONALD ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 10/06/2025

Anthony F. Brehon

Tony Brehon, 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 6th day of 10/06/2025 by Tony Brehon

Trysta Lynn 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.

ESTERO DEVELOPMENT PARTNERS

Respondent(s)

ADDRESS OF VIOLATION:

1454 RONALD ST NORTH PORT, FL, 34286-4286

Parcel ID.: 0982042608

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CASE NO.: CECASE-25-00848

CERTIFIED MAIL NO.:

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on 09/24/2025. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from 09/24/2025 to 10/23/2025 **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 Enforcement 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 Enforcement 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 Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE AND ORDERED, for the City of North Port, Florida this 09/24/2025.

Signed by:

James Toale

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*** PO BOX 3234 ROCK HILL, SC 29732-5234.

COS Date: 10/03/2025

Signed by:

Trysta Lynn Cassell

Trysta Cassell - CITY OF NORTHPORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

VS.

ESTERO DEVELOPMENT PARTNERS

Respondent(s)

CASE NO.: CECASE-25-00848

ADDRESS OF VIOLATION:

**1454 Ronald St
North Port, FL 34286
PARCEL ID.: 0982042608**

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}

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

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: ss

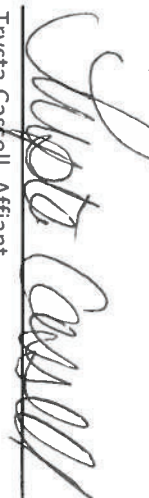
OF SARASOTA

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 9/12/2025, the Respondent(s) was served with a Order for Compliance Notice of Hearing to Assess Administrative Fine dated 09/08/2025 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 PO BOX 3234, ROCK HILL, SC 29732-5234 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: September 16th, 2025.

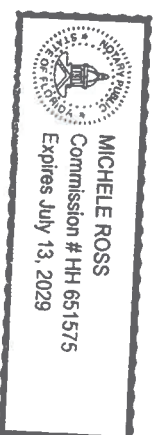

Trysta Cassell, Affiant
Recording Secretary

**STATE OF FLORIDA
COUNTY OF SARASOTA**

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of SEPTEMBER 2025, by Trysta Cassell.


Michele Ross - 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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ESTERO DEVELOPMENT PARTNERS	}	
Respondent(s)	}	CASE NO.: CECASE-25-00848
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
1454 RONALD ST NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0982042608	}	

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 08/28/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), ESTERO DEVELOPMENT PARTNERS standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 8 BLK 426 9TH 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 05/07/2025.
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:

. Security Requirements (Hearing) | 42-77 (A) NPCC

Property is not properly sealed which allows anyone to walk in.

. Permit Expired - Period of Validity | 105.4.1.1 FBC

Property has an expired SFR permit. 21-00010362 02/20/2024

. Accumulation of Debris (Default Hearing) | 42-23 NPCC

Debris piled up in front of property consisting of bags, wood and concrete debris

. Unsafe Conditions 8 - Roofing (Hearing) | 304.1.1 IPMC

Properties roof is not fully intact, and property is not properly sealed causing the structure to be unsafe and may cause harm to any children that might enter.



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

HEARING OFFICER

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

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly

- Secure the structure within three (3) days; so it is not accessible to unauthorized persons.
- 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>
- Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.
- 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 **September 21, 2025, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$50, \$10, & \$250** per day, beginning **09/22/2025**, 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, \$5000, \$1000, & No maximum defined in 2-511(b), has been reached.**

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **09/24/2025 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 08/28/2025.

Signed by:

B45087F0EE124AB...

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 3234 ROCK HILL, SC 29732-5234.

Signed by:

4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:53 AM EDT

Trysta Cassell - CITY OF NORTHPORT



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

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Petitioner,

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ESTERO DEVELOPMENT PARTNERS

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ADDRESS OF VIOLATION:

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1454 RONALD ST NORTH PORT, FL, 34286-4286

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Parcel ID.: 0982042608

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STATE OF FLORIDA

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: ss

COUNTY OF SARASOTA

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

AFFIDAVIT OF POSTING

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Order for Compliance by posting said Notice at 1454 RONALD ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/11/2025

Anthony F. Brehon

Tony Brehon, 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 11th day of 09/11/2025 by Tony Brehon

Trysta Lynn Cassell

Notary public - State of Florida

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



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8336 4391 63

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 10/03/2025 14:25

ORIGINAL INTENDED RECIPIENT:

ESTERO DEVELOPMENT PARTNERS

PO BOX 3234

ROCK HILL SC 29732-5234

Case Number: CECASE-25-00848

Parcel ID: 0982042608



Mailer: City of North Port

Date Produced: 09/15/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8331 5532 60. Our records indicate that this item was delivered on 09/12/2025 at 10:19 a.m. in ROCK HILL, SC 29732. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	☒
Printed Name	Pam Harding

Address of Recipient :

Delivery Address	PO Box 3234
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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:

ESTERO DEVELOPMENT PARTNERS
PO BOX 3234
ROCK HILL, SC 29732-5234

Customer Reference Number: C6182106.37612914



Return address:

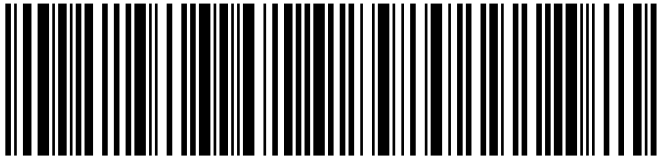
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

ESTERO DEVELOPMENT PARTNERS
PO BOX 3234
ROCK HILL, SC 29732-5234

MAILING DATE: 09/08/2025
DELIVERY DATE: 09/12/2025

USPS CERTIFIED MAIL



9214 8901 9403 8331 5532 60

USPS Tracking Label Number: 9214 8901 9403 8331 5532 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	09/08/2025 10:38
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	09/08/2025 14:33
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	09/09/2025 17:30
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	09/09/2025 18:45
PROCESSED THROUGH USPS FACILITY	MID CAROLINA-CHARLOTTE NC DISTR 28214	09/11/2025 14:58
DELIVERED PO BOX	ROCK HILL,SC 29732	09/12/2025 10:19

CASE NUMBER: CECASE-25-00848
PARCEL ID: 0982042608

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

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9214 8901 9403 8331 5532 60

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 09/08/2025 14:33

ORIGINAL INTENDED RECIPIENT:

ESTERO DEVELOPMENT PARTNERS

PO BOX 3234

ROCK HILL SC 29732-5234

Case Number: CECASE-25-00848

Parcel ID: 0982042608