



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. }

COOPER SANDRA DEE }

Respondent(s) }

CASE NO.: CECASE-26-00341

ADDRESS OF VIOLATION: }

6515 OLD COURT ST NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0945010609 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 04/23/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6515 OLD COURT ST NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 04/29/2026

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 29th day of April, 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

COOPER SANDRA DEE
6515 OLD COURT ST
NORTH PORT, FL 34291-4401

CECASE-26-00341
Address of Violation
6515 OLD COURT ST
NORTH PORT, FL, 34291-4291
PARCEL ID.: 0945010609

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.

SANDRA DEE COOPER

6515 OLD COURT ST

NORTH PORT, FL 34291-4401

Respondent(s)

ADDRESS OF VIOLATION:

6515 Old Court St

North Port, FL 34291

PARCEL ID.: 0945010609

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CASE NO.: CECASE-26-00341

CERTIFIED MAIL NO.: 04/22/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 04/15/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on May 28, 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 02/05/2026, 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 May 28, 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.

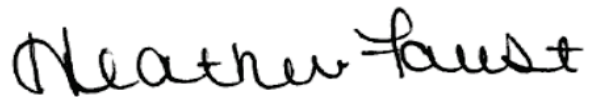
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



Heather Faust
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 6515 OLD COURT ST , NORTH PORT, FL 34291-4401.

DATED: April 22nd, 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. }
SANDRA DEE COOPER }
6515 OLD COURT ST }
NORTH PORT, FL 34291-4401 }
Respondent(s) }
ADDRESS OF VIOLATION: }
6515 Old Court St }
North Port, FL 34291 }
PARCEL ID.: 0945010609 }

CASE NO.: CECASE-26-00341

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 02/05/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Building added with no permit on file per LC with P&Z. Possibly removed trees as well.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

Permit required for building.

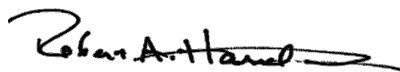
Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go
to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

(3) Field Inspection Notes:

In regard to this violation the owners of the property have applied for a After the Fact permit pending
(BPEXT-26-00341) additional information to be provided per Alize Seylhouwer (permitting). Once the
additional information is received, additional information will be completed. Currently remains in
Violation.,This case remains in Violation as the structure remains on said property. After the fact permit
is pending.

DATED: 04/15/2026



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 15 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**

SANDRA DEE COOPER
6515 OLD COURT ST
NORTH PORT, FL 34291-4401

DATE: February 5, 2026

CASE NO.: CECASE-26-00341
REAL PROPERTY ADDRESS: 6515 Old Court St, North Port, FL 34291
LOT 9 BLK 6 NORTH PORT CHARLOT
PARCEL ID: 0945010609
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

105.1, Florida Building Code - Permit required.

Violation Text

Permit for building required.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0945010609

Ownership:

COOPER SANDRA DEE
 6515 OLD COURT ST, NORTH PORT, FL, 34291-4401

Situs Address:

6515 OLD COURT ST NORTH PORT, FL, 34291

Land Area: 138,600 Sq.Ft.

Municipality: City of North Port

Subdivision: 1762 - NORTH PORT CHARLOTTE ESTATES 1ST ADD

Property Use: 0810 - Multiple Single Fam Dwellings

Status: OPEN

Sec/Twp/Rge: 05-39S-21E

Census: 121150027441

Zoning: AG - AGRICULTURAL DISTRICT

Total Living Units: 2

Parcel Description: LOT 9 BLK 6 NORTH PORT CHARLOTTE ESTATES 1ST ADD

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
6515 OLD COURT ST NORTH PORT, FL, 34291	1	1	1	0	1992	2002	2,030	817	1
UNKNOWN	2	4	3	0	2024	2024	2,400	2,400	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	0	Open sided pole barn	4250	SF	2024

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$194,400	\$383,100	\$18,800	\$596,300	\$596,300	\$0	\$596,300	\$0
2024	\$210,900	\$113,700	\$1,000	\$325,600	\$325,600	\$0	\$325,600	\$0
2023	\$173,800	\$130,900	\$1,100	\$305,800	\$305,800	\$0	\$305,800	\$0
2022	\$170,300	\$107,600	\$1,000	\$278,900	\$278,900	\$0	\$278,900	\$0
2021	\$93,900	\$82,600	\$800	\$177,300	\$177,300	\$0	\$177,300	\$0
2020	\$76,500	\$84,200	\$800	\$161,500	\$161,500	\$0	\$161,500	\$0
2019	\$67,600	\$79,000	\$700	\$147,300	\$147,300	\$0	\$147,300	\$0
2018	\$70,000	\$89,900	\$800	\$160,700	\$148,939	\$0	\$148,939	\$11,761
2017	\$57,900	\$84,400	\$800	\$143,100	\$135,399	\$0	\$135,399	\$7,701
2016	\$56,000	\$80,800	\$800	\$137,600	\$123,090	\$0	\$123,090	\$14,510

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. [File for Homestead Exemption](#)

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/16/2021	\$270,000	2021177159	01	ARTHUR R AND D ROSEMARY LEE REVOCABLE TRUST	WD
6/7/2019	\$100	2019080357	11	LEE ARTHUR R III	WD
5/26/2009	\$113,000	2009067410	12	FEDERAL HOME LOAN MORT CORP,	WD
2/12/2009	\$100	2009022282	11	TAYLOR, TIMOTHY T	CT
8/18/2006	\$260,000	2006151797	01	SNYDER, ANDREW	WD
4/19/2004	\$100	2006135924	11	SNYDER, ANDREW	QC
10/25/1994	\$5,000	9907/2876	11	SNYDER KAREN A	WD
10/21/1991	\$5,000	2337/2331	01	SNYDER ANDREW	WD



Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/20/1989	\$10,000	2127/1688	X3	SNYDER ANDREW	WD
5/1/1987	\$10,000	1950/2731	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/14/2026

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](#).

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	IN	AE	120279		OUT
0376F	OUT	IN	AE	120279	24.4	OUT
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	OUT	X500	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 4/13/2026
 For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/05/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8355 5329 75

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/05/2026 14:28

ORIGINAL INTENDED RECIPIENT:

SANDRA DEE COOPER

6515 OLD COURT ST

NORTH PORT FL 34291-4401

Case Number: CECASE-26-00341

Parcel ID: 0945010609

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/22/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8369 4935 14

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/22/2026 14:28

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