



**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.

}

WP RE VENTURES 1 LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-00925

**ADDRESS OF VIOLATION:**

}

0 SKINNER LN NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1148205311

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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 0 SKINNER LN NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 09/11/2025

**Gavyn O'Neil, 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 Gavyn O'Neil

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
WP RE VENTURES 1 LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-00925
<b>ADDRESS OF VIOLATION:</b>	}	<b>CERTIFIED MAIL NO.:</b>
0 SKINNER LN NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1148205311	}	

**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), WP RE VENTURES 1 LLC standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 11 BLK 2053 44TH ADD TO PORT CHARLOTTE AFF 88, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn O'Neil served the Respondent(s) a Notice of Violation, dated 05/20/2025.
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:
  - . Prohibited Parking Limitations | 59-1 (C)(1) NPCC
  - RV being stored on vacant site.
  - . Permit Required | 105.1 FBC
  - Structures built on vacant lot with no permanent structure or permits.

***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
  - Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice
  - Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>



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

**HEARING OFFICER**

6. If Respondent(s) fail(s) to correct the violation(s) by **September 21, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$50** 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, 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:

*JAMES E TOALE*

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 166 W WASHINGTON ST STE 730 CHICAGO, IL 60602-3588.

Signed by:  
  
4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:44 AM EDT

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Trysta Cassell - CITY OF NORTHPORT



**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.

WP RE VENTURES 1 LLC

166 W WASHINGTON ST STE 730

CHICAGO, IL 60602-3588

Respondent(s)

**ADDRESS OF VIOLATION:**

0 Skinner Ln

North Port, FL 34288

PARCEL ID.: 1148205311

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CASE NO.: CECASE-25-00925

CERTIFIED MAIL NO.: 06/20/2025

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Notice of Violation dated 06/06/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on August 28, 2025, 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 6/6/2025, was previously served by REGULAR MAIL.

The attached Notice 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 August 28, 2025, 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 Notice 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.



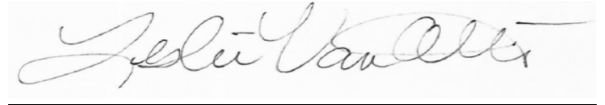
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Matthew Powell  
City Clerk

**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 166 W WASHINGTON ST STE 730 , CHICAGO, IL 60602-3588.

**DATED:** June 20th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

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Leslie Vanatti – 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.

WP RE VENTURES 1 LLC

166 W WASHINGTON ST STE 730

CHICAGO, IL 60602-3588

Respondent(s)

**ADDRESS OF VIOLATION:**

O Skinner Ln

North Port, FL 34288

PARCEL ID.: 1148205311

CASE NO.: CECASE-25-00925

**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 5/21/2025, by first class mail, a copy of which is attached.

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

Camping on Vacant lot

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

**Violation Description**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. \*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

RV being stored on vacant site.



**Violation Corrective Action(s)**

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Structures built on vacant lot with no permanent structure or permits.

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to:  
<http://cityofnorthport.com/index.aspx?page=121>

**(3) Field Inspection Notes:**

Owners are still living on the property, Property has built two structures on the property as well as a fence. RV being stored on the lot and the owners are actively living in it.

DATED: 6/6/2025

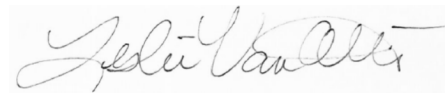


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Gavyn O'Neil  
Inspector  
Neighborhood Development Services  
City of North Port,  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of JUNE 2025, by Gavyn O'Neil.



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Leslie Vanatti - 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**

WP RE VENTURES 1 LLC  
166 W WASHINGTON ST STE 730  
CHICAGO, IL 60602-3588

**DATE:** May 20, 2025

CASE NO.: CECASE-25-00925  
REAL PROPERTY ADDRESS: 0 Skinner Ln, North Port, FL 34288  
LOT 11 BLK 2053 44TH ADD TO PO  
PARCEL ID: 1148205311  
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**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.  
\*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

RV being stored on vacant site.

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**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Structures built on vacant lot with no permanent structure or permits.

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

Gavyn O'Neil  
Inspector  
Neighborhood Development Services  
e-mail: [goneil@northportfl.gov](mailto:goneil@northportfl.gov)



June 11, 2025  
Mailer: City of North Port  
Dear ConnectSuite Inc :

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9214 8901 9403 8315 0389 98.**

#### Item Details

<b>Status:</b>	Delivered, Left with Individual
<b>Status Date / Time:</b>	June 2, 2025, 2:06 pm
<b>Location:</b>	CHICAGO, IL 60602
<b>Postal Product:</b>	First-Class Mail®
<b>Extra Services:</b>	Certified Mail™ Return Receipt Electronic
<b>Recipient Name:</b>	WP RE VENTURES 1 LLC

#### Recipient Signature

Note: There is no delivery signature on file for this item.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

WP RE VENTURES 1 LLC  
166 W WASHINGTON ST STE 730  
CHICAGO, IL 60602-3588



**Return address:**

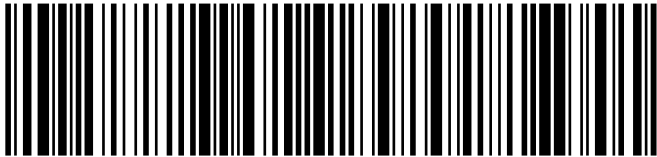
CITY OF NORTH PORT  
4970 CITY HALL BLVD  
NORTH PORT FL 34286

**Recipient address:**

WP RE VENTURES 1 LLC  
166 W WASHINGTON ST STE 730  
CHICAGO, IL 60602-3588

MAILING DATE: 05/20/2025  
DELIVERY DATE: 06/02/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8315 0389 98

**USPS Tracking Label Number: 9214 8901 9403 8315 0389 98**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/20/2025 08:31
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	05/20/2025 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	05/21/2025 20:05
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	05/21/2025 21:20
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	05/22/2025 03:26
PROCESSED THROUGH USPS FACILITY	CHICAGO IL DISTRIBUTION CENTER 60607	05/23/2025 15:52
PROCESSED THROUGH USPS FACILITY	CHICAGO IL DISTRIBUTION CENTER 60607	05/24/2025 04:46
DELIVERED LEFT WITH INDIVIDUAL	CHICAGO,IL 60602	06/02/2025 14:06

CASE NUMBER: CECASE-25-00925  
PARCEL ID: 1148205311

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/20/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8315 0389 98

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 05/20/2025 14:31

ORIGINAL INTENDED RECIPIENT:

WP RE VENTURES 1 LLC  
166 W WASHINGTON ST STE 730  
CHICAGO IL 60602-3588

Case Number: CECASE-25-00925

Parcel ID: 1148205311

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/09/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8331 6181 81

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 09/09/2025 14:15

ORIGINAL INTENDED RECIPIENT:

WP RE VENTURES 1 LLC  
166 W WASHINGTON ST STE 730  
CHICAGO IL 60602-3588

Case Number: CECASE-25-00925

Parcel ID: 1148205311