



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. }

STEPHEN C SEED JR (E LIFE EST) }

Respondent(s) }

CASE NO.: CECASE-26-00852

ADDRESS OF VIOLATION: }

6315 BEEDLA ST NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0948010417 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 04/15/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6315 BEEDLA 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

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

STEPHEN C SEED JR (E LIFE EST)
6315 BEEDLA ST
NORTH PORT, FL 34291-2004

CECASE-26-00852
Address of Violation
6315 BEEDLA ST
NORTH PORT, FL, 34291-4291
PARCEL ID.: 0948010417

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. }
STEPHEN C SEED JR (E LIFE EST) }
6315 BEEDLA ST }
NORTH PORT, FL 34291-2004 }
Respondent(s))
ADDRESS OF VIOLATION: }
6315 Beedla St }
North Port, FL 34291 }
PARCEL ID.: 0948010417)

CASE NO.: CECASE-26-00852
CERTIFIED MAIL NO.: 04/14/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 04/13/2026, **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 03/19/2026, 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.

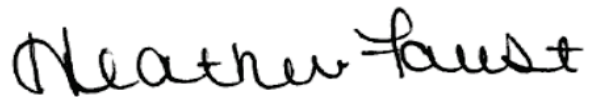
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 6315 BEEDLA ST , NORTH PORT, FL 34291-2004.

DATED: April 14th, 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. }
 STEPHEN C SEED JR (E LIFE EST) }
 6315 BEEDLA ST }
 NORTH PORT, FL 34291-2004 }
 Respondent(s) }
ADDRESS OF VIOLATION: }
 6315 Beedla St }
 North Port, FL 34291 }
 PARCEL ID.: 0948010417 }

CASE NO.: CECASE-26-00852

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 3/19/2026, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
 A dumpster on the property was overflowing, large amount of debris scattered throughout the property. I was able to observe a open trailer with debris stacked up and debris surrounding the open trailer.
 At the driveway entrance is a what appeared to be a structure built for garbage can containment that would require a permit, no permit was obtained.

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

Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Dumpster, trailer and property have debris throughout the property.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

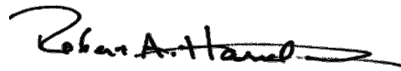
No permit obtained for a structure built near driveway for garbage can containment.

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:
Posted on property.

DATED: 4/13/2026



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 13 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**

STEPHEN C SEED JR (E LIFE EST)
6315 BEEDLA ST
NORTH PORT, FL 34291-2004

DATE: March 19, 2026

CASE NO.: CECASE-26-00852
REAL PROPERTY ADDRESS: 6315 Beedla St, North Port, FL 34291
LOT 17 BLK 4 NORTH PORT CHARLO
PARCEL ID: 0948010417
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

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Dumpster, trailer and property have debris throughout the property.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

No permit obtained for a structure built near driveway for garbage can containment.

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 0948010417

Ownership:

SEED STEPHEN C JR (E LIFE EST)
 6315 BEEDLA ST, NORTH PORT, FL, 34291-2004

Situs Address:

6315 BEEDLA ST NORTH PORT, FL, 34291

Land Area: 132,042 Sq.Ft.

Municipality: City of North Port

Subdivision: 1704 - NORTH PORT CHARLOTTE ESTATES

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 06-39S-21E

Census: 121150027441

Zoning: AG - AGRICULTURAL DISTRICT

Total Living Units: 1

Parcel Description: LOT 17 BLK 4 NORTH PORT CHARLOTTE ESTATES

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
6315 BEEDLA ST NORTH PORT, FL, 34291	1	3	2	0	2006	2011	2,511	1,866	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Horse Stable	456	SF	2001

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2025	\$188,900	\$210,200	\$5,400	\$404,500	\$268,305	\$50,722	\$217,583	\$136,195
2024	\$202,400	\$221,500	\$5,000	\$428,900	\$260,743	\$50,000	\$210,743	\$168,157
2023	\$166,500	\$222,500	\$5,500	\$394,500	\$239,649	\$50,000	\$189,649	\$154,851
2022	\$166,200	\$210,600	\$6,800	\$383,600	\$246,169	\$50,000	\$196,169	\$137,431
2021	\$91,700	\$170,600	\$4,800	\$267,100	\$238,999	\$50,000	\$188,999	\$28,101
2020	\$74,300	\$163,300	\$4,900	\$242,500	\$235,699	\$50,000	\$185,699	\$6,801
2019	\$65,000	\$161,100	\$4,300	\$230,400	\$230,400	\$50,000	\$180,400	\$0
2018	\$68,500	\$171,600	\$4,500	\$244,600	\$244,600	\$0	\$244,600	\$0
2017	\$55,900	\$166,200	\$4,400	\$226,500	\$166,033	\$50,000	\$116,033	\$60,467
2016	\$54,100	\$165,400	\$4,500	\$224,000	\$162,618	\$50,000	\$112,618	\$61,382

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: Yes - [Notice to Buyers](#)

<u>Grant Year</u>	<u>Value</u>
2019	\$26,411.00
2019	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/15/2023	\$100	2023041892	11	SEED STEPHEN CHARLES JR	QC
12/29/2017	\$344,600	2018000825	30	JOSHUA 24:15 TRUST	WD
2/24/2009	\$100	2009022650	11	WILSON JOHN A	WD

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/28/2008	\$255,000	2008117514	X3	WILSON,JOHN A	WD
1/21/2008	\$100	2008101158	11	WEBER,MICHAEL	WD
7/17/2001	\$35,500	2001101977	01	WYMA,DIANE	WD
11/4/2000	\$100	2000145011	X2	WYMA,EDWARD	OT
1/21/2000	\$28,500	2000009794	01	AUSTIN CHARLES R & JOANNE,	WD
9/1/1976	\$6,000	1143/68	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/12/2026

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](#).

<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>
0376F	OUT	IN	AE	120279		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: 03/19/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8362 5684 24

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/19/2026 14:23

ORIGINAL INTENDED RECIPIENT:

STEPHEN C SEED JR (E LIFE EST)

6315 BEEDLA ST

NORTH PORT FL 34291-2004

Case Number: CECASE-26-00852

Parcel ID: 0948010417

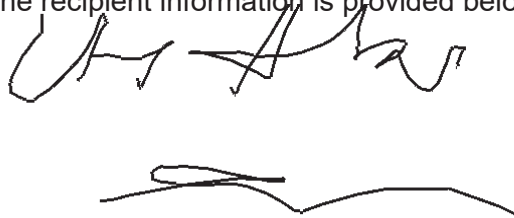
Mailer: City of North Port

Date Produced: 03/24/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 5684 24. Our records indicate that this item was delivered on 03/23/2026 at 11:34 a.m. in NORTH PORT, FL 34291. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**6315 BEEDLA ST, NORTH PORT,
FL 34291**

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:

STEPHEN C SEED JR (E LIFE EST)
6315 BEEDLA ST
NORTH PORT, FL 34291-2004

Customer Reference Number: C6670589.40784083



Return address:

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

Recipient address:

STEPHEN C SEED JR (E LIFE EST)
6315 BEEDLA ST
NORTH PORT, FL 34291-2004

MAILING DATE: 03/19/2026
DELIVERY DATE: 03/23/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 5684 24

USPS Tracking Label Number: 9214 8901 9403 8362 5684 24

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/19/2026 10:30
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/19/2026 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/20/2026 21:03
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/20/2026 22:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/21/2026 14:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/22/2026 02:32
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/23/2026 00:15
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34291	03/23/2026 11:34

CASE NUMBER: CECASE-26-00852

PARCEL ID: 0948010417

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/14/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8366 6627 84

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/14/2026 14:35

ORIGINAL INTENDED RECIPIENT:

STEPHEN C SEED JR (E LIFE EST)

6315 BEEDLA ST

NORTH PORT FL 34291-2004

Case Number: CECASE-26-00852

Parcel ID: 0948010417