



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. }

GARDNER JASON C }

Respondent(s) }

CASE NO.: CECASE-25-02320

ADDRESS OF VIOLATION: }

2764 FAIRBROOK ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0993264102 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 02/24/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 2764 FAIRBROOK ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/18/2026

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 18th day of March, 2026 by Tony Brehon.

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.	}	
GARDNER JASON C	}	
Respondent(s)	}	CASE NO.: CECASE-25-02320
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2764 FAIRBROOK ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0993264102	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), GARDNER JASON C, own(s) the property commonly known as 2764 FAIRBROOK ST, North Port, Sarasota County, Florida 34287 LOT 2 BLK 2641 52ND ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Tony Brehon served the Respondent(s) a Notice of Violation, dated 08/06/2025.
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:
 - . Accumulation of Debris (Default Hearing) | 42-23 NPCC
Debris consisting of falling pool cage on property.
 - . Accessory structures - Exterior Property Areas | 302.7 IPMC
Shed in disrepair.

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
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.
 - Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.



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 **March 15, 2026**, RESPONDENT MAY BE ASSESSED THE FINE OF **\$10 & \$10** per day, beginning **03/16/2026**, 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 \$0, has been reached.

7. Respondent(s) shall attend **THE RESCHEDULED hearing before the HEARING OFFICER now scheduled for 04/23/2026 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 19th day of February, 2026.

Signed by:

B45087F0EE124AB...
JAMES L 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 2764 FAIRBROOK ST NORTH PORT, FL 34287-1745.

COS Date: 02/23/2026

Signed by:
Tyista Lynn Cassell
D2BE2045940849C...
Tyista Cassell - City of Northport



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GARDNER JASON C	}	
Respondent(s)	}	CASE NO.: CECASE-25-02320
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2764 FAIRBROOK ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0993264102	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), GARDNER JASON C, own(s) the property commonly known as 2764 Fairbrook Street, North Port, Sarasota County, Florida LOT 2 BLK 2641 52ND ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 08/06/2025.
- 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:

- Respondent’s actions constitute a violation of:
 - Accumulation of Debris (Default Hearing) | 42-23 NPCC
Debris consisting of falling pool cage on property.
 - Accessory structures - Exterior Property Areas | 302.7 IPMC
Shed in disrepair.

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

ORDERED that:

- Respondents(s) shall correct the violation(s) by promptly
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.
 - Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.



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 **March 15, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$10** per day, beginning **03/16/2026**, 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 & \$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **03/26/2026 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 January 22nd, 2026.

Signed by:

James 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 2764 FAIRBROOK ST NORTH PORT, FL 34287-1745.

COS Date: 01/28/2026

Signed by:
Trysta Lynn Cassell
D2BE2045940849C...
Trysta Cassell, Mayor of Northport

DATE PRODUCED: 1/13/2026 2:57 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1299 92

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GARDNER JASON C

2764 FAIRBROOK ST

NORTH PORT, FL 34287-1745

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

Return Reference Number:

Mailer: City of North Port

Date Produced: 01/13/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 1299 92. Our records indicate that this item was delivered on 01/12/2026 at 11:42 a.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:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT, FL 34287-1745

Customer Reference Number: C6431811.39243145



Return address:

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

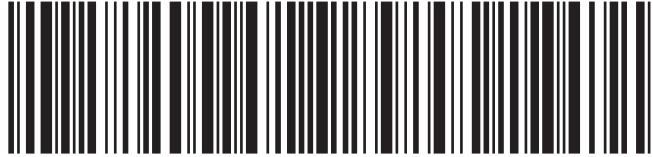


Recipient address:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT, FL 34287-1745

MAILING DATE: 12/16/2025
DELIVERY DATE: 01/12/2026

USPS CERTIFIED MAIL



9214 8901 9403 8347 1299 92

USPS Tracking Label Number: 9214 8901 9403 8347 1299 92

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/16/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/16/2025 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/18/2025 10:42
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/18/2025 11:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/19/2025 03:13
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	12/19/2025 11:58
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	12/20/2025 10:15
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	12/24/2025 03:51
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	01/03/2026 03:38
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	01/03/2026 09:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/07/2026 15:18
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/08/2026 09:10
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/09/2026 07:52
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/10/2026 04:17
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/11/2026 02:50
RETURN TO SENDER LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	01/12/2026 11:42

CASE NUMBER: CECASE-25-02320

PARCEL ID: 0993264102

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0091 02

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT FL 34287-1745

Case Number: CECASE-25-02320

Parcel ID: 0993264102

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/23/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8358 0343 08

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/23/2026 14:42

ORIGINAL INTENDED RECIPIENT:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT FL 34287-1745

Case Number: CECASE-25-02320

Parcel ID: 0993264102

DATE PRODUCED: 3/27/2026 2:04 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8358 0343 08

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GARDNER JASON C

2764 FAIRBROOK ST

NORTH PORT, FL 34287-1745

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

Return Reference Number:

Mailer: City of North Port

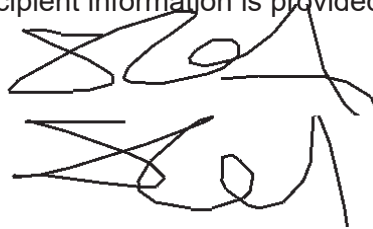
Date Produced: 03/27/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8358 0343 08. Our records indicate that this item was delivered on 03/26/2026 at 09:41 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

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:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT, FL 34287-1745

Customer Reference Number: C6595895.40362341



Return address:

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

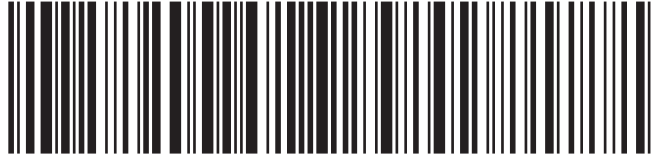


Recipient address:

GARDNER JASON C
2764 FAIRBROOK ST
NORTH PORT, FL 34287-1745

MAILING DATE: 02/23/2026
DELIVERY DATE: 03/26/2026

USPS CERTIFIED MAIL



9214 8901 9403 8358 0343 08

USPS Tracking Label Number: 9214 8901 9403 8358 0343 08

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	02/23/2026 06:13
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	02/23/2026 14:42
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	02/25/2026 19:16
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/25/2026 20:31
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/04/2026 00:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/05/2026 02:52
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	03/05/2026 11:58
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	03/06/2026 09:07
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	03/10/2026 03:41
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	03/20/2026 03:16
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	03/20/2026 08:29
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/23/2026 15:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/25/2026 14:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/26/2026 01:10
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	03/26/2026 09:41

CASE NUMBER: CECASE-25-02320

PARCEL ID: 0993264102



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.

JASON C GARDNER

Respondent(s)

CASE NO.: CECASE-25-02320

ADDRESS OF VIOLATION:
2764 Fairbrook St
North Port, FL 34287
PARCEL ID.: 0993264102

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 01/09/2026, the Respondent(s) was served with a NOTICE OF CONTINUANCE 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 2764 FAIRBROOK ST, NORTH PORT, FL 34287-1745 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

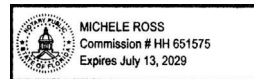
DATED: January 12, 2026.

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 12 day of JANUARY 2026, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



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