

SARASOTA COUNTY, FLORIDA DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION

4970 City Hall Boulevard - North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA	}					
Petitioner,	}					
vs.	}					
GANNON CHRISTINE M,HANLON JENNIFER L,CHRISTINE M GANNON,HANLON JENNIFER L	}					
Respondent(s)	CASE NO.: CECASE-25-00557					
ADDRESS OF VIOLATION:	}					
8766 PORTO BELLO AVE NORTH PORT, FL, 34287-4287	}					
Parcel ID.: 0995192414	}					
STATE OF FLORIDA :						
COUNTY OF SARASOTA : ss						
	IENT INSPECTOR, upon his/her oath, deposes and says:					
G .						
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 8766 PORTO BELLO AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.						
FURTHER AFFIANT SAYETH NAUGHT.						
DATED: 09/11/2025						
	Δ . Λ					
	authory & Recher					
STATE OF FLORIDA COUNTY OF SARASOTA	Tony Brehon, Affiant Development Services					
Sworn to (or affirmed) and subscribed before me by mea 09/11/2025 by Tony Brehon	eans of E physical presence or □ online notarization, this <u>11th</u> day of					
	LuptoLynn Casell					
	Notary public - State of Florida					
X Personally Known OR Produced Identification Type of Identification Produced	TRYSTALYNN CASSELL Commission # HH 709360 Expires August 12, 2029					



SARASOTA COUNTY, FLORIDA 4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
GANNON CHRISTINE M,HANLON JENNIFER L,CHRISTINE M GANNON,HANLON JENNIFER L	}	
Respondent(s)	}	CASE NO.: CECASE-25-00557
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
8766 PORTO BELLO AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0995192414	}	

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), GANNON CHRISTINE M, HANLON JENNIFER L, CHRISTINE M GANNON, HANLON JENNIFER L standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 14 BLK 1924 41ST 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 03/26/2025.
- 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 along the right side and the car port. Debris consists of two large mattresses.

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.

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

COS Date: 09/08/2025 | 7:55 AM EDT

JMES E TOUE

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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 8766 PORTO BELLO AVE NORTH PORT, FL 34287-1601.

Trysta Cassell - CITY OF NORTHPORT

Trysta Cassell

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SARASOTA COUNTY, FLORIDA 4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
VS.	}	
	}	
CHRISTINE M GANNON	}	
JENNIFER L HANLON	}	
8766 PORTO BELLO AVE	}	
NORTH PORT, FL 34287-1601)	
)	CASE NO.: CECASE-25-00557
Respondent(s)	}	CERTIFIED MAIL NO.: 05/09/2025
· · · · · · · · · · · · · · · · · · ·	}	
ADDRESS OF VIOLATION:	}	
8766 Porto Bello Ave	}	
North Port, FL 34287)	
PARCEL ID.: 0995192414	·	

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 04/15/2025, **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 4/15/2025, 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.

Heather Faust City Clerk

leather

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 8766 PORTO BELLO AVE, NORTH PORT, FL 34287-1601.

DATED: May <u>9th</u>, 2025.

Leslie Vanatti – 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.	}	
	}	
CHRISTINE M GANNON	}	
JENNIFER L HANLON	}	
8766 PORTO BELLO AVE	}	
NORTH PORT, FL 34287-1601	}	CASE NO.: CECASE-25-00557
	}	
	}	
Respondent(s)	}	
	}	
ADDRESS OF VIOLATION:	}	
8766 Porto Bello Ave	}	
North Port, FL 34287	}	
PARCEL ID.: 0995192414		

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 4/2/2025, by first class mail, a copy of which is attached.

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

House has mattress and household items in the yard, on the side of the house and in the carport. Rats and bats are everywhere and its causing the neigbhors to have issues. Also, the smell coming from the house is awful.

(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

Debris along the right side and the car port. Debris consists of two large mattresses.

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.

(3) Field Inspection Notes:

Debris on the side of the house is still there

DATED: 4/15/2025

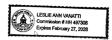
I Freid

Gavyn ONeil 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 \blacksquare physical presence or \square online notarization, this $\underline{09}$ day of MAY 2025, by Gavyn ONeil.

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

AND ORDER OF CORRECT

CHRISTINE M GANNON JENNIFER L HANLON 8766 PORTO BELLO AVE NORTH PORT, FL 34287-1601

DATE: March 26, 2025

CASE NO.: CECASE-25-00557

REAL PROPERTY ADDRESS: 8766 Porto Bello Ave, North Port, FL 34287

LOT 14 BLK 1924 41ST ADD TO PO

PARCEL ID: 0995192414 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

Debris along the right side and the car port. Debris consists of two large mattresses.

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.

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code: Daily Fine Shall Not Exceed - \$10.00 per day

Maximum Cumulative Fine - \$1,000.00

Violation of Unified Land Development Code: Daily Fine Shall Not Exceed - \$25.00 per day

Maximum Cumulative Fine - \$2,000.00

Violation of Florida Building Code: Daily Fine Shall Not Exceed - \$50.00 per day

Maximum Cumulative Fine - \$5,000.00

Violation of Florida Building Code as it pertains to unsafe building abatement as determined

by the Building Official: Daily Fine Shall Not Exceed - \$250.00 per day

There Is No Maximum Cumulative Fine Cap

For any repeat Violations: Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

Gavyn ONeil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov



PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number: 9214 8901 9403 8331 5531 85

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:

GANNON CHRISTINE M HANLON JENNIFER L CHRISTINE M GANNON HANLON JENNIFER L 8766 PORTO BELLO AVE NORTH PORT FL 34287-1601

Case Number: CECASE-25-00557

Parcel ID: 0995192414



PRODUCED DATE: 06/03/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number: 9214 8901 9403 8314 2794 39

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 06/03/2025 14:45

ORIGINAL INTENDED RECIPIENT:

GANNON CHRISTINE M HANLON JENNIFER L CHRISTINE M GANNON HANLON JENNIFER L 8766 PORTO BELLO AVE NORTH PORT FL 34287-1601

Case Number: CECASE-25-00557

Parcel ID: 0995192414



DATE PRODUCED: 4/28/2025 3:56 AM

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number: 9214 8901 9403 8307 2827 67

Our records indicate that this item was RETURNED TO SENDER.

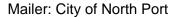
ORIGINAL INTENDED RECIPIENT:

CHRISTINE M GANNON
JENNIFER L HANLON
8766 PORTO BELLO AVE
NORTH PORT, FL 34287-1601

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

Return Reference Number:





Date Produced: 04/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8307 2827 67. Our records indicate that this item was delivered on 04/25/2025 at 10:24 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:

CHRISTINE M GANNON JENNIFER L HANLON 8766 PORTO BELLO AVE NORTH PORT, FL 34287-1601

Customer Reference Number: C5777886.35027372



Return address:

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



Recipient address:

CHRISTINE M GANNON JENNIFER L HANLON 8766 PORTO BELLO AVE NORTH PORT, FL 34287-1601

MAILING DATE: 04/01/2025 DELIVERY DATE: 04/25/2025

USPS CERTIFIED MAIL



9214 8901 9403 8307 2827 67

USPS Tracking Label Number: 9214 8901 9403 8307 2827 67

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/01/2025 06:15
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/01/2025 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/01/2025 21:16
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/01/2025 22:31
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	04/02/2025 03:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/02/2025 05:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/03/2025 01:25
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	04/03/2025 15:27
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	04/04/2025 10:51
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	04/08/2025 04:11
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	04/18/2025 03:02
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	04/19/2025 10:53
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/23/2025 01:45
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/23/2025 07:55
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/24/2025 12:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/25/2025 00:00
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	04/25/2025 10:24

CASE NUMBER: CECASE-25-00557

PARCEL ID: 0995192414



PRODUCED DATE: 04/02/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number: 9214 8901 9403 8307 9878 53

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/02/2025 14:34

ORIGINAL INTENDED RECIPIENT:

CHRISTINE M GANNON
JENNIFER L HANLON
8766 PORTO BELLO AVE
NORTH PORT FL 34287-1601

Case Number: CECASE-25-00557

Parcel ID: 0995192414



PRODUCED DATE: 04/01/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number: 9214 8901 9403 8307 2827 67

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/01/2025 14:23

ORIGINAL INTENDED RECIPIENT:

CHRISTINE M GANNON
JENNIFER L HANLON
8766 PORTO BELLO AVE
NORTH PORT FL 34287-1601

Case Number: CECASE-25-00557

Parcel ID: 0995192414