



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.

}

PAULE ALEXANDER RENE, JASON RITCHIE
PHILBERT, HANDZIE OBOUTE

}

Respondent(s)

}

CASE NO.: CECASE-25-03148

ADDRESS OF VIOLATION:

}

7362 RAMBER AVE NORTH PORT, FL, 34291-4480 }

Parcel ID.:

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 03/05/2026 the Respondent(s) was served with a HEARING ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 7362 RAMBER AVE NORTH PORT, FL, 34291-4480, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

Joshua Presson, 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 19th day of March, 2026 by Joshua Presson.

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.	}	
PAULE ALEXANDER RENE, JASON RITCHIE PHILBERT, HANDZIE OBOUTE	}	
Respondent(s)	}	CASE NO.: CECASE-25-03148
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
7362 RAMBER AVE NORTH PORT, FL 34291	}	
Parcel ID.: 0951140413	}	

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 **02/26/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), PAULE ALEXANDER RENE, JASON RITCHIE PHILBERT, & HANDZIE OBOUTE, own (s) the property commonly known as 7362 RAMBER AVE, North Port, Sarasota County, Florida, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 10/22/2025.
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:

Objects Items in Right of Way | 66-62 (C) NPCC
Pipe and gravel apron added in the City right-of-way.

Driving Through C.R.O.W. | 70-21 NPCC
Driving through the City right-of-way.

Permit Required | 105.1 FBC
Culvert and gravel apron added without required permitting.

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
 - Removed from the City right-of-way immediately upon receipt of this Notice.



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

HEARING OFFICER

- Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.
- 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.

6. If Respondent(s) fail(s) to correct the violation(s) by **April 17, 2026**, RESPONDENT MAY BE ASSESSED **\$10, \$10, & \$50** per day, beginning **04/18/2026**, 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, & \$5000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER 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

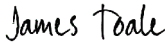
4970 City Hall Boulevard

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 **26th** 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 7362 RAMBER AVE NORTH PORT, FL 34291.

COS Date: 03/04/2026

Signed by:


Trysta Lynn Cassell
D2BE2045940849C...
Trysta Lynn Cassell, 7362 RAMBER AVE NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0951140413

Ownership:

OBOUTE HANDZIE

RENE PAULE ALEXANDRA

PHILBERT JASON R

7362 RAMBER AVE, NORTH PORT, FL, 34291-4480

Situs Address:

7362 RAMBER AVE NORTH PORT, FL, 34291

Land Area: 11,356 Sq.Ft.

Municipality: City of North Port

Subdivision: 1582 - PORT CHARLOTTE SUB 28

Property Use: 0100 - Single Family Detached

Status: OPEN - PENDING COMBINE

Sec/Twp/Rge: 08-39S-21E

Census: 121150027442

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 13 BLK 1404 28TH ADD TO PORT CHARLOTTE

Buildings

[Situs - click address for building details](#)

7362 RAMBER AVE NORTH PORT, FL, 34291

Bldg #

Beds

Baths

Half Baths

Year Built

Eff Yr Built

Gross Area

Living Area

Stories

1

3

2

0

2006

2016

2,156

1,530

1

Extra Features

line #

Building Number

Description

Units

Unit Type

Year

1

1

Shed all walls

200

SF

2022

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$18,600	\$236,500	\$2,200	\$257,300	\$251,625	\$55,722	\$195,903	\$5,675
2024	\$17,000	\$222,700	\$2,100	\$241,800	\$241,800	\$55,000	\$186,800	\$0
2023	\$16,400	\$219,500	\$2,500	\$238,400	\$235,478	\$55,000	\$180,478	\$2,922
2022	\$19,700	\$207,600	\$0	\$227,300	\$227,300	\$0	\$227,300	\$0
2021	\$6,600	\$160,900	\$0	\$167,500	\$151,144	\$0	\$151,144	\$16,356
2020	\$5,800	\$143,100	\$0	\$148,900	\$137,404	\$0	\$137,404	\$11,496
2019	\$6,600	\$143,500	\$0	\$150,100	\$124,913	\$0	\$124,913	\$25,187
2018	\$6,500	\$134,300	\$0	\$140,800	\$113,557	\$0	\$113,557	\$27,243
2017	\$5,000	\$124,500	\$0	\$129,500	\$103,234	\$0	\$103,234	\$26,266
2016	\$4,200	\$112,500	\$0	\$116,700	\$93,849	\$0	\$93,849	\$22,851

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](#)

Grant Year

Value

2023

\$5,000.00

2023

\$25,000.00

2023

\$26,411.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/30/2021	\$67,600	2021179847	16	GALLANT, HANDZIE	WD
9/30/2021	\$209,000	2021178856	30	STEBEN WILLIAM R	WD
11/10/2004	\$30,000	2004221045	01	GULFSTREAM DEVELOP GROUP LLC,	WD
10/13/2004	\$24,000	2004201027	01	HANSEN,MARJORIE L	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>
4/13/2004	\$23,500	2004070121	X2	SIMPSON, JAMES D	WD
3/26/2004	\$7,000	2004060862	01	KASSICK EDWARD T & GERALDINE F,	WD
6/1/1989	\$100	2181/2727	11	RICHARDSON JONES C	WD
2/1/1980	\$2,800	1363/1152	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/1/2026

FEMA Flood Zone Information provided by Sarasota County Government

 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	OUT	X	120279		OUT
0376F	OUT	OUT	X500	120279		OUT

** 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 3/2/2026

For general questions regarding the flood map, call (941) 861-5000.



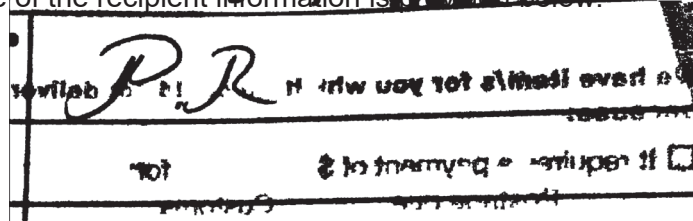
Mailer: City of North Port

Date Produced: 03/09/2026

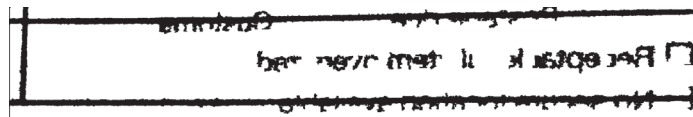
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8359 9145 62. Our records indicate that this item was delivered on 03/07/2026 at 12:09 p.m. in NORTH PORT, FL 34291. 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:

PAULE ALEXANDER RENE, JASON RITCHIE
PHILBERT, HANDZIE OBOUTE
7362 RAMBER AVE
NORTH PORT, FL 34291

Customer Reference Number: C6623678.40515617



Return address:

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

Recipient address:

PAULE ALEXANDER RENE,JASON RITCHIE
PHILBERT,HANDZIE OBOUTE
7362 RAMBER AVE
NORTH PORT, FL 34291

MAILING DATE: 03/04/2026
DELIVERY DATE: 03/07/2026

USPS CERTIFIED MAIL



9214 8901 9403 8359 9145 62

USPS Tracking Label Number: 9214 8901 9403 8359 9145 62

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/04/2026 06:41
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/04/2026 14:58
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/05/2026 17:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/05/2026 18:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/06/2026 15:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/07/2026 01:22
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34291	03/07/2026 12:09

Tracking History

Tracking #: 9214890194038359914562

Services: Certified Mail, Electronic Return Receipt

Recipient: PAULE ALEXANDER RENE JASON RITCHIE

PHILBERT HANDZIE OBOUTE

7362 RAMBER AVE

NORTH PORT FL 34291

Date & Time	Event Type	Event	Event Location
03/04/2026 06:41		PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL, 34286
03/04/2026 14:58		SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL, 34286
03/05/2026 17:38		ORIGIN ACCEPTANCE	NORTH PORT,FL, 34286
03/05/2026 18:53		PROCESSED THROUGH USPS FACILITY	TAMPA,FL, 33630
03/06/2026 15:26		PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER, 34260
03/07/2026 01:22		PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER, 34260
03/07/2026 12:09		DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL, 34291

Close



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.

HANDZIE OBOUTE

JASON RITCHIE PHILBERT

PAULE ALEXANDER RENE

Respondent(s)

ADDRESS OF VIOLATION:

0 *address Needed

North Port, FL 34291

PARCEL ID.:

}
}
}
}
}
}
}
}
}

CASE NO.: CECASE-25-03148

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 2/12/2025, the Respondent(s) was served with a Notice of Mandatory Hearing 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 PO BOX 495461, PORT CHARLOTTE, FL 33949-5461 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: February 17th, 2026.

Trysta Lynn Cassell

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 17 day of FEBRUARY 2026, by Trysta Cassell.

Lindsey Foster

Lindsey Foster - Notary Public - State of Florida



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