



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. }

SWH 2017-1 BORROWER LP }

Respondent(s) }

CASE NO.: CECASE-26-00501

ADDRESS OF VIOLATION: }

2300 SPARKLE LN NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0988012819 }

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 2300 SPARKLE LN NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 04/29/2026

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 29th day of April, 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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

Respondent(s)

ADDRESS OF VIOLATION:

2300 Sparkle Ln
North Port, FL 34286
PARCEL ID.: 0988012819

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CASE NO.: CECASE-26-00501
CERTIFIED MAIL NO.: 04/14/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 04/07/2026, **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 03/11/2026, 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.

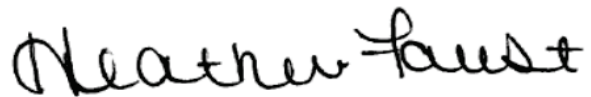
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 8665 E HARTFORD DR STE 200 , SCOTTSDALE, AZ 85255-7807.

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. }
SWH 2017-1 BORROWER LP }
8665 E HARTFORD DR STE 200 }
SCOTTSDALE, AZ 85255-7807 }
Respondent(s) }
ADDRESS OF VIOLATION: }
2300 Sparkle Ln }
North Port, FL 34286 }
PARCEL ID.: 0988012819 }

CASE NO.: CECASE-26-00501

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 3/11/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Improper storage of containers on non-pickup days.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Improper storage of containers on non-pickup days.

Violation Corrective Action(s)

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

- (3) Field Inspection Notes:

Improper placement of containers on non-pickup days. ,Improper storage of containers on non-pickup days.,Property remains in violation

DATED: 04/07/2026



Joshua Presson
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 07 day of APRIL, 2026, by Joshua Presson.



Trysta Cassell - *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

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

CECASE-26-00501
Address of Violation
2300 SPARKLE LN
NORTH PORT, FL, 34286-4286
PARCEL ID.: 0988012819

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
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

DATE: March 11, 2026

CASE NO.: CECASE-26-00501
REAL PROPERTY ADDRESS: 2300 Sparkle Ln, North Port, FL 34286
LOT 19 BLK 128 8TH ADD TO PORT
PARCEL ID: 0988012819
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

62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Improper storage of containers on non-pickup days.

Violation Corrective Action(s)

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0988012819

Ownership:

SWH 2017-1 BORROWER LP
 8665 E HARTFORD DR STE 200, SCOTTSDALE, AZ, 85255-7807

Situs Address:

2300 SPARKLE LN NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1526 - PORT CHARLOTTE SUB 08

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 26-39S-21E

Census: 121150027451

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 19 BLK 128 8TH ADD TO PORT CHARLOTTE

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>
2300 SPARKLE LN NORTH PORT, FL, 34286	1	4	2	0	2015	2015	2,290	1,893	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	Patio - concrete or Pavers	100	SF	2015

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	\$19,800	\$246,900	\$600	\$267,300	\$267,300	\$0	\$267,300	\$0
2024	\$19,500	\$270,500	\$600	\$290,600	\$253,422	\$0	\$253,422	\$37,178
2023	\$19,100	\$293,700	\$500	\$313,300	\$230,384	\$0	\$230,384	\$82,916
2022	\$20,600	\$281,900	\$600	\$303,100	\$209,440	\$0	\$209,440	\$93,660
2021	\$9,300	\$180,600	\$500	\$190,400	\$190,400	\$0	\$190,400	\$0
2020	\$8,900	\$168,600	\$500	\$178,000	\$178,000	\$0	\$178,000	\$0
2019	\$9,000	\$164,400	\$400	\$173,800	\$173,800	\$0	\$173,800	\$0
2018	\$9,200	\$175,600	\$300	\$185,100	\$185,100	\$0	\$185,100	\$0
2017	\$5,500	\$162,000	\$300	\$167,800	\$167,800	\$0	\$167,800	\$0
2016	\$5,100	\$161,000	\$300	\$166,400	\$166,400	\$0	\$166,400	\$0

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: No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

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>
9/29/2017	\$100	2017121374	11	SRP SUB LLC	WD
9/13/2017	\$100	2017116931	11	FETLAR LLC	WD
11/12/2015	\$152,900	2015143889	37	MARONDA HOMES INC OF FLORIDA	WD
12/3/2014	\$6,500	2014148851	03	DONAHUE JEFFREY	WD
12/2/2014	\$0	2014148850	11	SHAP LLC	QC


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/5/2006	\$359,300	2006089913	X2	SARASOTA COUNTY,	OT
8/4/2000	\$100	2000100146	11	HECKER ROBERT B,	TD
3/1/1972	\$1,000	952/1637	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2026

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>
0391F	OUT	OUT	X	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 4/6/2026

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



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/11/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8361 1663 93

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/11/2026 14:34

ORIGINAL INTENDED RECIPIENT:

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255-7807

Case Number: CECASE-26-00501

Parcel ID: 0988012819

DATE PRODUCED: 3/24/2026 2:59 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8361 1663 93

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

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

Return Reference Number:

Mailer: City of North Port

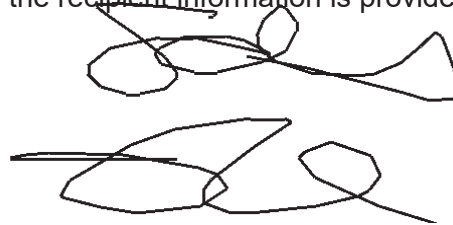
Date Produced: 03/24/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8361 1663 93. Our records indicate that this item was delivered on 03/23/2026 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:

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

Customer Reference Number: C6645044.40639075



Return address:

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



Recipient address:

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255-7807

MAILING DATE: 03/11/2026
DELIVERY DATE: 03/23/2026

USPS CERTIFIED MAIL



9214 8901 9403 8361 1663 93

USPS Tracking Label Number: 9214 8901 9403 8361 1663 93

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/11/2026 10:09
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/11/2026 14:34
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/12/2026 19:36
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/12/2026 20:51
PROCESSED THROUGH USPS FACILITY	PHOENIX AZ DISTRIBUTION CENTER 85026	03/14/2026 12:31
PROCESSED THROUGH USPS FACILITY	PHOENIX AZ DISTRIBUTION CENTER 85026	03/16/2026 02:02
FORWARD EXPIRED	SCOTTSDALE,AZ 85255	03/16/2026 08:31
PROCESSED THROUGH USPS FACILITY	PHOENIX AZ DISTRIBUTION CENTER 85026	03/19/2026 15:52
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/22/2026 12:36
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	03/23/2026 11:42

CASE NUMBER: CECASE-26-00501
PARCEL ID: 0988012819

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 6625 79

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:

SWH 2017-1 BORROWER LP
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255-7807

Case Number: CECASE-26-00501

Parcel ID: 0988012819