



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

**CODE COMPLIANCE HEARING**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
SIMONE & SHERNETTE & SHAWNAH D S BRYAN	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	CERTIFIED MAIL NO.: 9589071052700187024674
ADDRESS OF VIOLATION:	}	
7027 De Brita Rd	}	
North Port, FL	}	
PARCEL ID.: 0951141007	}	

**NOTICE OF CONTINUANCE**

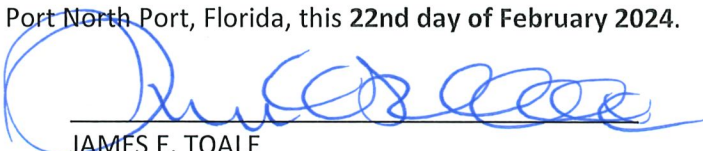
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **February 22, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from **February 22, 2024**, to **March 28, 2024, at 9:00 a.m.** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

***Respondent shall notify the Code Compliance Division IN WRITING to request a re-inspection using the "Request for Re-Inspection" form that is attached to this Order.***

Respondent shall provide the completed form to the **Code Compliance Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL [ceinfo@northportfl.gov](mailto:ceinfo@northportfl.gov). Failure to provide the completed written Request for Re-inspection form to the Code Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

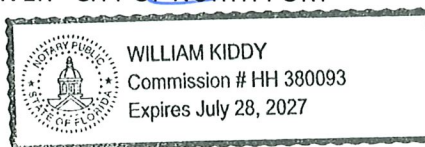
***DONE and ORDERED***, for the City of North Port North Port, Florida, this **22nd day of February 2024**.

  
 \_\_\_\_\_  
 JAMES E. TOALE  
 HEARING OFFICER

**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested***, to 4570 WINKLER AVE APT 203 FORT MYERS FL 33966 this 26 day of February 2024.

  
 \_\_\_\_\_  
 SERVER - CITY OF NORTH PORT





**CITY OF NORTH PORT**

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard – North Port, FL. 34286  
Telephone: (941) 429-7186 Fax: (941) 429-7195

**REQUEST FOR RE-INSPECTION**

(Please Print)

Case No.: 23-4713

Parcel ID No.: 0951141007

TODAY'S DATE: \_\_\_\_\_

REAL PROPERTY ADDRESS: 7027 DE BRITA RD  
(Location of Violation)

PROPERTY OWNER: SIMONE & SHERNETTE & SHAWNAH D S BRYAN

COMPANY NAME: \_\_\_\_\_

CURRENT MAILING ADDRESS: 4570 WINKLER AVE APT 203 FORT MYERS FL 33966

TELEPHONE NUMBER(S): (\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ DAY

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ EVENING

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ CELL

(\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_ FAX

E-MAIL ADDRESS: *(Optional)* \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.

9589 0710 5270 0187 0246 74

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**CERTIFIED MAIL® RECEIPT** *MDS*  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$
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CE WK 23-4713

**SIMONE & SHERNETTE &  
SHAWNAH D S BRYAN**  
4570 WINKLER AVE APT 203  
FORT MYERS FL 33966



**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
DEVELOPMENT SERVICES  
CODE COMPLIANCE DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286  
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }  
Respondent(s) } CASE NO.: 23-4713  
} }  
ADDRESS OF VIOLATION: }  
7027 DE BRITA RD }  
NORTH PORT, FL. }  
PARCEL ID.: 0951141007 }

STATE OF FLORIDA :  
: SS  
COUNTY OF SARASOTA :

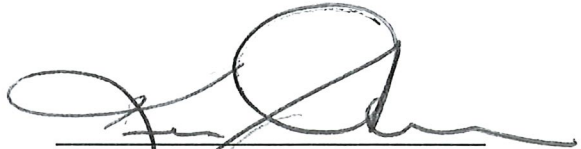
The undersigned, CODE COMPLIANCE INSPECTOR, upon his/her oath, deposes and says:

**AFFIDAVIT OF POSTING**

On Feb 26, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7027 DE BRITA RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Feb 26 2024

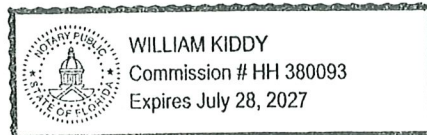
  
KEN SCHAUER, Affiant  
Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 26 day of Feb 2024 by KEN SCHAUER.

  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0951141007**

<b>Ownership:</b> BRYAN SIMONE BRYAN SHERNETTE BRYAN SHAWNAH D S 4570 WINKLER AVE APT 203, FORT MYERS, FL, 33966 <b>Situs Address:</b> 7027 DE BRITA RD NORTH PORT, FL, 34291	<b>Land Area:</b> 11,208 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1582 - PORT CHARLOTTE SUB 28 <b>Property Use:</b> 0001 - Res-New Construction Not Substantially Complete <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 08-39S-21E <b>Census:</b> 121150027442 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 0 <b>Parcel Description:</b> LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE
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**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. <sup>®</sup>
2023	\$16,000	\$0	\$0	\$16,000	\$4,792	\$0	\$4,792	\$11,208
2022	\$19,200	\$0	\$0	\$19,200	\$4,356	\$0	\$4,356	\$14,844
2021	\$6,200	\$0	\$0	\$6,200	\$3,960	\$0	\$3,960	\$2,240
2020	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2017	\$4,200	\$0	\$0	\$4,200	\$3,850	\$0	\$3,850	\$350
2016	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$3,025	\$0	\$3,025	\$675

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**

There are no exemptions associated with this parcel.

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2022	\$100	2022051484	11	BRYAN SHERNETTE	WD
1/7/2015	\$4,700	2016002193	01	DAUPHIN VENTURES LLC	WD
5/28/2008	\$100	2008075071	X2	PLEASANT VALLEY LLC,	WD
5/2/2008	\$100	2008068193	X2	PLEASANT VALLEY LTD PRTSHP,	WD
12/14/2007	\$189,000	2007188667	X2	DOLLAR MANAGEMENT SERVICES INC,	WD
12/4/2007	\$150,000	2007188663	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
9/7/1994	\$9,900	2678/809	15	N C N B NATIONAL BANK	TR

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/21/2024

**FEMA Flood Zone** (Data provided by Sarasota County Government as of 2/19/2024)  
 Different portions of a property can be in different flood zones. Please click on [MAP](#) link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	OUT	X500	120279		OUT

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood 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.  
 For general questions regarding the flood map, call (941) 861-5000.





**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. }  
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
7027 De Brita Rd }  
North Port, FL }  
PARCEL ID.: 0951141007 }

CASE NO.: 23-4713  
CERTIFIED MAIL NO.: 9589071052700187025503

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 01, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 2024**, 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 *October 27, 2023*, 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 **February 22, 2024**, 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 Property Standard 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

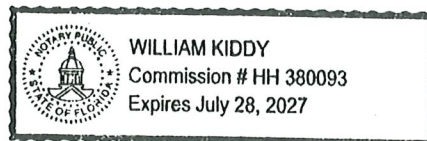
**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by ***Certified Mail/Return Receipt Requested*** at 4570 WINKLER AVE APT 203 FORT MYERS FL 33966.

**DATED:** December 5, 2023



SERVER – 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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>SIMONE &amp; SHERNETTE &amp; SHAWNAH D S BRYAN</b>	}	
Respondent(s)	}	CASE NO.: 23-4713
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>7027 DE BRITA RD</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0951141007	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**COUNTY 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 November 13, 2023, by first class mail, a copy of which is attached.

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

10/25/2023, 11:30:52 AM CCUMMINGS Expired SFR Permit 19-00008243 Construction sight is unsightly and appears to be abandoned. Please check for any violations Brandon Faye 5396 Ponce De Leon 941-233-3528

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

**Violation Description**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**

Expired SFR permit 19-00008243.

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>



(3) Field Inspection Notes:

10/25/2023, 1:48:26 PM KSCHAUER Site appears to be a former construction site. Concrete block, foundation and PVC plumbing pipes surrounded by overgrowth. Some rebar's sticking out also. Site needs clearing for surrounding esthetic value and child safety. Corner property at Ponce de Leon. Courtesy hanger not feasible at this time, request NOV. 11/9/2023, 11:20:22 AM KSCHAUER As of this date, no activity is evident in regards to construction and or the expired permitting process. Case should be processed for hearing. 11/9/2023, 6:13:16 PM WK Address is different for owner; restart/resend notice with updated mailing address. 11/27/2023, 9:40:40 AM KSCHAUER No progress in either renewal of construction and or permitting and or removal/ cleanup of site. 11/27/2023, 9:44:35 AM KSCHAUER 2 update photo attached

DATED: December 01, 2023



KEN SCHAUER  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

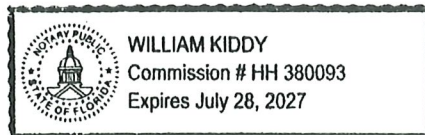
STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 1 day of Dec 2023, by KEN SCHAUER.

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 TO CORRECT**

SIMONE BRYAN  
SHERNETTE BRYAN  
SHAWNAH D S BRYAN  
4570 WINKLER AVE APT 203  
FORT MYERS, FL 33966

**DATE:** November 13, 2023

PSI CASE NO.: 23-4713  
REAL PROPERTY ADDRESS: 7027 DE BRITA RD, NORTH PORT, FL  
LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE PARCEL ID #: 0951141007  
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**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**

Expired SFR permit 19-00008243.

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**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:***

KEN SCHAUER  
Inspector  
Neighborhood Development Services  
e-mail: [kschauer@northportfl.gov](mailto:kschauer@northportfl.gov)



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

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
7027 DE BRITA RD }  
North Port, FL }  
PARCEL ID.: # 0951141007 }

CASE NO.: 23-4713

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :  
: SS  
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Feb 9, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated December 01, 2023 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 4570 WINKLER AVE APT 203 FORT MYERS FL 33966, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED: Feb 20 2024**

William Kiddy, 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 20<sup>th</sup> day of Feb 2024, by William Kiddy.

Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT** *ND*  
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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

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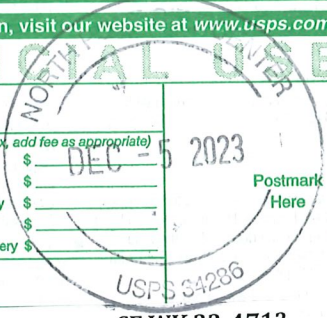
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CE WK 23-4713

**SIMONE & SHERNETTE &  
 SHAWNAH D S BRYAN  
 4570 WINKLER AVE APT 203  
 FORT MYERS FL 33966**



9589 0710 5270 0187 0255 03

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CE WK 23-4713

**SIMONE & SHERNETTE &  
 SHAWNAH D S BRYAN  
 4570 WINKLER AVE APT 203  
 FORT MYERS FL 33966**



9590 9402 8271 3094 9968 77

2. Article Number (Transfer from service label)

9589 0710 5270 0187 0255 03

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/19/23

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Registered Mail Restricted Delivery (0)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

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**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
DEVELOPMENT SERVICES  
CODE ENFORCEMENT DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286  
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
SIMONE & SHERNETTE & SHAWNAH D S BRYAN }  
Respondent(s) } CASE NO.: 23-4713  
ADDRESS OF VIOLATION: }  
7027 DE BRITA RD }  
NORTH PORT, FL. }  
PARCEL ID.: 0951141007 }

STATE OF FLORIDA :  
: SS  
COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On Dec 5, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 7027 DE BRITA RD, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Dec 5 2023

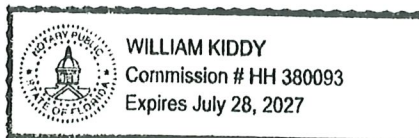
  
KEN SCHAUER, Affiant  
Development Services

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 5 day of Dec 2023 by KEN SCHAUER.

  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0951141007**

**Ownership:**

BRYAN SIMONE  
 BRYAN SHERNETTE  
 BRYAN SHAWNAH D S  
 4570 WINKLER AVE APT 203, FORT MYERS, FL, 33966  
**Situs Address:**  
 7027 DE BRITA RD NORTH PORT, FL, 34291

**Land Area:** 11,208 Sq.Ft.

**Municipality:** City of North Port  
**Subdivision:** 1582 - PORT CHARLOTTE SUB 28  
**Property Use:** 0001 - Res-New Construction Not Substantially Complete  
**Status:** OPEN  
**Sec/Twp/Rge:** 08-39S-21E  
**Census:** 121150027442  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY

**Total Living Units:** 0  
**Parcel Description:** LOT 7 BLK 1410 28TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
2023	\$16,000	\$0	\$0	\$16,000	\$4,792	\$0	\$4,792	\$11,208
2022	\$19,200	\$0	\$0	\$19,200	\$4,356	\$0	\$4,356	\$14,844
2021	\$6,200	\$0	\$0	\$6,200	\$3,960	\$0	\$3,960	\$2,240
2020	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2019	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$0
2018	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2017	\$4,200	\$0	\$0	\$4,200	\$3,850	\$0	\$3,850	\$350
2016	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$3,025	\$0	\$3,025	\$675

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**

There are no exemptions associated with this parcel.

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2022	\$100	2022051484	11	BRYAN SHERNETTE	WD
1/7/2015	\$4,700	2016002193	01	DAUPHIN VENTURES LLC	WD
5/28/2008	\$100	2008075071	X2	PLEASANT VALLEY LLC,	WD
5/2/2008	\$100	2008068193	X2	PLEASANT VALLEY LTD PRTSHP,	WD
12/14/2007	\$189,000	2007188667	X2	DOLLAR MANAGEMENT SERVICES INC,	WD
12/14/2007	\$150,000	2007188663	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
9/7/1994	\$9,900	2678/809	15	N C N B NATIONAL BANK	TR

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/30/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 11/27/2023)  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	OUT	X500	120279		OUT

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood 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.  
 For general questions regarding the flood map, call (941) 861-5000.

