



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.

}

GONCALVES JOHN

}

GONCALVES KAREN

Respondent(s)

}

CASE NO.: CECASE-26-01676

ADDRESS OF VIOLATION:

}

4331 CAZES AVE NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0992186419

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/26/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4331 CAZES AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/02/2026

Blake Via, 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 2nd day of July, 2026 by Blake Via.

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
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN GONCALVES

KAREN GONCALVES

4331 CAZES AVE

NORTH PORT, FL 34287-2935

Respondent(s)

ADDRESS OF VIOLATION:

4331 Cazes Ave

North Port, FL 34287

PARCEL ID.: 0992186419

CASE NO.: CECASE-26-01676

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 5/28/2026, by first class mail, a copy of which is attached.

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

House missing address numbers.

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

Violation Description

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned numbers, (missing).

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

Assigned Numbers (Missing).

DATED: 6/17/2026

Blake Via

Blake Via
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 17th day of JUNE, 2026, by Blake Via.

Trysta Lynn Cassell

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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

JOHN GONCALVES

KAREN GONCALVES

4331 CAZES AVE

NORTH PORT, FL 34287-2935

Respondent(s)

ADDRESS OF VIOLATION:

4331 Cazes Ave

North Port, FL 34287

PARCEL ID.: 0992186419

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CASE NO.: CECASE-26-01676

CERTIFIED MAIL NO.: 06/24/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 06/17/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 23, 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 05/28/2026, 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 July 23, 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.

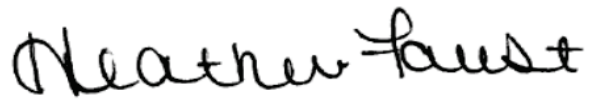
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the NOTICE OF MANDATORY HEARING has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 4331 CAZES AVE , NORTH PORT, FL 34287-2935.

DATED: June 24th, 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.

Trysta Cassell – CITY OF NORTH PORT



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

CODE ENFORCEMENT HEARING

GONCALVES JOHN, GONCALVES KAREN
4331 CAZES AVE
NORTH PORT, FL 34287-2935

CECASE-26-01676
Address of Violation
4331 CAZES AVE
NORTH PORT, FL, 34287-4287
PARCEL ID.: 0992186419

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**

JOHN GONCALVES
KAREN GONCALVES
4331 CAZES AVE
NORTH PORT, FL 34287-2935

DATE: May 28, 2026

CASE NO.: CECASE-26-01676
REAL PROPERTY ADDRESS: 4331 Cazes Ave, North Port, FL 34287
LOT 19 BLK 1864 39TH ADD TO PO
PARCEL ID: 0992186419
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

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned Numbers (Missing).

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code 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:

Blake Via
Inspector
Neighborhood Development Services
e-mail: bvia@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0992186419

Ownership:

GONCALVES JOHN
GONCALVES KAREN
4331 CAZES AVE, NORTH PORT, FL, 34287-2935

Situs Address:

4331 CAZES AVE NORTH PORT, FL, 34287

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1603 - PORT CHARLOTTE SUB 39

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 28-39S-21E

Census: 121150027372

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 19 BLK 1864 39TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<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>
4331 CAZES AVE NORTH PORT, FL, 34287	1	3	2	0	1994	2009	2,255	1,194	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	Screened Enclosure	660	SF	2013
2	1	Patio - concrete or Pavers	296	SF	2013
3	1	Swimming Pool	364	SF	2013

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	\$36,200	\$183,200	\$41,400	\$260,800	\$155,623	\$50,722	\$104,901	\$105,177
2024	\$25,400	\$199,800	\$47,700	\$272,900	\$151,237	\$50,000	\$101,237	\$121,663
2023	\$26,800	\$250,100	\$48,400	\$325,300	\$146,832	\$50,000	\$96,832	\$178,468
2022	\$28,700	\$212,500	\$45,200	\$286,400	\$142,555	\$50,000	\$92,555	\$143,845
2021	\$12,800	\$144,000	\$30,900	\$187,700	\$129,859	\$50,000	\$79,859	\$57,841
2020	\$16,300	\$132,900	\$32,100	\$181,300	\$128,066	\$50,000	\$78,066	\$53,234
2019	\$12,400	\$124,700	\$29,900	\$167,000	\$125,187	\$50,000	\$75,187	\$41,813
2018	\$11,700	\$116,700	\$27,100	\$155,500	\$122,853	\$50,000	\$72,853	\$32,647
2017	\$7,600	\$102,900	\$26,500	\$137,000	\$112,583	\$50,000	\$62,583	\$24,417
2016	\$7,500	\$94,500	\$23,500	\$125,500	\$110,267	\$50,000	\$60,267	\$15,233

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](#)

<u>Grant Year</u>	<u>Value</u>
2015	\$26,411.00
2015	\$25,000.00

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>
3/27/2024	\$100	2024043953	11	GONCALVES KAREN	QC
12/5/2008	\$52,500	2009020812	12	WELLS FARGO BANK TTEE,	WD
11/19/2007	\$100	2008000208	11	DOOLEY,SHAWN	CT
8/16/2005	\$180,000	2005185436	01	DOLANSKI,EFFA L	PR
11/30/1994	\$65,700	2691/2192	01	TENBUSCH LARRY	WD
8/26/1993	\$1,700	2541/2054	11	BERGSTRASSER DENNIS A	TD

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/1/1985	\$4,600	1797/1015	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/16/2026

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>
0387G	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 6/15/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/29/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8325 8049 72

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/29/2026 14:34

ORIGINAL INTENDED RECIPIENT:

JOHN GONCALVES

KAREN GONCALVES

4331 CAZES AVE

NORTH PORT FL 34287-2935

Case Number: CECASE-26-01676

Parcel ID: 0992186419

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/24/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8330 4442 55

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/24/2026 14:11

ORIGINAL INTENDED RECIPIENT:

GONCALVES JOHN GONCALVES KAREN

4331 CAZES AVE

NORTH PORT FL 34287-2935

Case Number: CECASE-26-01676

Parcel ID: 0992186419