



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.	}	
GREGORIO ISMAEL,GREGORIO MARIA	}	
Respondent(s)	}	CASE NO.: CECASE-25-01224
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 *ADDRESS NEEDED NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1146107620	}	

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on 01/22/2026. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from 01/22/2026 to 02/26/2026 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 Enforcement 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 Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. **Proof of Compliance** is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE AND ORDERED, for the City of North Port, Florida this January 22nd, 2026.

Signed by:

 B45087F0EE124AB...
 JAMES L 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*** 4841 FEARS ST NORTH PORT, FL 34288-8544.

COS Date: 01/28/2026

Signed by:


Trysta Cassell - Clerk of Northport



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.

ISMAEL GREGORIO

MARIA GREGORIO

Respondent(s)

CASE NO.: CECASE-25-01224

ADDRESS OF VIOLATION:

0 *address Needed

North Port, FL 34288

PARCEL ID.: 1146107620

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 01/09/2026, the Respondent(s) was served with a NOTICE OF CONTINUACE 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 4841 FEARS ST, NORTH PORT, FL 34288-8544 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

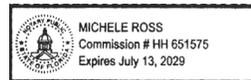
DATED: January 12, 2026

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 12 day of JANUARY 2026, by Trysta Cassell.

Michele Ross - 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 1146107619

Ownership:

GREGORIO ISMAEL
GREGORIO MARIA
4841 FEARS ST, NORTH PORT, FL, 34288-8544

Situs Address:

4841 FEARS ST NORTH PORT, FL, 34288

Land Area: 20,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1569 - PORT CHARLOTTE SUB 23

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 33-39S-22E

Census: 121150027462

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOTS 19 & 20, BLK 1076, 23RD ADD TO PORT CHARLOTTE, BEING SAME LANDS DESC IN ORI 2011027725 & 2019086031

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>
4841 FEARS ST NORTH PORT, FL, 34288	1	3	2	0	2006	2011	2,133	1,452	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	936	SF	2017
2	1	Swimming Pool	280	SF	2017
3	1	Patio - concrete or Pavers	656	SF	2017

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	\$14,900	\$207,100	\$42,400	\$264,400	\$124,372	\$50,722	\$73,650	\$140,028
2024	\$16,800	\$236,100	\$51,700	\$304,600	\$120,867	\$50,000	\$70,867	\$183,733
2023	\$16,600	\$208,200	\$46,800	\$271,600	\$108,747	\$50,000	\$58,747	\$162,853
2022	\$17,200	\$208,200	\$49,500	\$274,900	\$114,180	\$50,000	\$64,180	\$160,720
2021	\$7,300	\$151,100	\$34,000	\$192,400	\$110,854	\$50,000	\$60,854	\$81,546
2020	\$5,900	\$140,500	\$34,800	\$181,200	\$109,323	\$50,000	\$59,323	\$71,877
2019	\$6,400	\$137,700	\$29,800	\$173,900	\$106,865	\$50,000	\$56,865	\$67,035
2018	\$6,300	\$135,600	\$25,500	\$167,400	\$104,872	\$50,000	\$54,872	\$62,528
2017	\$4,000	\$123,300	\$0	\$127,300	\$70,287	\$45,287	\$25,000	\$57,013
2016	\$3,600	\$114,500	\$0	\$118,100	\$68,841	\$43,841	\$25,000	\$49,259

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>
2012	\$25,000.00
2012	\$26,411.00

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>
2/23/2011	\$65,000	2011027725	12	BANKUNITED,	WD
11/30/2010	\$54,600	2010150617	12	LACUESTA,CHARMAINE	CT
3/10/2005	\$35,000	2005052558	01	CONSTRUCTION COMPLIANCE INC,	WD
1/11/2005	\$25,000	2005012536	01	MILNAR,LLOYD E	WD
9/24/2004	\$100	2004189568	11	MILNAR,LLOYD E	QC
7/20/2001	\$17,500	2001137133	X2	SHADE CORPORATION,	WD
5/17/2001	\$10,000	2001077937	X2	VAN GUCHT,HERMAN	WD
5/17/2001	\$10,000	2001077936	X2	MIDWEST ACQUISITIONS LLC,	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>
12/15/2000	\$70,000	2000161608	X2	GREYHOUND FINANCIAL CORP,	WD
5/16/1994	\$100	2646/1556	15	N C N B NATIONAL BANK	TR
12/29/1989	\$100	2178/1526	11	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/21/2026

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0411F	OUT	IN	AE	120279	18.6	OUT
0411F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone 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.

FEMA Flood Zone Data provided by Sarasota County Government as of 1/20/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0090 34

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

GREGORIO ISMAEL GREGORIO MARIA
4841 FEARS ST
NORTH PORT FL 34288-8544

Case Number: CECASE-25-01224

Parcel ID: 1146107619

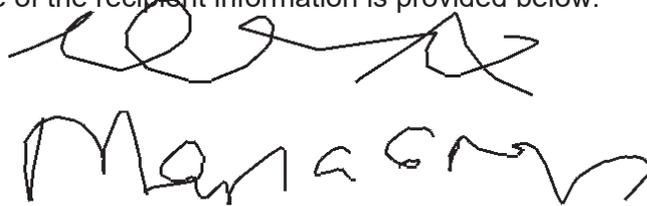
Mailer: City of North Port

Date Produced: 02/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0090 34. Our records indicate that this item was delivered on 01/31/2026 at 01:26 p.m. in NORTH PORT, FL 34288. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4841 FEARS ST, NORTH PORT,
FL 34288**

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:

GREGORIO ISMAEL,GREGORIO MARIA
4841 FEARS ST
NORTH PORT, FL 34288-8544

Customer Reference Number: C6528510.39942230



Return address:

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

Recipient address:

GREGORIO ISMAEL,GREGORIO MARIA
4841 FEARS ST
NORTH PORT, FL 34288-8544

MAILING DATE: 01/28/2026
DELIVERY DATE: 01/31/2026

USPS CERTIFIED MAIL



9214 8901 9403 8354 0090 34

USPS Tracking Label Number: 9214 8901 9403 8354 0090 34

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/28/2026 08:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/29/2026 19:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/29/2026 20:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/30/2026 05:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/31/2026 01:19
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34288	01/31/2026 13:26

CASE NUMBER: CECASE-25-01224

PARCEL ID: 1146107619