



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.

}

PALLADIO DEVELOPMENT LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-00510

ADDRESS OF VIOLATION:

}

2248 ANN ARBOR RD NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0964091824

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 04/29/2026 the Respondent(s) was served with a NOTICE OF CONTINUANCE OF MANDATORY HEARING by posting said Notice at 2248 ANN ARBOR RD NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 04/30/2026

George a. White

George White, 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 30th day of April, 2026 by George White.

Trysta Lynn Casell

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.	}	
PALLADIO DEVELOPMENT LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-00510
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2248 ANN ARBOR RD NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0964091824	}	

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 04/23/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), PALLADIO DEVELOPMENT LLC, own(s) the property commonly known as 2248 ANN ARBOR RD, North Port, Sarasota County, Florida LOT 24 BLK 918 20TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 02/19/2026.
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:

Accumulation of Debris (Default Hearing) | 42-23 NPCC
Junk, trash and debris throughout property.

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
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.
6. If Respondent(s) fail(s) to correct the violation(s) by **May 18, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **May 19, 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**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **05/28/2026 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

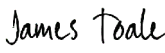
4970 City Hall Boulevard

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 23rd day of April, 2026.

Signed by:

B45087F0EE124AB...
JAMES E 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 26060 ACERO STE 213 MISSION VIEJO, CA 92691-2768.

COS Date: 04/28/2026

Signed by:

D28E2045940849C...
Trysta Cassell - City of North Port



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0964091824

Ownership:

PALLADIO DEVELOPMENT LLC

26060 ACERO STE 213, MISSION VIEJO, CA, 92691-2768

Situs Address:

2248 ANN ARBOR RD NORTH PORT, FL, 34286

Land Area: 10,375 Sq.Ft.

Municipality: City of North Port

Subdivision: 1564 - PORT CHARLOTTE SUB 20

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 14-39S-21E

Census: 121150027412

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 24 BLK 918 20TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

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> i
2025	\$22,700	\$0	\$0	\$22,700	\$15,125	\$0	\$15,125	\$7,575
2024	\$15,400	\$0	\$0	\$15,400	\$13,750	\$0	\$13,750	\$1,650
2023	\$12,500	\$0	\$0	\$12,500	\$12,500	\$0	\$12,500	\$0
2022	\$16,500	\$0	\$0	\$16,500	\$16,500	\$0	\$16,500	\$0
2021	\$7,300	\$0	\$0	\$7,300	\$5,143	\$0	\$5,143	\$2,157
2020	\$6,900	\$0	\$0	\$6,900	\$4,675	\$0	\$4,675	\$2,225
2019	\$6,100	\$0	\$0	\$6,100	\$4,250	\$0	\$4,250	\$1,850
2018	\$5,800	\$0	\$0	\$5,800	\$3,864	\$0	\$3,864	\$1,936
2017	\$4,700	\$0	\$0	\$4,700	\$3,513	\$0	\$3,513	\$1,187
2016	\$4,400	\$0	\$0	\$4,400	\$3,194	\$0	\$3,194	\$1,206

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.

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>
11/9/2021	\$1,114,800	2021231188	05	EASY HOMES LLC	WD
1/20/2021	\$23,400	2021021301	05	THOMAS GARY L	WD
7/22/2010	\$100	2010135519	11	THOMAS,SUE A	OT
3/1/1984	\$0	1663/1705	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/22/2026

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>
0383F	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 4/20/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 3226 05

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 04/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

PALLADIO DEVELOPMENT LLC

26060 ACERO STE 213

MISSION VIEJO CA 92691-2768

Case Number: CECASE-26-00510

Parcel ID: 0964091824