



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. }

SOS FLORIDA HOLDINGS 1 LLC }

Respondent(s) }

CASE NO.: CECASE-25-01988

ADDRESS OF VIOLATION: }

0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0981045413 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/29/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

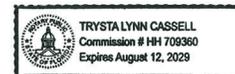
Tony Brehon, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5th day of February, 2026 by Tony Brehon.

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.	}	
SOS FLORIDA HOLDINGS 1 LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-01988
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0981045413	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), SOS FLORIDA HOLDINGS 1 LLC, own(s) the property commonly known as (Address Needed), North Port, Sarasota County, Florida LOT 13 BLK 454 9TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 07/22/2025.
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:
 - . Toilet Facilities for Workers | 311.1 FBC
 - Active building site with no toilet facilities.

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
 - Obtain and provide toilet facilities for construction workers on said property within ten (10) days from the date of this Notice.



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

HEARING OFFICER

6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$50** per day, beginning **02/17/2026**, 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 **\$5000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **02/26/2026 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 January 22nd, 2026.

Signed by:

James Toale

JAMES P TOALE
B45087F0EE124AB...

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 3275 S JOHN YOUNG PKWY PMB 542 KISSIMMEE, FL 34746-6556.

COS Date: 01/28/2026

Signed by:
Trysta Lynn Cassell
D2BE2045940849C...
Trysta Cassell - City 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.

SOS FLORIDA HOLDINGS 1 LLC

Respondent(s)

CASE NO.: CECASE-25-01988

ADDRESS OF VIOLATION:

0 *address Needed

North Port, FL 34286

PARCEL ID.: 0981045413

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 MANDATORY HEARING 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 3275 S JOHN YOUNG PKWY PMB 542, KISSIMMEE, FL 34746-6556 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

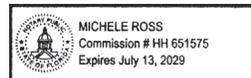
DATED: January 12th, 2026.

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 12th 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 0981045413

Ownership:

SOS FLORIDA HOLDINGS 1 LLC
 3275 S JOHN YOUNG PKWY PMB 542, KISSIMMEE, FL, 34746-6556

Situs Address:

PASCAL AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1527 - PORT CHARLOTTE SUB 09

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 23-39S-21E

Census: 121150027432

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 13 BLK 454 9TH 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	\$15,000	\$0	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0
2024	\$16,200	\$0	\$0	\$16,200	\$16,200	\$0	\$16,200	\$0
2023	\$16,000	\$0	\$0	\$16,000	\$16,000	\$0	\$16,000	\$0
2022	\$18,300	\$0	\$0	\$18,300	\$7,587	\$0	\$7,587	\$10,713
2021	\$7,200	\$0	\$0	\$7,200	\$6,897	\$0	\$6,897	\$303
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,700	\$0	\$0	\$5,700	\$5,610	\$0	\$5,610	\$90
2017	\$5,100	\$0	\$0	\$5,100	\$5,100	\$0	\$5,100	\$0
2016	\$4,600	\$0	\$0	\$4,600	\$3,993	\$0	\$3,993	\$607

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>
4/17/2024	\$0	2024058295	11	SOS FLORIDA HOLDINGS LLC	QC
8/30/2022	\$12,000	2022144765	01	SZEMES STEPHEN	WD
1/28/2016	\$1,000	2016013793	30	SZEMES YOLANDE	WD
1/1/1972	\$1,000	952/488	01	GENERAL DEVELOPMENT CORPORATION	NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/25/2026

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 1/26/2026

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 58

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:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE FL 34746-6556

Case Number: CECASE-25-01988

Parcel ID: 0981045413

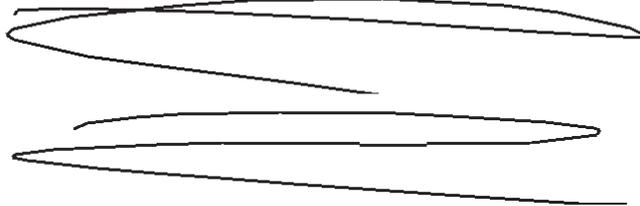
Mailer: City of North Port

Date Produced: 02/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0090 58. Our records indicate that this item was delivered on 01/31/2026 at 10:42 a.m. in KISSIMMEE, FL 34746. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**3275 S JOHN YOUNG PKWY,
KISSIMMEE, FL 34746**

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:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

Customer Reference Number: C6528510.39942232



Return address:

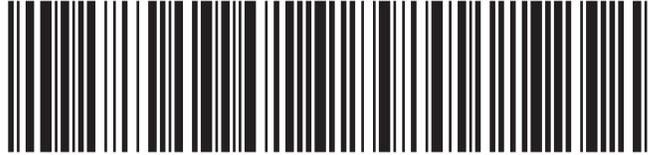
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

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

USPS CERTIFIED MAIL



9214 8901 9403 8354 0090 58

USPS Tracking Label Number: 9214 8901 9403 8354 0090 58

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	ORLANDO FL DISTRIBUTION CENTER 32862	01/30/2026 11:53
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	01/31/2026 10:18
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	KISSIMMEE,FL 34746	01/31/2026 10:42

CASE NUMBER: CECASE-25-01988

PARCEL ID: 0981045413