



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. }
EDWARD F CLIFFORD (E LIFE EST) }
Respondent(s) }

CASE NO.: CECASE-25-02918

ADDRESS OF VIOLATION: }
2762 YAMADA LN NORTH PORT, FL, 34286-4286 }
Parcel ID.: 0988033411 }

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 2762 YAMADA LN NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

Anthony F Brehon

Tony Brehon, Affiant
Development Services

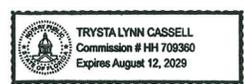
STATE OF FLORIDA
COUNTY OF SARASOTA

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.

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.	}	
EDWARD F CLIFFORD (E LIFE EST)	}	
Respondent(s)	}	CASE NO.: CECASE-25-02918
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2762 YAMADA LN NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0988033411	}	

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), EDWARD F CLIFFORD (E LIFE EST), own(s) the property commonly known as 2762 Yamada Lane, North Port, Sarasota County, Florida LOT 11 BLK 334 5TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Tony Brehon served the Respondent(s) a Notice of Violation, dated 09/09/2025.
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:
 - . Accumulation of Debris (Default Hearing) | 42-23 NPCC
Debris consisting of metal, wood, trash on property in driveway.
 - . Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCC
Parking inoperable vehicle, not in compliance with standards.

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.
 - Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
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HEARING OFFICER

6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$10** 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 **\$1000 & \$1000**, 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

B45087F0EE124AB...
JAMES L 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 3494 LAKEWOOD BLVD NORTH PORT, FL 34287-6148.

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.

EDWARD F CLIFFORD (E LIFE EST)

Respondent(s)

CASE NO.: CECASE-25-02918

ADDRESS OF VIOLATION:
2762 Yamada Ln
North Port, FL 34286
PARCEL ID.: 0988033411

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her Trysta Cassell 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 3494 LAKEWOOD BLVD, NORTH PORT, FL 34287-6148 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

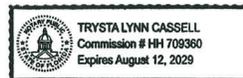
DATED: January 12, 2026.

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 12th day of JANUARY 2026, by Trysta Cassell.

Trysta Cassell - 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 0988033411

Ownership:

CLIFFORD EDWARD F (E LIFE EST)
3494 LAKEWOOD BLVD, NORTH PORT, FL, 34287-6148

Situs Address:

2762 YAMADA LN NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1504 - PORT CHARLOTTE SUB 05
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 26-39S-21E
Census: 121150027432
Zoning: R1 - RESIDENTIAL LOW
Total Living Units: 1
Parcel Description: LOT 11 BLK 334 5TH ADD TO PORT CHARLOTTE

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>
2762 YAMADA LN NORTH PORT, FL, 34286	1	3	2	0	1994	2004	1,900	1,540	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	Patio - concrete or Pavers	383	SF	1994

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	\$20,000	\$175,200	\$1,200	\$196,400	\$101,182	\$50,722	\$50,460	\$95,218
2024	\$22,200	\$183,100	\$1,200	\$206,500	\$98,330	\$50,000	\$48,330	\$108,170
2023	\$24,100	\$216,500	\$1,200	\$241,800	\$95,466	\$50,000	\$45,466	\$146,334
2022	\$21,400	\$182,800	\$1,200	\$205,400	\$74,918	\$49,918	\$25,000	\$130,482
2021	\$11,900	\$118,600	\$1,000	\$131,500	\$72,736	\$47,736	\$25,000	\$58,764
2020	\$10,000	\$109,500	\$1,000	\$120,500	\$71,732	\$46,732	\$25,000	\$48,768
2019	\$8,800	\$108,000	\$900	\$117,700	\$70,119	\$45,119	\$25,000	\$47,581
2018	\$8,600	\$105,700	\$700	\$115,000	\$68,812	\$43,812	\$25,000	\$46,188
2017	\$5,900	\$103,500	\$700	\$110,100	\$67,397	\$42,397	\$25,000	\$42,703
2016	\$5,500	\$99,100	\$700	\$105,300	\$66,011	\$41,011	\$25,000	\$39,289

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>
1999	\$26,411.00
1999	\$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>
12/23/2022	\$100	2022199399	11	CLIFFORD EDWARD F	WD
3/7/2006	\$100	2006045060	11	JANKOWSKI MARION,	WD
7/13/1997	\$79,000	2997/58	01	AZZOLINA KIMBERLY A	WD
8/11/1995	\$63,000	2766/55	01	ALLSTATE BUILDERS OF SW FL	WD
10/25/1993	\$46,600	2568/2301	X2	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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>
0391F	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 0091 33

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:

EDWARD F CLIFFORD (E LIFE EST) CLIFFORD

EDWARD F (E LIFE EST)

3494 LAKEWOOD BLVD

NORTH PORT FL 34287-6148

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