



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. }

ZC INVESTMENTS LLC }

Respondent(s) }

CASE NO.: CECASE-25-03329

ADDRESS OF VIOLATION: }

2693 JEANNIN DR NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1139167012 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/12/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2693 JEANNIN DR NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/03/2026

Joshua Presson, 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 3rd day of February, 2026 by Joshua Presson

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. }
 }
 ZC INVESTMENTS LLC }
 3733 AHOYA LN }
 ORLANDO, FL 32837-5857 }
)
 Respondent(s))
)
ADDRESS OF VIOLATION: }
 2693 Jeannin Dr }
 North Port, FL 34288 }
 PARCEL ID.: 1139167012)

CASE NO.: CECASE-25-03329
 CERTIFIED MAIL NO.: 01/09/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 01/05/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on February 26, 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 12/05/2025, was previously served by REGULAR MAIL.

The attached Affidavit 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 February 26, 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.

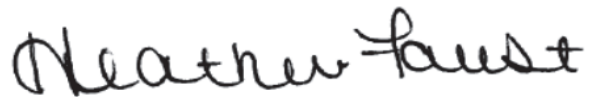
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 Affidavit 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 ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 3733 AHOYA LN , ORLANDO, FL 32837-5857.

DATED: January 9th, 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 it.

Trysta Cassell – CITY OF NORTH PORT



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. }
 ZC INVESTMENTS LLC }
 3733 AHOYA LN }
 ORLANDO, FL 32837-5857 }
 Respondent(s) }
ADDRESS OF VIOLATION: }
 2693 Jeannin Dr }
 North Port, FL 34288 }
 PARCEL ID.: 1139167012 }

CASE NO.: CECASE-25-03329

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 12/05/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Accumulation of debris on property consisting of a large amount of construction materials / no
 dumpster on site of an active residential construction site.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris on property consisting of a large amount of construction materials / no dumpster on site of an active residential construction site.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

- (3) Field Inspection Notes:
 Accumulation of debris on property consisting of a large amount of construction materials / no dumpster on site of an active residential construction site.,Property remains in violation.

DATED: 01/05/2026



Joshua Presson
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 05 day of JANUARY 2026, by Joshua Presson.



Trysta Cassell - *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

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

ZC INVESTMENTS LLC
3733 AHOYA LN
ORLANDO, FL 32837-5857

DATE: December 5, 2025

CASE NO.: CECASE-25-03329
REAL PROPERTY ADDRESS: 2693 Jeannin Dr, North Port, FL 34288
LOT 12 BLK 1670 33RD ADD TO PO
PARCEL ID: 1139167012
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

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris on property consisting of a large amount of construction materials / no dumpster on site of an active residential construction site.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property 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:

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov



Property Record Information for 1139167012

Ownership:

ZC INVESTMENTS LLC
 3733 AHOYA LN, ORLANDO, FL, 32837-5857

Situs Address:

2693 JEANNIN DR NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1587 - PORT CHARLOTTE SUB 33

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

Status: OPEN

Sec/Twp/Rge: 30-39S-22E

Census: 121150027423

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 12 BLK 1670 33RD 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 | \$21,900 | \$0 | \$0 | \$21,900 | \$21,900 | \$0 | \$21,900 | \$0 |
| 2024 | \$17,900 | \$0 | \$0 | \$17,900 | \$17,900 | \$0 | \$17,900 | \$0 |
| 2023 | \$16,000 | \$0 | \$0 | \$16,000 | \$16,000 | \$0 | \$16,000 | \$0 |
| 2022 | \$15,800 | \$0 | \$0 | \$15,800 | \$15,800 | \$0 | \$15,800 | \$0 |
| 2021 | \$7,000 | \$0 | \$0 | \$7,000 | \$6,820 | \$0 | \$6,820 | \$180 |
| 2020 | \$6,200 | \$0 | \$0 | \$6,200 | \$6,200 | \$0 | \$6,200 | \$0 |
| 2019 | \$5,700 | \$0 | \$0 | \$5,700 | \$5,700 | \$0 | \$5,700 | \$0 |
| 2018 | \$5,500 | \$0 | \$0 | \$5,500 | \$5,500 | \$0 | \$5,500 | \$0 |
| 2017 | \$4,800 | \$0 | \$0 | \$4,800 | \$3,993 | \$0 | \$3,993 | \$807 |
| 2016 | \$4,500 | \$0 | \$0 | \$4,500 | \$3,630 | \$0 | \$3,630 | \$870 |

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> |
|----------------------|-------------------------------|--------------------------|---------------------------|----------------------------|------------------------|
| 4/15/2024 | \$100 | 2025025705 | 11 | COELHO INVESTMENTS USA LLC | QC |
| 9/13/2023 | \$25,500 | 2023144826 | 01 | RAO SUCHETA | WD |
| 12/8/2021 | \$21,500 | 2021221609 | 01 | RAPELA-WARREN CANDELA V | WD |
| 7/24/2019 | \$7,900 | 2019104192 | 38 | VENTI HOLDINGS LLC | WD |
| 9/13/2017 | \$2,200 | 2017114897 | 11 | BENSON-CIUFO ANGELA M | TD |
| 4/13/2006 | \$33,500 | 2006083884 | 11 | SARASOTA COUNTY, | OT |
| 7/24/2002 | \$100 | 2002120166 | 11 | DASTOOR HORMAZDYAR S, | TD |
| 2/1/1983 | \$2,900 | 1567/1674 | 11 | | NA |

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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0392F | 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 2/2/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/10/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8345 9119 71

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

ORIGIN ACCEPTANCE NORTH PORT,FL 34286 12/09/2025 19:39

ORIGINAL INTENDED RECIPIENT:

ZC INVESTMENTS LLC

3733 AHOYA LN

ORLANDO FL 32837-5857

Case Number: CECASE-25-03329

Parcel ID: 1139167012

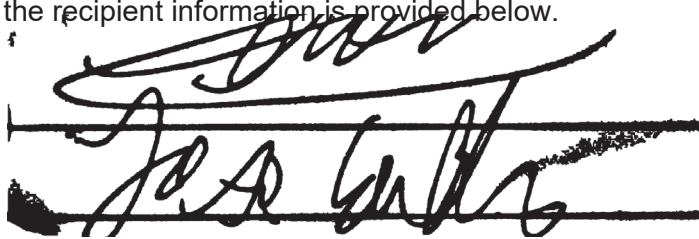
Mailer: City of North Port

Date Produced: 12/15/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8345 9119 71. Our records indicate that this item was delivered on 12/12/2025 at 03:57 p.m. in ORLANDO, FL 32837. The scanned image of the recipient information is provided below.

Signature of Recipient :

A scanned image of a handwritten signature in black ink on a white background. The signature is written over a horizontal line and is somewhat stylized and cursive.

Address of Recipient :

A scanned image of a handwritten address in black ink on a white background. The address is written over a horizontal line and is somewhat cursive and difficult to read.

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:

ZC INVESTMENTS LLC
3733 AHOYA LN
ORLANDO, FL 32837-5857

Customer Reference Number: C6411654.39091560



Return address:

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

Recipient address:

ZC INVESTMENTS LLC
3733 AHOYA LN
ORLANDO, FL 32837-5857

MAILING DATE: 12/08/2025
DELIVERY DATE: 12/12/2025

USPS CERTIFIED MAIL



9214 8901 9403 8345 9119 71

USPS Tracking Label Number: 9214 8901 9403 8345 9119 71

| USPS Tracking History | Location | Date / Time |
|---|--------------------------------------|--------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 12/08/2025 10:35 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 12/09/2025 19:39 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 12/09/2025 20:54 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 12/11/2025 08:33 |
| DEPARTED USPS REGIONAL FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 12/11/2025 09:36 |
| DELIVERED LEFT WITH INDIVIDUAL | ORLANDO,FL 32837 | 12/12/2025 15:57 |

CASE NUMBER: CECASE-25-03329

PARCEL ID: 1139167012

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/09/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8350 7028 85

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/09/2026 14:20

ORIGINAL INTENDED RECIPIENT:

ZC INVESTMENTS LLC

3733 AHOYA LN

ORLANDO FL 32837-5857

Case Number: CECASE-25-03329

Parcel ID: 1139167012

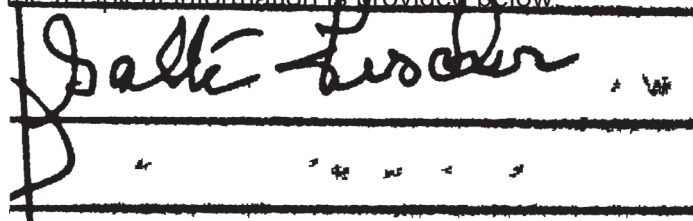
Mailer: City of North Port

Date Produced: 01/14/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8350 7028 85. Our records indicate that this item was delivered on 01/13/2026 at 03:46 p.m. in ORLANDO, FL 32837. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

ZC INVESTMENTS LLC
3733 AHOYA LN
ORLANDO, FL 32837-5857

Customer Reference Number: C6481074.39615466



Return address:

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

Recipient address:

ZC INVESTMENTS LLC
3733 AHOYA LN
ORLANDO, FL 32837-5857

MAILING DATE: 01/09/2026
DELIVERY DATE: 01/13/2026

USPS CERTIFIED MAIL



9214 8901 9403 8350 7028 85

USPS Tracking Label Number: 9214 8901 9403 8350 7028 85

| USPS Tracking History | Location | Date / Time |
|---|--------------------------------------|--------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 01/09/2026 06:59 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 01/09/2026 14:20 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 01/11/2026 10:57 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 01/11/2026 12:12 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 01/12/2026 05:06 |
| DEPARTED USPS REGIONAL FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 01/12/2026 20:44 |
| DELIVERED LEFT WITH INDIVIDUAL | ORLANDO,FL 32837 | 01/13/2026 15:46 |

CASE NUMBER: CECASE-25-03329

PARCEL ID: 1139167012