



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
J STEINER SW FL PROPERTIES LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-03209
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2998 UPLAND ST NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0963082606	}	

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), J STEINER SW FL PROPERTIES LLC, own(s) the property commonly known as 2998 Upland Street, North Port, Sarasota County, Florida LOT 6 BLK 826 19TH 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 11/04/2025.
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 tires, ladders, debris on property.
 - . Prohibited Parking Limitations | 59-1 (C)(1) NPCC

Boat must be parked on approved surface.

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.
 - Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of 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 **\$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

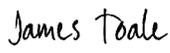
4970 City Hall Boulevard

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:

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 9013 FALCON CT VENICE, FL 34293-7632.

COS Date: 01/28/2026

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



Property Record Information for 0963082606

Ownership:

J STEINER SW FL PROPERTIES LLC
9013 FALCON CT, VENICE, FL, 34293-7632

Situs Address:

2998 UPLAND ST NORTH PORT, FL, 34286

Land Area: 11,736 Sq.Ft.

Municipality: City of North Port

Subdivision: 1563 - PORT CHARLOTTE SUB 19

Property Use: 0100 - Single Family Detached

Status: OPEN

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

Census: 121150027411

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 6 BLK 826 19TH 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>
2998 UPLAND ST NORTH PORT, FL, 34286	1	3	2	0	2005	2010	1,828	1,147	1

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>
2025	\$23,500	\$170,900	\$0	\$194,400	\$194,400	\$0	\$194,400	\$0
2024	\$20,000	\$194,100	\$0	\$214,100	\$188,117	\$0	\$188,117	\$25,983
2023	\$16,300	\$193,800	\$0	\$210,100	\$156,915	\$0	\$156,915	\$53,185
2022	\$22,400	\$192,300	\$0	\$214,700	\$156,750	\$0	\$156,750	\$57,950
2021	\$10,500	\$132,000	\$0	\$142,500	\$142,500	\$0	\$142,500	\$0
2020	\$9,500	\$120,700	\$0	\$130,200	\$130,159	\$0	\$130,159	\$41
2019	\$9,000	\$121,100	\$0	\$130,100	\$118,326	\$0	\$118,326	\$11,774
2018	\$8,800	\$114,600	\$0	\$123,400	\$107,569	\$0	\$107,569	\$15,831
2017	\$5,000	\$113,000	\$0	\$118,000	\$97,790	\$0	\$97,790	\$20,210
2016	\$4,700	\$99,400	\$0	\$104,100	\$88,900	\$0	\$88,900	\$15,200

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. [File for Homestead Exemption](#)

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>
2/23/2004	\$100	2004043256	11	STEINER, JUDITH	WD
7/31/2003	\$5,500	2003157265	01	MEALEY ALBERT E,	WD
4/1/1987	\$200	1953/2819	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>
0383F	OUT	OUT	X	120279		OUT
0383F	OUT	OUT	X500	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 0089 83

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:

J STEINER SW FL PROPERTIES LLC
9013 FALCON CT
VENICE FL 34293-7632

Case Number: CECASE-25-03209

Parcel ID: 0963082606