



**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.

}

**EVERLAND CAPITAL PARTNERS 3 LAND  
TRUST**

}

Respondent(s)

}

CASE NO.: CECASE-25-02698

**ADDRESS OF VIOLATION:**

}

0 \*ADDRESS NEEDED NORTH PORT, FL, 34288-  
4288

}

Parcel ID.: 1129224205

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

***AFFIDAVIT OF POSTING***

On 12/17/2025 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, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 01/02/2026

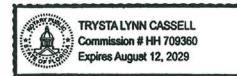
**Joshua Presson, Affiant**  
**Development Services**

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 2nd day of January, 2026 by Joshua Presson.

**Notary public - State of Florida**

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**

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Petitioner,

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vs.

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EVERLAND CAPITAL PARTNERS 3 LAND  
TRUST

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Respondent(s)

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CASE NO.: CECASE-25-02698

**ADDRESS OF VIOLATION:**

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CERTIFIED MAIL NO.:

0 \*ADDRESS NEEDED NORTH PORT, FL, 34288-  
4288

}

Parcel ID.: 1129224205

}

**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 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), EVERLAND CAPITAL PARTNERS 3 LAND TRUST, own(s) the property commonly known as \*ADDRESS NEEDED, North Port, Sarasota County, Florida LOT 5, BLK 2242, 46TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 08/21/2025.
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

Accumulation of Debris throughout property consisting of household items, construction materials, and other items.

- . Camping Prohibited | 46-148 NPCC

Camping on lot.

- . Prohibited Parking R.O.W. | 59-1 (B)(1) NPCC

Prohibited parking in city right of way.

- . Prohibited Parking Limitations | 59-1 (C)(1) NPCC

Parking on a lot that has no principal structure.



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

**HEARING OFFICER**

***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.
- Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.
- Vehicle(s) must be removed from the public right-of-way immediately. \* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.
- 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

**6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$10, \$10, & \$10** per day, beginning **01/06/2026**, 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, \$1000, & \$1000, has been reached.**

**7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 violation(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

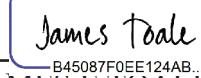
North Port, FL 34286-4100

[ceinfo@northportfl.gov](mailto: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 11th day of December, 2025.

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 500 WESTOVER DR PMB 551 SANFORD, NC 27330-8941.

COS Date: 12/16/2025

Signed by:

  
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,

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VS.

EVERLAND CAPITAL PARTNERS 3 LAND TRUST

Respondent(s)

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CASE NO.: CECASE-25-02698

ADDRESS OF VIOLATION:

0 \*address Needed

North Port, FL 34288

PARCEL ID.: 1129224205

}

}

}

**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 11/25/2025, 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 500 WESTOVER DR PMB 551, SANFORD, NC 27330-8941 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

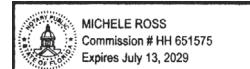
DATED: December 01, 2025.

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 01 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1129224205**

**Ownership:**

EVERLAND CAPITAL PARTNERS 3 LAND TRUST  
 500 WESTOVER DR PMB 551, SANFORD, NC, 27330-8941

**Situs Address:**

KIMBERLY DR NORTH PORT, FL, 34288

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1778 - PORT CHARLOTTE SUB 46

**Property Use:** 0000 - Residential vacant site

**Status** OPEN

**Sec/Twp/Rge:** 25-39S-22E

**Census:** 121150027462

**Zoning:** AC6 - ACTIVITY CENTER 6

**Total Living Units:** 0

**Parcel Description:** LOT 5, BLK 2242, 46TH ADD TO PORT CHARLOTTE

## Buildings

Vacant Land

## Extra Features

There are no extra features associated with this parcel

## Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$6,800	\$0	\$0	\$6,800	\$6,800	\$0	\$6,800	\$0
2024	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200	\$0
2023	\$6,200	\$0	\$0	\$6,200	\$2,636	\$0	\$2,636	\$3,564
2022	\$5,900	\$0	\$0	\$5,900	\$2,396	\$0	\$2,396	\$3,504
2021	\$3,300	\$0	\$0	\$3,300	\$2,178	\$0	\$2,178	\$1,122
2020	\$2,300	\$0	\$0	\$2,300	\$1,980	\$0	\$1,980	\$320
2019	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2018	\$1,700	\$0	\$0	\$1,700	\$1,700	\$0	\$1,700	\$0
2017	\$2,100	\$0	\$0	\$2,100	\$1,650	\$0	\$1,650	\$450
2016	\$1,500	\$0	\$0	\$1,500	\$1,500	\$0	\$1,500	\$0

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/24/2023	\$22,500	2023068483	05	HANCOCK BUILDERS LLC	WD
9/19/2011	\$57,200	2011116620	05	AQ FL LAND LLC,	WD
9/8/2011	\$8,400	2011116615	12	CHARLOTTE STATE BANK,	WD
5/4/2009	\$100	2009058179	11	SANZ,CHRISTOPHER	CT
6/30/2005	\$34,900	2005149800	01	SUNSTYLES LLC,	WD
4/20/2005	\$472,500	2005096364	X2	SUNSTYLES USA LLC,	WD
10/14/2004	\$19,900	2004227915	01	DIMOS,THOMAS	WD
5/27/2004	\$2,000	2004171358	11	ALBARUS IVY T,	QC
4/1/1985	\$2,900	1774/1329	11		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

## FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.

 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>
0412F	OUT	IN	AE	120279	23.6	OUT
0412F	OUT	OUT	X	120279		OUT

\* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

\*\* 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 12/8/2025

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1300 42

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

EVERLAND CAPITAL PARTNERS 3 LAND TRUST  
500 WESTOVER DR PMB 551  
SANFORD NC 27330-8941

Case Number: CECASE-25-02698

Parcel ID: 1129224205

The above information represents information provided by the United States Postal Service.