



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.

}

D7 NORTH PORT LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-00864

ADDRESS OF VIOLATION:

}

0 HOUSTON LN NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0990028508

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 07/06/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at (0990028508) HOUSTON LN NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

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 7th day of July, 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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
D7 NORTH PORT LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-00864
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 HOUSTON LN NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0990028508	}	

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 **06/25/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), D7 NORTH PORT LLC, own(s) the property commonly known as **0 HOUSTON LN**, North Port, Sarasota County, Florida **LOT 8 BLK 285 1ST 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 **04/15/2026**.
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:
Certificate of Zoning Compliance (CZC) Expired - Period of Validity | 2.1.4 (F) ULDC
PCZC-25-02521 for a single-family residence has expired.

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
 - Reactivate the Certificate of Zoning Compliance and schedule required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.
6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$25** per day, beginning **07/21/2026**, 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 **\$2000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **07/23/2026 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

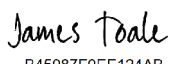
4970 City Hall Boulevard

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 25th day of June, 2026.

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 17301 PAGONIA RD STE 210 CLERMONT, FL 34711-5996.

COS Date: 07/02/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CITY OF NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0990028508

Ownership:

D7 NORTH PORT LLC

17301 PAGONIA RD STE 210, CLERMONT, FL, 34711-5996

Situs Address:

HOUSTON LN NORTH PORT, FL, 34287

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1500 - PORT CHARLOTTE SUB 01

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 27-39S-21E

Census: 121150027363

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 8 BLK 285 1ST 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. i
2025	\$15,500	\$0	\$0	\$15,500	\$15,500	\$0	\$15,500	\$0
2024	\$18,400	\$0	\$0	\$18,400	\$18,400	\$0	\$18,400	\$0
2023	\$18,100	\$0	\$0	\$18,100	\$7,504	\$0	\$7,504	\$10,596
2022	\$19,900	\$0	\$0	\$19,900	\$6,822	\$0	\$6,822	\$13,078
2021	\$9,800	\$0	\$0	\$9,800	\$6,202	\$0	\$6,202	\$3,598
2020	\$8,100	\$0	\$0	\$8,100	\$5,638	\$0	\$5,638	\$2,462
2019	\$6,500	\$0	\$0	\$6,500	\$5,125	\$0	\$5,125	\$1,375
2018	\$4,900	\$0	\$0	\$4,900	\$4,659	\$0	\$4,659	\$241
2017	\$5,100	\$0	\$0	\$5,100	\$4,235	\$0	\$4,235	\$865
2016	\$4,700	\$0	\$0	\$4,700	\$3,850	\$0	\$3,850	\$850

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
5/24/2023	\$18,900	2023085320	01	IND K PLAN ANN BELLAMY 77433) (BUY NOW RETIREMENT	WD
7/13/2011	\$3,000	2011085593	12	SUNTRUST BANK,	WD
9/13/2010	\$100	2010117498	11	GOROSHKO, YURIY	CT
7/11/2005	\$55,200	2005172046	01	BEEGLE, JOYCE A	WD
1/30/2002	\$100	2005007247	X2	JANICKO FLORENCE,	OT
4/20/1999	\$100	1999059474	X2	JANICKO FLORENCE	WD
1/14/1998	\$100	9905/9473	X2	JANICKO EDWARD C & FLORENCE	OT
3/1/1972	\$1,000	956/2021	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/25/2026

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>
0387G	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 6/22/2026
For general questions regarding the flood map, call (941) 861-5000.



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.

D7 NORTH PORT LLC

Respondent(s)

CASE NO.: CECASE-26-00864

ADDRESS OF VIOLATION:

0 Houston Ln

North Port, FL 34287

PARCEL ID.: 0990028508

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 6/12/2026, 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 17301 PAGONIA RD STE 210, CLERMONT, FL 34711-5996 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

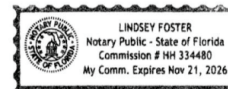
DATED: June 16th, 2026.

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 16th day of JUNE, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



X Personally Known OR ____ Produced Identification
Type of Identification Produced _____

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8331 8854 53

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 07/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

D7 NORTH PORT LLC D7 NORTH PORT LLC
17301 PAGONIA RD STE 210
CLERMONT FL 34711-5996

Case Number: CECASE-26-00864

Parcel ID: 0990028508