



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. }

LEO V SAPANERO JR, SAPANERO MORGAN }

Respondent(s) }

CASE NO.: CECASE-26-00362

ADDRESS OF VIOLATION: }

4550 LIBBY RD NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0991269425 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 03/11/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4550 LIBBY RD NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

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 19th day of March, 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

LEO V SAPANERO JR, SAPANERO MORGAN
4550 LIBBY RD
NORTH PORT, FL 34287-7357

CECASE-26-00362
Address of Violation
4550 LIBBY RD
NORTH PORT, FL, 34287-4287
PARCEL ID.: 0991269425

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “CEInfo@northportfl.gov”.

Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at: www.northportfl.gov/cehearing

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



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.

LEO V SAPANERO JR

MORGAN SAPANERO

4550 LIBBY RD

NORTH PORT, FL 34287-7357

Respondent(s)

ADDRESS OF VIOLATION:

4550 Libby Rd

North Port, FL 34287

PARCEL ID.: 0991269425

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CASE NO.: CECASE-26-00362

CERTIFIED MAIL NO.: 03/10/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 03/05/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on April 23, 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 02/04/2026, 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 April 23, 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.

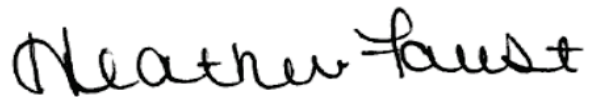
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 4550 LIBBY RD , NORTH PORT, FL 34287-7357.

DATED: March 10th, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a large initial "T".

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. }
LEO V SAPANERO JR }
MORGAN SAPANERO }
4550 LIBBY RD }
NORTH PORT, FL 34287-7357 }
Respondent(s) }
ADDRESS OF VIOLATION: }
4550 Libby Rd }
North Port, FL 34287 }
PARCEL ID.: 0991269425 }

CASE NO.: CECASE-26-00362

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 2/04/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Improper placement of containers on non-pickup days. Assigned numbers are not affixed to the residence.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned numbers are not affixed to the residence.

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

- (3) Field Inspection Notes:

Containers are properly stored at this time, however, the assigned numbers are not fixed to the residence.,Improper placement of containers on non-pickup days. Assigned numbers are not affixed to the residence.

DATED: 03/05/2026



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 MARCH 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

LEO V SAPANERO
MORGAN SAPANERO
4550 LIBBY RD
NORTH PORT, FL 34287-7357

DATE: February 4, 2026

CASE NO.: CECASE-26-00362
REAL PROPERTY ADDRESS: 4550 Libby Rd, North Port, FL 34287
LOTS 25 & 26, BLK 2694, 52ND A
PARCEL ID: 0991269425
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

62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Improper placement of containers on non-pickup days.

Violation Corrective Action(s)

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

Violation Description

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

Assigned numbers are not affixed to the residence.

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code 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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0991269425

Ownership:

SAPANERO LEO V JR
 SAPANERO MORGAN
 4550 LIBBY RD, NORTH PORT, FL, 34287-7357

Situs Address:

4550 LIBBY RD NORTH PORT, FL, 34287

Land Area: 36,197 Sq.Ft.

Municipality: City of North Port

Subdivision: 1804 - PORT CHARLOTTE SUB 52

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 28-39S-21E

Census: 121150027371

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOTS 25 & 26, BLK 2694, 52ND ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
4550 LIBBY RD NORTH PORT, FL, 34287	1	3	2	0	2003	2008	3,156	2,135	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	840	SF	2003
2	1	Patio - concrete or Pavers	552	SF	2003
3	1	Swimming Pool	288	SF	2003
4	1	Shed all walls	200	SF	2011

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$41,900	\$269,200	\$37,800	\$348,900	\$293,794	\$50,722	\$243,072	\$55,106
2024	\$57,700	\$268,800	\$39,700	\$366,200	\$285,514	\$50,000	\$235,514	\$80,686
2023	\$61,900	\$348,600	\$40,900	\$451,400	\$277,198	\$50,000	\$227,198	\$174,202
2022	\$57,700	\$310,400	\$37,800	\$405,900	\$269,124	\$50,000	\$219,124	\$136,776
2021	\$26,300	\$236,000	\$27,000	\$289,300	\$261,285	\$50,000	\$211,285	\$28,015
2020	\$27,700	\$230,500	\$28,900	\$287,100	\$160,325	\$55,000	\$105,325	\$126,775
2019	\$20,800	\$209,800	\$27,100	\$257,700	\$156,720	\$55,000	\$101,720	\$100,980
2018	\$20,800	\$203,000	\$23,300	\$247,100	\$153,798	\$55,000	\$98,798	\$93,302
2017	\$13,900	\$202,900	\$22,800	\$239,600	\$150,635	\$55,000	\$95,635	\$88,965
2016	\$12,200	\$175,000	\$20,800	\$208,000	\$147,537	\$55,000	\$92,537	\$60,463

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](#)

Grant Year	Value
2021	\$26,411.00
2021	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/31/2020	\$350,000	2020187224	01	BRUCE C & PATRICIA A SIEDENTOPF REVOCABLE TRUST	WD
11/5/2014	\$100	2014137618	11	SIEDENTOPF BRUCE C	WD



<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/18/2009	\$199,000	2009159945	01	ODDO JOHN	WD
1/29/2002	\$3,500	2002017503	01	GREITZER BERNADETTE	WD
4/5/2001	\$2,100	2001049666	11	GREITZER,BERNADETTE TERPSTRA	PR
11/5/1998	\$100	1998155002	11	GREITZER STEPHEN D	QC
9/8/1997	\$2,100	3038/962	01	FALTER FORREST K	AD
3/1/1984	\$5,200	1666/426	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/4/2026

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>
0387G	OUT	IN	AE	120279	12.8	OUT
0387G	OUT	OUT	X	120279		OUT
0387G	OUT	OUT	X500	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 3/2/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/05/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8355 5326 54

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/05/2026 14:28

ORIGINAL INTENDED RECIPIENT:

LEO V SAPANERO

MORGAN SAPANERO

4550 LIBBY RD

NORTH PORT FL 34287-7357

Case Number: CECASE-26-00362

Parcel ID: 0991269425

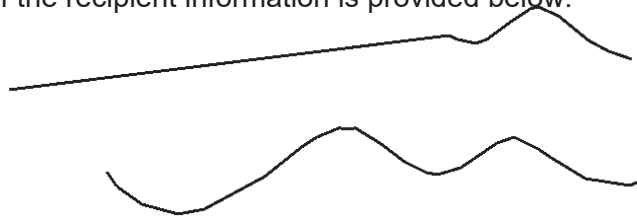
Mailer: City of North Port

Date Produced: 02/10/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8355 5326 54. Our records indicate that this item was delivered on 02/09/2026 at 06:18 p.m. in NORTH PORT, FL 34287. 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:

LEO V SAPANERO
MORGAN SAPANERO
4550 LIBBY RD
NORTH PORT, FL 34287-7357

Customer Reference Number: C6552415.40097839



Return address:

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

Recipient address:

LEO V SAPANERO
MORGAN SAPANERO
4550 LIBBY RD
NORTH PORT, FL 34287-7357

MAILING DATE: 02/05/2026
DELIVERY DATE: 02/09/2026

USPS CERTIFIED MAIL



9214 8901 9403 8355 5326 54

USPS Tracking Label Number: 9214 8901 9403 8355 5326 54

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	02/05/2026 14:15
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	02/05/2026 14:28
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	02/06/2026 21:33
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/06/2026 22:48
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/07/2026 06:07
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/08/2026 02:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/09/2026 02:32
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	02/09/2026 18:18

CASE NUMBER: CECASE-26-00362
PARCEL ID: 0991269425

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/10/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8360 8583 98

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/10/2026 14:23

ORIGINAL INTENDED RECIPIENT:

LEO V SAPANERO JR SAPANERO MORGAN
4550 LIBBY RD
NORTH PORT FL 34287-7357

Case Number: CECASE-26-00362

Parcel ID: 0991269425