



**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**

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Petitioner,

}

vs.

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C/O FL HOUSE REAL ESTATE &  
MANAGEMENT CORP, SOUTHERN SHORES  
ENTERPRISES LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-01078

**ADDRESS OF VIOLATION:**

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2276 YANCY ST NORTH PORT, FL, 34291-4291

}

Parcel ID.: 0968056809

}

**STATE OF FLORIDA**

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: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 08/06/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Notice of Violation by posting said Notice at 2276 YANCY ST NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 09/10/2025

\_\_\_\_\_  
**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 10th day of 09/10/2025 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.

C/O FL HOUSE REAL ESTATE & MANAGEMENT CORP  
SOUTHERN SHORES ENTERPRISES LLC  
41 CHAILETTE RD STE 15  
ROTUNDA WEST, FL 33947

Respondent(s)

**ADDRESS OF VIOLATION:**

2276 Yancy St  
North Port, FL 34291  
PARCEL ID.: 0968056809

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CASE NO.: CECASE-25-01078

CERTIFIED MAIL NO.: 06/25/2025

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Notice of Violation dated 06/18/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on September 24, 2025, 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 6/18/2025, was previously served by REGULAR MAIL.

The attached Notice 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 September 24, 2025, 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.

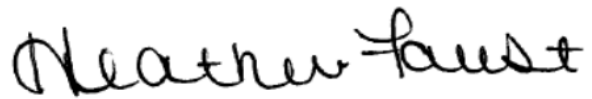
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 Notice 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.

A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

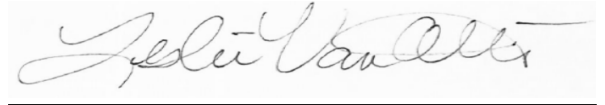
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Heather Faust  
City Clerk

**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 41 CHAILETTE RD STE 15 , ROTUNDA WEST, FL 33947.

**DATED:** June 25th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

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Leslie Vanatti – 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.

C/O FL HOUSE REAL ESTATE & MANAGEMENT

CORP

SOUTHERN SHORES ENTERPRISES LLC

41 CHALETTE RD STE 15

ROTUNDA WEST, FL 33947

Respondent(s)

**ADDRESS OF VIOLATION:**

2276 Yancy St

North Port, FL 34291

PARCEL ID.: 0968056809

CASE NO.: CECASE-25-01078

**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 6/18/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

Assigned numbers not affixed to 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 not affixed to 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:

Assigned numbers not affixed to residence.,Property remains in violation.

DATED: 6/18/2025



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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 25 day of JUNE 2025, by Joshua Presson.



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Leslie Vanatti - *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**

C/O FL HOUSE REAL ESTATE & MANAGEMENT CORP  
SOUTHERN SHORES ENTERPRISES LLC  
41 CHAILETTE RD STE 15  
ROTUNDA WEST, FL 33947

**DATE:** May 29, 2025

CASE NO.: CECASE-25-01078  
REAL PROPERTY ADDRESS: 2276 Yancy St, North Port, FL 34291  
LOT 9 BLK 568 18TH ADD TO PORT  
PARCEL ID: 0968056809  
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**

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 not affixed to 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.

Joshua Presson  
Inspector  
Neighborhood Development Services  
e-mail: [jpresson@northportfl.gov](mailto:jpresson@northportfl.gov)

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/02/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8317 1116 68

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/02/2025 14:28

ORIGINAL INTENDED RECIPIENT:

SOUTHERN SHORES ENTERPRISES LLC

C/O: FL HOUSE REAL ESTATE & MANAGEMENT CORP

41 CHAILETTE RD STE 15

ROTUNDA WEST FL 33947

Case Number: CECASE-25-01078

Parcel ID: 0968056809



DATE PRODUCED: 6/11/2025 1:48 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8317 1116 68

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

C/O FL HOUSE REAL ESTATE & MANAGEMENT CORP

SOUTHERN SHORES ENTERPRISES LLC

41 CHAILETTE RD STE 15

ROTUNDA WEST, FL 33947

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

Return Reference Number:



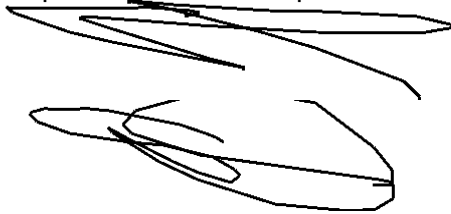
Mailer: City of North Port

Date Produced: 06/11/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8317 1116 68. Our records indicate that this item was delivered on 06/10/2025 at 10:10 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD,  
NORTH PORT, FL 34286**

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:

C/O FL HOUSE REAL ESTATE & MANAGEMENT CORP  
SOUTHERN SHORES ENTERPRISES LLC  
41 CHAILETTE RD STE 15  
ROTUNDA WEST, FL 33947

Customer Reference Number: C5938475.36063706



**Return address:**

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

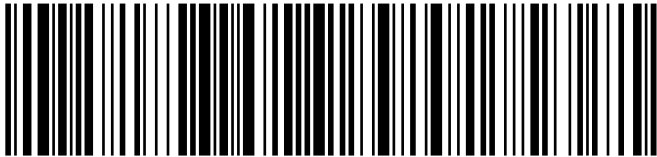


**Recipient address:**

C/O FL HOUSE REAL ESTATE & MANAGEMENT CORP  
SOUTHERN SHORES ENTERPRISES LLC  
41 CHALETTE RD STE 15  
ROTUNDA WEST, FL 33947

MAILING DATE: 06/02/2025  
DELIVERY DATE: 06/10/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8317 1116 68

**USPS Tracking Label Number: 9214 8901 9403 8317 1116 68**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/02/2025 06:31
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/02/2025 14:28
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/03/2025 18:52
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/03/2025 20:07
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	06/04/2025 04:25
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/04/2025 13:58
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/05/2025 07:55
FORWARD EXPIRED	ROTONDA WEST,FL 33947	06/05/2025 09:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/06/2025 20:45
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/09/2025 13:20
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/10/2025 00:16
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/10/2025 10:10

CASE NUMBER: CECASE-25-01078  
PARCEL ID: 0968056809