



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.

}

SOS FLORIDA HOLDINGS 1 LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-01988

ADDRESS OF VIOLATION:

}

0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0981045413

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 11/18/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 *ADDRESS NEEDED NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 12/29/2025

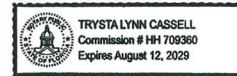
**Tony Brehon, Affiant
Development Services**

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of December, 2025 by Tony Brehon.

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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

SOS FLORIDA HOLDINGS 1 LLC

3275 S JOHN YOUNG PKWY PMB 542

KISSIMMEE, FL 34746-6556

Respondent(s)

ADDRESS OF VIOLATION:

0 *address Needed

North Port, FL 34286

PARCEL ID.: 0981045413

}

}

}

}

}

)

CASE NO.: CECASE-25-01988

CERTIFIED MAIL NO.: 11/17/2025

)

)

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 11/12/2025, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on January 22, 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 07/22/2025, 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 January 22, 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.



Matthew Powell
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 3275 S JOHN YOUNG PKWY PMB 542, KISSIMMEE, FL 34746-6556.

DATED: November 17th, 2025.



Trysta Cassell – CITY OF NORTH PORT



**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**

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

DATE: July 22, 2025

CASE NO.: CECASE-25-01988
REAL PROPERTY ADDRESS: 0 *address Needed, North Port, FL 34286
LOT 13 BLK 454 9TH ADD TO PORT
PARCEL ID: 0981045413
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

311.1 Florida Building Code - Toilet Facilities for Workers - Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type shall conform to ANSI Z4.3.

Violation Text

active building site with no toilet facilities.

Violation Corrective Action(s)

Obtain and provide toilet facilities for construction workers on said property within ten (10) days from the date of this Notice.



Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

No dumpster on site.

Debris in front of the property

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property 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 reached, 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:

Gavyn O'Neil
Inspector
Neighborhood Development Services
e-mail:goneil@northportfl.gov



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/23/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8324 7720 05

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 07/23/2025 14:23

ORIGINAL INTENDED RECIPIENT:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE FL 34746-6556

Case Number: CECASE-25-01988

Parcel ID: 0981045413

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



Mailer: City of North Port

Date Produced: 07/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8324 7720 05. Our records indicate that this item was delivered on 07/26/2025 at 11:22 a.m. in KISSIMMEE, FL 34746. 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:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

Customer Reference Number: C6067332.36889130

**Return address:**

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

Recipient address:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

MAILING DATE: 07/23/2025
DELIVERY DATE: 07/26/2025

USPS CERTIFIED MAIL

9214 8901 9403 8324 7720 05

USPS Tracking Label Number: 9214 8901 9403 8324 7720 05

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/23/2025 06:07
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/23/2025 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/24/2025 20:30
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/24/2025 21:45
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	07/25/2025 04:25
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/25/2025 09:53
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	KISSIMMEE,FL 34746	07/26/2025 09:35

CASE NUMBER: CECASE-25-01988

PARCEL ID: 0981045413



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/18/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8343 1302 82

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 11/18/2025 14:34

ORIGINAL INTENDED RECIPIENT:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE FL 34746-6556

Case Number: CECASE-25-01988

Parcel ID: 0981045413

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



Mailer: City of North Port

Date Produced: 11/24/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8343 1302 82. Our records indicate that this item was delivered on 11/21/2025 at 11:20 a.m. in KISSIMMEE, FL 34746. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "John Young".

Address of Recipient :

**3275 S JOHN YOUNG PKWY,
KISSIMMEE, FL 34746**

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:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

Customer Reference Number: C6364170.38783331

**Return address:**

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

Recipient address:

SOS FLORIDA HOLDINGS 1 LLC
3275 S JOHN YOUNG PKWY PMB 542
KISSIMMEE, FL 34746-6556

MAILING DATE: 11/17/2025
DELIVERY DATE: 11/21/2025

USPS CERTIFIED MAIL

9214 8901 9403 8343 1302 82

USPS Tracking Label Number: 9214 8901 9403 8343 1302 82

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/17/2025 07:14
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/18/2025 14:34
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/20/2025 09:27
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/20/2025 10:42
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/20/2025 21:06
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	KISSIMMEE,FL 34746	11/21/2025 11:20

CASE NUMBER: CECASE-25-01988
PARCEL ID: 0981045413