



**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. }

**ZAYAS MICHAEL ANTHONY** }

Respondent(s) }

CASE NO.: CECASE-26-00522

**ADDRESS OF VIOLATION:** }

8479 GAILLARD AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0995193903 }

**STATE OF FLORIDA** :

: **SS**

**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On 03/18/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8479 GAILLARD AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 03/19/2026

**Blake Via, 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 Blake Via.

**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**

ZAYAS MICHAEL ANTHONY  
8479 GAILLARD AVE  
NORTH PORT, FL 34287-5440

CECASE-26-00522  
Address of Violation  
8479 GAILLARD AVE  
NORTH PORT, FL, 34287-4287  
PARCEL ID.: 0995193903

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](mailto:CEInfo@northportfl.gov)”.

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

**More information on Code Enforcement can be found at:** [www.northportfl.gov/code](http://www.northportfl.gov/code)

**Information on Building Permits can be found at:** [www.northportfl.gov/permitting](http://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.

MICHAEL ANTHONY ZAYAS

8479 GAILLARD AVE

NORTH PORT, FL 34287-5440

Respondent(s)

**ADDRESS OF VIOLATION:**

8479 Gaillard Ave

North Port, FL 34287

PARCEL ID.: 0995193903

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CASE NO.: CECASE-26-00522

CERTIFIED MAIL NO.: 03/17/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 03/11/2026, **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 02/18/2026, 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.



---

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 8479 GAILLARD AVE , NORTH PORT, FL 34287-5440.

**DATED:** March 17th, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

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. }

MICHAEL ANTHONY ZAYAS }

8479 GAILLARD AVE }

NORTH PORT, FL 34287-5440 }

CASE NO.: CECASE-26-00522

Respondent(s) }

**ADDRESS OF VIOLATION:** }

8479 Gaillard Ave }

North Port, FL 34287 }

PARCEL ID.: 0995193903 }

**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 2/18/2026, by first class mail, a copy of which is attached.

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

Inoperable vehicle. (No tags, and flat tires)

(2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

Parking inoperable vehicle, not in compliance with standards. No tags and flat tires.

**Violation Corrective Action(s)**

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

(3) Field Inspection Notes:

Parking inoperable vehicle, not in compliance with standards.,Parking inoperable vehicle, not in compliance with standards. (No tags, flat tires)

DATED: 3/11/2026

*Blake Via*

Blake Via  
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 11 day of MARCH 2026, by Blake Via.

*Trysta Lynn Cassell*

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**

MICHAEL ANTHONY ZAYAS  
8479 GAILLARD AVE  
NORTH PORT, FL 34287-5440

**DATE:** February 18, 2026

CASE NO.: CECASE-26-00522  
REAL PROPERTY ADDRESS: 8479 Gaillard Ave, North Port, FL 34287  
LOT 3 BLK 1939 41ST ADD TO POR  
PARCEL ID: 0995193903  
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**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

Parking inoperable vehicle, not in compliance with standards. (No tags, flat tires)

**Violation Corrective Action(s)**

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

**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:***

Blake Via  
Inspector  
Neighborhood Development Services  
e-mail:[bvia@northportfl.gov](mailto:bvia@northportfl.gov)



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

**Property Record Information for 0995193903**

**Ownership:**

ZAYAS MICHAEL ANTHONY  
 8479 GAILLARD AVE, NORTH PORT, FL, 34287-5440

**Situs Address:**

8479 GAILLARD AVE NORTH PORT, FL, 34287

**Land Area:** 7,500 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1631 - PORT CHARLOTTE SUB 41

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 30-39S-21E

**Census:** 121150027212

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 3 BLK 1939 41ST ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
8479 GAILLARD AVE NORTH PORT, FL, 34287	1	3	2	0	1978	1993	1,921	1,389	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2025	\$42,400	\$104,600	\$0	\$147,000	\$129,195	\$50,722	\$78,473	\$17,805
2024	\$38,200	\$93,400	\$0	\$131,600	\$125,554	\$50,000	\$75,554	\$6,046
2023	\$34,200	\$116,700	\$0	\$150,900	\$121,897	\$50,000	\$71,897	\$29,003
2022	\$31,800	\$101,500	\$0	\$133,300	\$118,347	\$50,000	\$68,347	\$14,953
2021	\$15,800	\$99,100	\$0	\$114,900	\$114,900	\$50,000	\$64,900	\$0
2020	\$14,800	\$91,100	\$0	\$105,900	\$105,900	\$0	\$105,900	\$0
2019	\$12,300	\$91,500	\$0	\$103,800	\$90,921	\$0	\$90,921	\$12,879
2018	\$12,100	\$92,000	\$0	\$104,100	\$82,655	\$0	\$82,655	\$21,445
2017	\$6,400	\$83,500	\$0	\$89,900	\$75,141	\$0	\$75,141	\$14,759
2016	\$4,100	\$73,400	\$0	\$77,500	\$68,310	\$0	\$68,310	\$9,190

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](#)

<b>Grant Year</b>	<b>Value</b>
2021	\$25,000.00
2021	\$26,411.00

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
6/28/2019	\$148,500	2019091122	01	PENCE DONALD J	WD
10/15/2014	\$73,200	2014126675	01	CERILLO DARLENE L	WD
9/18/2014	\$0	2014111760	11	LANGEVIN DONALD F (EST OF)	OT
10/30/2001	\$100	2001181080	11	LANGEVIN MARGARET M	OT
3/23/1990	\$47,000	2201/1794	01	AMELANG C DOUGLAS & RUTH B	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>
3/1/1978	\$41,300	1244/2095	01		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/10/2026

## 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>
0370G	OUT	OUT	X	120279		OUT
0370G	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 3/9/2026  
 For general questions regarding the flood map, call (941) 861-5000.

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/19/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8357 6774 38

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/19/2026 14:17

ORIGINAL INTENDED RECIPIENT:

MICHAEL ANTHONY ZAYAS  
8479 GAILLARD AVE  
NORTH PORT FL 34287-5440

Case Number: CECASE-26-00522

Parcel ID: 0995193903

DATE PRODUCED: 3/17/2026 2:31 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8357 6774 38

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

MICHAEL ANTHONY ZAYAS

8479 GAILLARD AVE

NORTH PORT, FL 34287-5440

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

Return Reference Number:

Mailer: City of North Port

Date Produced: 03/17/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 6774 38. Our records indicate that this item was delivered on 03/16/2026 at 11:32 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:

MICHAEL ANTHONY ZAYAS  
8479 GAILLARD AVE  
NORTH PORT, FL 34287-5440

Customer Reference Number: C6589018.40324065



**Return address:**

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

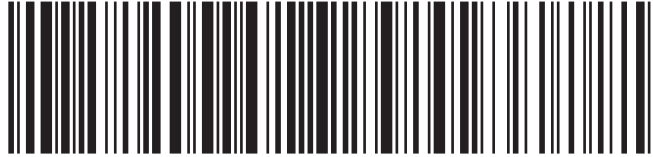


**Recipient address:**

MICHAEL ANTHONY ZAYAS  
8479 GAILLARD AVE  
NORTH PORT, FL 34287-5440

MAILING DATE: 02/19/2026  
DELIVERY DATE: 03/16/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8357 6774 38

**USPS Tracking Label Number: 9214 8901 9403 8357 6774 38**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	02/19/2026 10:04
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	02/19/2026 14:17
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	02/20/2026 19:43
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/20/2026 20:58
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/21/2026 04:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/22/2026 02:13
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/23/2026 02:52
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	02/23/2026 13:27
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	02/24/2026 08:38
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	02/28/2026 03:49
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	03/10/2026 03:28
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	03/10/2026 09:21
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/13/2026 18:44
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/14/2026 10:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/14/2026 17:28
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/15/2026 01:54
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	03/16/2026 11:32

CASE NUMBER: CECASE-26-00522

PARCEL ID: 0995193903

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/17/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8362 0135 11

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/17/2026 14:38

ORIGINAL INTENDED RECIPIENT:

ZAYAS MICHAEL ANTHONY  
8479 GAILLARD AVE  
NORTH PORT FL 34287-5440

Case Number: CECASE-26-00522

Parcel ID: 0995193903