



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
FLORIDA INVESTMENT FUND LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-00210
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
3570 SHALIMAR TER NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0990032004	}	

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 04/23/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), FLORIDA INVESTMENT FUND LLC, own(s) the property commonly known as 3570 SHALIMAR TER, North Port, Sarasota County, Florida LOT 4 BLK 320 5TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 01/23/2026.
- 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:

- Respondent’s actions constitute a violation of:
 - Accumulation of Debris (Default Hearing) | 42-23 NPCC
Accumulation of debris on property consisting of what appears to be a downed permit box, plastic pots and other misc. items.
 - Excessive Growth - Grass/Weeds (Hearing) | 302.4 IPMC
Grass and or weeds exceeds city code

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

- Respondents(s) shall correct the violation(s) by promptly
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.
 - Cut grass and/or weeds on the property within ten (10) days from the date of this Notice.



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6. If Respondent(s) fail(s) to correct the violation(s) by **May 18, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$10** per day, beginning **May 19, 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 **\$1000 & \$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **05/28/2026 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 23rd day of April, 2026.

Signed by:

B45087F0EE124AB...
JAMES L 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 164 HIBISCUS LN DELTONA, FL 32738-9335.

COS Date: 04/28/2026

Signed by:
Trysta Lynn Cassell
D2BE2045940849C...
Trysta Cassell - City of Northport



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0990032004

Ownership:

FLORIDA INVESTMENT FUND LLC
 164 HIBISCUS LN, DELTONA, FL, 32738-9335

Situs Address:

3570 SHALIMAR TER NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1504 - PORT CHARLOTTE SUB 05

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027431

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 0

Parcel Description: LOT 4 BLK 320 5TH 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>i</i>
2025	\$16,000	\$0	\$0	\$16,000	\$16,000	\$0	\$16,000	\$0
2024	\$15,200	\$0	\$0	\$15,200	\$15,200	\$0	\$15,200	\$0
2023	\$15,900	\$0	\$0	\$15,900	\$15,900	\$0	\$15,900	\$0
2022	\$15,500	\$0	\$0	\$15,500	\$8,030	\$0	\$8,030	\$7,470
2021	\$7,300	\$0	\$0	\$7,300	\$7,300	\$0	\$7,300	\$0
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,500	\$0	\$0	\$5,500	\$5,280	\$0	\$5,280	\$220
2017	\$4,800	\$0	\$0	\$4,800	\$4,800	\$0	\$4,800	\$0
2016	\$5,100	\$0	\$0	\$5,100	\$4,831	\$0	\$4,831	\$269

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
7/24/2023	\$25,000	2023118394	01	CERES CONSULTING LLC	WD
8/30/2022	\$20,000	2022142248	01	VZL INTERNATIONAL CONSULTING LLC	WD
9/14/2020	\$6,500	2020135075	30	TRADEWIDE CORPORATION	WD
7/16/2018	\$6,500	2018098358	01	SPERO PROPERTIES LLC	WD
9/12/2006	\$18,000	2006171880	11	ST JOHN,ROLAND W	TD
1/10/1993	\$700	2589/1671	11	ST JOHN ROLAND W & DIANE M	TD
6/1/1977	\$1,800	1185/1400	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/22/2026

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 4/20/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 3226 81

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

FLORIDA INVESTMENT FUND LLC FLORIDA
INVESTMENT FUND LLC
164 HIBISCUS LN
DELTONA FL 32738-9335

Case Number: CECASE-26-00210

Parcel ID: 0990032004