



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.

}

DURION LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-01750

ADDRESS OF VIOLATION:

}

2248 ANN ARBOR RD NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0964091824

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 06/26/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2248 ANN ARBOR RD NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/02/2026

Anthony F. Brehon

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 2nd day of July, 2026 by Tony Brehon.

Trysta Lynn 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
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

DURION LLC

5320 BIRCH AVE

SARASOTA, FL 34233-3209

Respondent(s)

ADDRESS OF VIOLATION:

2248 Ann Arbor Rd

North Port, FL 34286

PARCEL ID.: 0964091824

CASE NO.: CECASE-26-01750

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 6/2/2026, by first class mail, a copy of which is attached.

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

Had to close the old Hearing case (CECASE-26-00510) due to new ownership, please check for debris on construction site.

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

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

Debris consisting of trash on 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. 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>.

(3) Field Inspection Notes:

Posted on property ,Violation remains

DATED: 6/23/2026

Anthony F Brehon

Tony Brehon
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 23rd day of JUNE, 2026, by Tony Brehon.

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
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

VS.

DURION LLC

5320 BIRCH AVE

SARASOTA, FL 34233-3209

Respondent(s)

ADDRESS OF VIOLATION:

2248 Ann Arbor Rd

North Port, FL 34286

PARCEL ID.: 0964091824

CASE NO.: CECASE-26-01750

CERTIFIED MAIL NO.: 06/24/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 06/23/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 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 06/02/2026, 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 July 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.

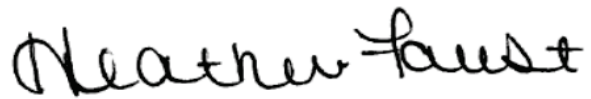
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

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

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 5320 BIRCH AVE , SARASOTA, FL 34233-3209.

DATED: June 24th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive, flowing style. The first name "Trysta" is written with a large, stylized 'T' and 'y'. The last name "Cassell" is written with a large, stylized 'C' and 'l'.

Trysta Cassell – CITY OF NORTH PORT



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

CODE ENFORCEMENT HEARING

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

CECASE-26-01750
Address of Violation
2248 ANN ARBOR RD
NORTH PORT, FL, 34286-4286
PARCEL ID.: 0964091824

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
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

DATE: June 2, 2026

CASE NO.: CECASE-26-01750
REAL PROPERTY ADDRESS: 2248 Ann Arbor Rd, North Port, FL 34286
LOT 24 BLK 918 20TH ADD TO POR
PARCEL ID: 0964091824
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

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

Debris consisting of trash on 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. 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>.

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:

Tony Brehon
Inspector
Neighborhood Development Services
e-mail:abrehon@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0964091824

Ownership:

DURION LLC

5320 BIRCH AVE, SARASOTA, FL, 34233-3209

Situs Address:

2248 ANN ARBOR RD NORTH PORT, FL, 34286

Land Area: 10,375 Sq.Ft.

Municipality: City of North Port

Subdivision: 1564 - PORT CHARLOTTE SUB 20

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 14-39S-21E

Census: 121150027412

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 24 BLK 918 20TH 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
2025	\$22,700	\$0	\$0	\$22,700	\$15,125	\$0	\$15,125	\$7,575
2024	\$15,400	\$0	\$0	\$15,400	\$13,750	\$0	\$13,750	\$1,650
2023	\$12,500	\$0	\$0	\$12,500	\$12,500	\$0	\$12,500	\$0
2022	\$16,500	\$0	\$0	\$16,500	\$16,500	\$0	\$16,500	\$0
2021	\$7,300	\$0	\$0	\$7,300	\$5,143	\$0	\$5,143	\$2,157
2020	\$6,900	\$0	\$0	\$6,900	\$4,675	\$0	\$4,675	\$2,225
2019	\$6,100	\$0	\$0	\$6,100	\$4,250	\$0	\$4,250	\$1,850
2018	\$5,800	\$0	\$0	\$5,800	\$3,864	\$0	\$3,864	\$1,936
2017	\$4,700	\$0	\$0	\$4,700	\$3,513	\$0	\$3,513	\$1,187
2016	\$4,400	\$0	\$0	\$4,400	\$3,194	\$0	\$3,194	\$1,206

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
4/9/2026	\$40,100	2026052259	18	PALLADIO DEVELOPMENT LLC	CT
11/9/2021	\$1,114,800	2021231188	05	EASY HOMES LLC	WD
1/20/2021	\$23,400	2021021301	05	THOMAS GARY L	WD
7/22/2010	\$100	2010135519	11	THOMAS,SUE A	OT
3/1/1984	\$0	1663/1705	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/22/2026

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>
0383F	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 6/22/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/03/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8326 7195 65

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/03/2026 14:41

ORIGINAL INTENDED RECIPIENT:

DURION LLC

5320 BIRCH AVE

SARASOTA FL 34233-3209

Case Number: CECASE-26-01750

Parcel ID: 0964091824

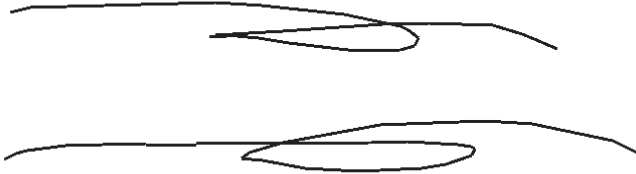
Mailer: City of North Port

Date Produced: 06/08/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8326 7195 65. Our records indicate that this item was delivered on 06/06/2026 at 11:12 a.m. in SARASOTA, FL 34233. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**5320 BIRCH AVE, SARASOTA,
FL 34233**

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:

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

Customer Reference Number: C6882418.42167804



Return address:

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

Recipient address:

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

MAILING DATE: 06/03/2026
DELIVERY DATE: 06/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8326 7195 65

USPS Tracking Label Number: 9214 8901 9403 8326 7195 65

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/03/2026 09:41
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/03/2026 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/04/2026 17:25
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/04/2026 18:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/05/2026 12:05
DELIVERED LEFT WITH INDIVIDUAL	SARASOTA,FL 34233	06/06/2026 11:12

CASE NUMBER: CECASE-26-01750
PARCEL ID: 0964091824

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/24/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8330 4441 63

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 06/24/2026 14:11

ORIGINAL INTENDED RECIPIENT:

DURION LLC

5320 BIRCH AVE

SARASOTA FL 34233-3209

Case Number: CECASE-26-01750

Parcel ID: 0964091824

Mailer: City of North Port

Date Produced: 06/29/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8330 4441 63. Our records indicate that this item was delivered on 06/27/2026 at 10:59 a.m. in SARASOTA, FL 34233. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**5320 BIRCH AVE, SARASOTA,
FL 34233**

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:

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

Customer Reference Number: C6940826.42532514



Return address:

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

Recipient address:

DURION LLC
5320 BIRCH AVE
SARASOTA, FL 34233-3209

MAILING DATE: 06/24/2026
DELIVERY DATE: 06/27/2026

USPS CERTIFIED MAIL



9214 8901 9403 8330 4441 63

USPS Tracking Label Number: 9214 8901 9403 8330 4441 63

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/24/2026 07:03
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/24/2026 14:11
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/25/2026 18:54
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/25/2026 20:09
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/26/2026 15:42
DELIVERED LEFT WITH INDIVIDUAL	SARASOTA,FL 34233	06/27/2026 10:59

CASE NUMBER: CECASE-26-01750
PARCEL ID: 0964091824