



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

CODE ENFORCEMENT HEARING

ZOLTY YEHUDA A
68 BRUCEWOOD CRESCENT
TORONTO, ON M6A 2G8

CECASE-26-00321
Address of Violation
6605 RUE CT
NORTH PORT, FL, 34287-4287
PARCEL ID.: 1000249606

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
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
YEHUDA A ZOLTY }
68 BRUCEWOOD CRESCENT }
TORONTO, ON M6A 2G8 }
Respondent(s))
ADDRESS OF VIOLATION:)
6605 Rue Ct)
North Port, FL 34287)
PARCEL ID.: 1000249606)

CASE NO.: CECASE-26-00321
CERTIFIED MAIL NO.: 03/10/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 03/04/2026, **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 02/02/2026, 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 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.

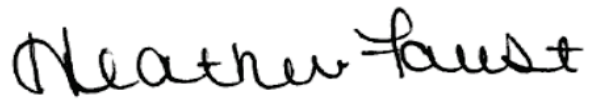
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



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 68 BRUCEWOOD CRESCENT , TORONTO, ON M6A 2G8.

DATED: March 10th, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive, flowing style.

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. }
 YEHUDA A ZOLTY }
 68 BRUCEWOOD CRESCENT }
 TORONTO, ON M6A 2G8 }
 Respondent(s) }
ADDRESS OF VIOLATION: }
 6605 Rue Ct }
 North Port, FL 34287 }
 PARCEL ID.: 1000249606 }

CASE NO.: CECASE-26-00321

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 2/24/2026, by registered mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Fence in disrepair.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text

Fence in disrepair.

Violation Corrective Action(s)

Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

- (3) Field Inspection Notes:
 Fence in disrepair.,Fence still in disrepair. Violation confirmed.

DATED: 03/04/2026

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 04 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**

YEHUDA A ZOLTY
68 BRUCEWOOD CRESCENT
TORONTO, ON M6A 2G8

DATE: February 2, 2026

CASE NO.: CECASE-26-00321
REAL PROPERTY ADDRESS: 6605 Rue Ct, North Port, FL 34287
LOT 6 BLK 2496 50TH ADD TO POR
PARCEL ID: 1000249606
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

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text

Fence in disrepair.

Violation Corrective Action(s)

Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of 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 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.

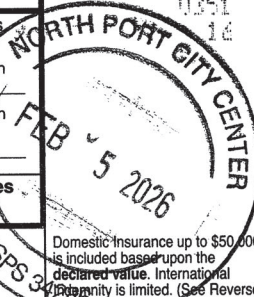
If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

Blake Via
Inspector
Neighborhood Development Services
e-mail:bvia@northportfl.gov

Registered No. RF458455148US

Date Stamp

To Be Completed By Post Office	Postage \$	\$1.70	Extra Services & Fees (continued)	
	Extra Services & Fees		<input type="checkbox"/> Signature Confirmation	\$
	<input type="checkbox"/> Registered Mail	\$3.40	<input type="checkbox"/> Signature Confirmation Restricted Delivery	\$
	<input type="checkbox"/> Return Receipt (hardcopy)	\$6.70		
	<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
	<input type="checkbox"/> Restricted Delivery	\$0.00	Total Postage & Fees	\$31.80
Customer Must Declare Full Value		\$0.00	Received by	02/05/2018
			Domestic Insurance up to \$50,000 is included based upon the declared value. International liability is limited. (See Reverse).	



OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	NORTH PORT City of North Port Code Enforcement Division 4970 City Hall Blvd North Port, Florida 34286
	TO	Yehuda A Zolty 680 Brucewood Crescent Toronto ON M6A 2G8 CANADA

NorthPort
FLORIDA

ZOLTY YEH
68 BRUCEV
TORONTO,

26-0821 R

Canada

Completed at destination.
(A compléter à destination.)

Completed by the office of origin.
(A remplir par le bureau d'origine.)



REGISTERED MAIL™

RF 458 455 063 US

Label 200, August 2005

PSN 7690-03-000-9311

OFFICIAL USE

To Be Completed By Customer
(Please Print)
All Entries Must Be in Ballpoint or Typed

TO	FROM
Yanuda Zomy	City of North Port - CE 26-0821 R
168 Brucevick Crescent	North Port, FL 34251
Yanuda, ON N1A 2G8	USA
Canada	

Full Value \$

Insurance, up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com

Copy 1 - Customer (See Information on Reverse)

Date Stamp

3 US

Express Mail International

of the office of origin (l'adresse de destination)

Menu ▾

Save

View Log

Help

File Name

26-00321 Mailing packet 03102026.pdf

Description

SENT REGISTERED MAIL 03/10/2026 - RF 458 455 050 US

Uploaded By

Trysta Cassell

Uploaded On

03/10/2026

Modified By

Trysta Cassell

Size

989.51 KB

Source

LASERFICHE



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1000249606

Ownership:

ZOLTY YEHUDA A
 68 BRUCEWOOD CRESCENT, TORONTO, ON, M6A 2G8, CANADA

Situs Address:

6605 RUE CT NORTH PORT, FL, 34287

Land Area: 16,369 Sq.Ft.

Municipality: City of North Port

Subdivision: 1798 - PORT CHARLOTTE SUB 50

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 32-39S-21E

Census: 121150027102

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 1

Parcel Description: LOT 6 BLK 2496 50TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
6605 RUE CT NORTH PORT, FL, 34287	1	2	2	0	1983	2003	1,545	957	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Carport Detached	400	SF	2007

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2025	\$50,400	\$117,800	\$3,500	\$171,700	\$169,982	\$0	\$169,982	\$1,718
2024	\$69,300	\$84,100	\$3,500	\$156,900	\$143,397	\$0	\$143,397	\$13,503
2023	\$68,300	\$105,700	\$4,000	\$178,000	\$130,361	\$0	\$130,361	\$47,639
2022	\$40,000	\$112,600	\$4,000	\$156,600	\$127,710	\$0	\$127,710	\$28,890
2021	\$31,900	\$80,900	\$3,300	\$116,100	\$116,100	\$0	\$116,100	\$0
2020	\$33,100	\$71,300	\$3,400	\$107,800	\$107,800	\$0	\$107,800	\$0
2019	\$29,700	\$71,000	\$3,200	\$103,900	\$44,855	\$25,500	\$19,355	\$59,045
2018	\$23,900	\$74,200	\$2,800	\$100,900	\$44,019	\$25,500	\$18,519	\$56,881
2017	\$15,200	\$68,000	\$2,700	\$85,900	\$43,114	\$25,500	\$17,614	\$42,786
2016	\$8,500	\$61,300	\$2,600	\$72,400	\$42,227	\$25,500	\$16,727	\$30,173

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. [File for Homestead Exemption](#)

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/28/2020	\$100	2020124171	11	WHITESTONE INVESTMENT LLP	WD
10/23/2019	\$114,000	2019169454	30	BAYWINDS MANAGEMENT LLC	WD
10/18/2019	\$75,500	2019147919	37	ELLITHORPE KIMBERLY A (E LIFE EST)	WD
7/26/2017	\$100	2017093924	11	ASH KIMBERLY A	WD
3/20/2014	\$100	2014043972	11	ASH PETER R	QC
12/17/2010	\$100	2010153069	11	ASH,PETER R	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>
9/14/2007	\$99,000	2007144728	01	COKER,DANIELLE M	WD
3/10/1999	\$51,900	1999034310	01	ENGLAND HELEN	WD
10/4/1995	\$48,800	2782/2828	01	FORTIER TERRENCE E	WD
1/6/1992	\$45,900	2364/77	11	FEDERAL NATIONAL MTG ASSN	WD
10/29/1991	\$100	2340/130	11	OVATASARN ANUWIJ & AMPHORN T	CT
7/1/1983	\$80,100	1606/847	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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

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>
0386G	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 3/2/2026

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



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SARASOTA COUNTY, FLORIDA
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CODE ENFORCEMENT HEARING

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CITY OF NORTH PORT
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4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

YEHUDA A ZOLTY
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Respondent(s)

ADDRESS OF VIOLATION:

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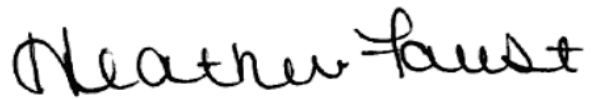
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City Clerk

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DATED: March 10th, 2026.

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Trysta Cassell – CITY OF NORTH PORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard - North Port, FL 34286
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CITY OF NORTH PORT, FLORIDA }
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Blake Via

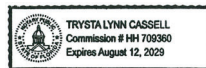
Blake Via
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 04 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 _____