



**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.

}

**BETHEL SOLAR SOLAR LLC**

}

Respondent(s)

}

CASE NO.: CECASE-26-01527

**ADDRESS OF VIOLATION:**

}

3259 MASUKO AVE NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1121244613

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 06/10/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3259 MASUKO AVE NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

***DATED:*** 06/17/2026

**Joshua Presson, 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 17th day of June, 2026 by Joshua Presson.

**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.

BETHEL SOLAR LLC

1384 PEACH ORCHARD WAY

WINTER GARDEN, FL 34747

Respondent(s)

**ADDRESS OF VIOLATION:**

3259 Masuko Ave

North Port, FL 34288

PARCEL ID.: 1121244613

CASE NO.: CECASE-26-01527

**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 5/12/2026, by first class mail, a copy of which is attached.

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

I am reporting a significant accumulation of construction debris and loose garbage at a residential construction site on Masuko Avenue. This project has been stagnant for approximately one year with no active maintenance or cleanup performed. With hurricane season approaching, the uncontained building materials and trash pose a serious safety risk as potential airborne projectiles. I request that Code Enforcement inspect the site to ensure the property is brought into compliance with city safety and sanitation ordinances.

(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**

Accumulation of debris on property consisting of a large pile of construction material. No dumpster on site.

**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, Property remains in violation.

DATED: 6/5/2026



Joshua Presson  
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 05th day of JUNE, 2026, by Joshua Presson.



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.

BETHEL SOLAR SOLAR LLC

1384 PEACH ORCHARD WAY

WINTER GARDEN, FL 34747

Respondent(s)

**ADDRESS OF VIOLATION:**

3259 Masuko Ave

North Port, FL 34288

PARCEL ID.: 1121244613

CASE NO.: CECASE-26-01527

CERTIFIED MAIL NO.: 06/09/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 06/05/2026, ***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 05/12/2026, 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.



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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 1384 PEACH ORCHARD WAY , WINTER GARDEN, FL 34747.

**DATED:** June 9th, 2026.

A handwritten signature in dark ink, reading "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**  
**4970 City Hall Boulevard – North Port, FL. 34286**

**CODE ENFORCEMENT HEARING**

BETHEL SOLAR LLC  
1384 PEACH ORCHARD WAY  
WINTER GARDEN, FL 34747

CECASE-26-01527  
Address of Violation  
3259 MASUKO AVE  
NORTH PORT, FL, 34288-4288  
PARCEL ID.: 1121244613

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

**NOTICE OF VIOLATION  
AND  
ORDER OF CORRECT**

BETHEL SOLAR LLC  
1384 PEACH ORCHARD WAY  
WINTER GARDEN, FL 34747

**DATE:** May 12, 2026

CASE NO.: CECASE-26-01527  
REAL PROPERTY ADDRESS: 3259 Masuko Ave, North Port, FL 34288  
LOT 13 BLK 2446 49TH ADD TO PO  
PARCEL ID: 1121244613  
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**

Accumulation of debris on property consisting of a large pile of construction material. No dumpster on site.

**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<br>Maximum Cumulative Fine - \$1,000.00     |
| Violation of Unified Land Development Code:                                                                            | Daily Fine Shall Not Exceed - \$25.00 per day<br>Maximum Cumulative Fine - \$2,000.00     |
| Violation of Florida Building Code:                                                                                    | Daily Fine Shall Not Exceed - \$50.00 per day<br>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<br>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:***

Joshua Presson  
Inspector  
Neighborhood Development Services  
e-mail: [jpresson@northportfl.gov](mailto:jpresson@northportfl.gov)



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 1121244613

**Ownership:**

BETHEL SOLAR LLC

1384 PEACH ORCHARD WAY, WINTER GARDEN, FL, 34747

**Situs Address:**

3259 MASUKO AVE NORTH PORT, FL, 34288

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1792 - PORT CHARLOTTE SUB 49

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

**Status:** OPEN

**Sec/Twp/Rge:** 21-39S-22E

**Census:** 121150027471

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 13 BLK 2446 49TH 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 <span>i</span> |
|------|----------|----------|---------------|----------|----------|------------|----------|--------------------|
| 2025 | \$20,900 | \$0      | \$0           | \$20,900 | \$17,710 | \$0        | \$17,710 | \$3,190            |
| 2024 | \$16,100 | \$0      | \$0           | \$16,100 | \$16,100 | \$0        | \$16,100 | \$0                |
| 2023 | \$16,000 | \$0      | \$0           | \$16,000 | \$8,018  | \$0        | \$8,018  | \$7,982            |
| 2022 | \$15,800 | \$0      | \$0           | \$15,800 | \$7,289  | \$0        | \$7,289  | \$8,511            |
| 2021 | \$7,000  | \$0      | \$0           | \$7,000  | \$6,626  | \$0        | \$6,626  | \$374              |
| 2020 | \$6,200  | \$0      | \$0           | \$6,200  | \$6,024  | \$0        | \$6,024  | \$176              |
| 2019 | \$5,700  | \$0      | \$0           | \$5,700  | \$5,476  | \$0        | \$5,476  | \$224              |
| 2018 | \$5,500  | \$0      | \$0           | \$5,500  | \$4,978  | \$0        | \$4,978  | \$522              |
| 2017 | \$4,800  | \$0      | \$0           | \$4,800  | \$4,525  | \$0        | \$4,525  | \$275              |
| 2016 | \$4,500  | \$0      | \$0           | \$4,500  | \$4,114  | \$0        | \$4,114  | \$386              |

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 |
|---------------|------------------------|-------------------|--------------------|--------------------------|-----------------|
| 10/26/2023    | \$21,000               | 2023162935        | 01                 | SIGMA INFINITY LLC       | WD              |
| 9/22/2023     | \$15,000               | 2023147587        | 37                 | JORDAN JIMMIE ETTA       | WD              |
| 5/12/2022     | \$100                  | 2022166145        | 11                 | DAVIS FRANK G JR         | QC              |
| 11/30/1992    | \$8,700                | 2468/1120         | 15                 | N C N B NATIONAL BANK    | TR              |
| 10/19/1989    | \$100                  | 2159/805          | 11                 | GENERAL DEVELOPMENT CORP | WD              |

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/4/2026

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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0403F             | 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 6/1/2026  
For general questions regarding the flood map, call (941) 861-5000.

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/13/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8374 8390 55

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/13/2026 14:27

ORIGINAL INTENDED RECIPIENT:

BETHEL SOLAR LLC

1384 PEACH ORCHARD WAY

WINTER GARDEN FL 34747

Case Number: CECASE-26-01527

Parcel ID: 1121244613

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/09/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7289 93

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/09/2026 14:35

ORIGINAL INTENDED RECIPIENT:

BETHEL SOLAR LLC

1384 PEACH ORCHARD WAY

WINTER GARDEN FL 34747

Case Number: CECASE-26-01527

Parcel ID: 1121244613