



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. }

PALLADIO DEVELOPMENT LLC }

Respondent(s) }

CASE NO.: CECASE-26-00510

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 03/18/2026 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: 03/19/2026

George White, 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 George White.

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

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

CECASE-26-00510
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

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 26060 ACERO STE 213 , MISSION VIEJO, CA 92691-2768.

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. }
PALLADIO DEVELOPMENT LLC }
26060 ACERO STE 213 }
MISSION VIEJO, CA 92691-2768 }
Respondent(s) }
ADDRESS OF VIOLATION: }
2248 Ann Arbor Rd }
North Port, FL 34286 }
PARCEL ID.: 0964091824 }

CASE NO.: CECASE-26-00510

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 2/19/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Debris throughout construction site per Building Official
- (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

Junk, trash and debris throughout 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:
Junk, Trash and Debris throughout property., Violation remains.

DATED: 3/12/2026

George a. White

George White
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 12 day of MARCH 2026, by George White.

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

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

DATE: February 19, 2026

CASE NO.: CECASE-26-00510
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

Junk, Trash and Debris throughout 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:

George White
Inspector
Neighborhood Development Services
e-mail:gwhite@northportfl.gov



Property Record Information for 0964091824

Ownership:

PALLADIO DEVELOPMENT LLC
 26060 ACERO STE 213, MISSION VIEJO, CA, 92691-2768

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

<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> 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

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
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

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 3/9/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/20/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8357 8934 56

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/20/2026 14:27

ORIGINAL INTENDED RECIPIENT:

PALLADIO DEVELOPMENT LLC

26060 ACERO STE 213

MISSION VIEJO CA 92691-2768

Case Number: CECASE-26-00510

Parcel ID: 0964091824

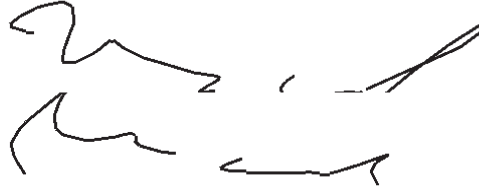
Mailer: City of North Port

Date Produced: 02/27/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 8934 56. Our records indicate that this item was delivered on 02/26/2026 at 11:24 a.m. in MISSION VIEJO, CA 92691. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**26060 ACERO, MISSION VIEJO,
CA 92691**

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:

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

Customer Reference Number: C6593240.40348682



Return address:

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

Recipient address:

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

MAILING DATE: 02/20/2026
DELIVERY DATE: 02/26/2026

USPS CERTIFIED MAIL



9214 8901 9403 8357 8934 56

USPS Tracking Label Number: 9214 8901 9403 8357 8934 56

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	02/20/2026 10:29
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	02/20/2026 14:27
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	02/21/2026 19:09
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	02/21/2026 20:24
PROCESSED THROUGH USPS FACILITY	SANTA ANA CA DISTRIBUTION CENTE 92799	02/25/2026 13:13
PROCESSED THROUGH USPS FACILITY	SANTA ANA CA DISTRIBUTION CENTE 92799	02/26/2026 02:13
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MISSION VIEJO,CA 92691	02/26/2026 11:24

CASE NUMBER: CECASE-26-00510

PARCEL ID: 0964091824

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 0133 68

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:

PALLADIO DEVELOPMENT LLC

26060 ACERO STE 213

MISSION VIEJO CA 92691-2768

Case Number: CECASE-26-00510

Parcel ID: 0964091824


Mailer: City of North Port

Date Produced: 03/24/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 0133 68. Our records indicate that this item was delivered on 03/23/2026 at 12:05 p.m. in MISSION VIEJO, CA 92691. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**26060 ACERO, MISSION VIEJO,
CA 92691**

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:

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

Customer Reference Number: C6661702.40728891



Return address:

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

Recipient address:

PALLADIO DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO, CA 92691-2768

MAILING DATE: 03/17/2026
DELIVERY DATE: 03/23/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 0133 68

USPS Tracking Label Number: 9214 8901 9403 8362 0133 68

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/17/2026 06:33
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/17/2026 14:38
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/19/2026 15:08
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/19/2026 16:23
PROCESSED THROUGH USPS FACILITY	SANTA ANA CA DISTRIBUTION CENTE 92799	03/21/2026 17:35
PROCESSED THROUGH USPS FACILITY	SANTA ANA CA DISTRIBUTION CENTE 92799	03/22/2026 02:48
PROCESSED THROUGH USPS FACILITY	SANTA ANA CA DISTRIBUTION CENTE 92799	03/23/2026 00:11
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MISSION VIEJO,CA 92691	03/23/2026 12:05

CASE NUMBER: CECASE-26-00510

PARCEL ID: 0964091824