



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. }

SPFTJ MANAGEMENT LLC }

Respondent(s) }

CASE NO.: CECASE-26-01307

ADDRESS OF VIOLATION: }

2373 YALTA TER NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0985023220 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 05/21/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2373 YALTA TER NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/08/2026

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 8th 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
4970 City Hall Boulevard – North Port, FL. 34286

CODE ENFORCEMENT HEARING

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

CECASE-26-01307
Address of Violation
2373 YALTA TER
NORTH PORT, FL, 34286-4286
PARCEL ID.: 0985023220

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 7901 KINGSPONTE PKWY STE 15 , ORLANDO, FL 32819-6522.

DATED: May 21st, 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. }
SPFTJ MANAGEMENT LLC }
7901 KINGSPONTE PKWY STE 15 }
ORLANDO, FL 32819-6522 }
Respondent(s) }
ADDRESS OF VIOLATION: }
2373 Yalta Ter }
North Port, FL 34286 }
PARCEL ID.: 0985023220 }

CASE NO.: CECASE-26-01307

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 4/21/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Expired CZC-24-00007928 for land clearing for future construction of a single family residence.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

Chapter 2 - Development Review Article I. Administration and Enforcement Section 2.1.4. ULDC- General Application Information. E. Process. F. Effective Date, Expiration, and Extension of Approvals. (3). Official Letters and Certificates remain valid for 1-year from the signature date. The ULDC Administrator may extend a Certificate of Zoning Compliance up to two times for a period of 1-year provided that no regulations applicable to the development have been amended since approval.

Violation Text

PCZC-24-00007928 expired 7/25.

Violation Corrective Action(s)

Reactivate the Certificate of Zoning Compliance and schedule required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit:
<https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

- (3) Field Inspection Notes:
CZC permit remains expired.,PCZC-24-00007928 permit expired 7/25.

DATED: 5/18/2026



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 18th day of MAY, 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
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

DATE: April 21, 2026

CASE NO.: CECASE-26-01307
REAL PROPERTY ADDRESS: 2373 Yalta Ter, North Port, FL 34286
LOT 20 BLK 232 8TH ADD TO PORT
PARCEL ID: 0985023220
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

Chapter 2 - Development Review Article I. Administration and Enforcement Section 2.1.4. ULDC- General Application Information. E. Process. F. Effective Date, Expiration, and Extension of Approvals. (3). Official Letters and Certificates remain valid for 1-year from the signature date. The ULDC Administrator may extend a Certificate of Zoning Compliance up to two times for a period of 1-year provided that no regulations applicable to the development have been amended since approval.

Violation Text

PCZC-24-00007928 permit expired 7/25.

Violation Corrective Action(s)

Reactivate the Certificate of Zoning Compliance and schedule required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

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:

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0985023220

Ownership:

SPFTJ MANAGEMENT LLC
 7901 KINGSPONTE PKWY STE 15, ORLANDO, FL, 32819-6522

Situs Address:

YALTA TER NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1526 - PORT CHARLOTTE SUB 08

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 25-39S-21E

Census: 121150027452

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 20 BLK 232 8TH ADD TO PORT CHARLOTTE OR 2137/2457

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 | \$15,800 | \$0 | \$0 | \$15,800 | \$15,800 | \$0 | \$15,800 | \$0 |
| 2024 | \$15,600 | \$0 | \$0 | \$15,600 | \$15,600 | \$0 | \$15,600 | \$0 |
| 2023 | \$15,300 | \$0 | \$0 | \$15,300 | \$15,300 | \$0 | \$15,300 | \$0 |
| 2022 | \$15,800 | \$0 | \$0 | \$15,800 | \$7,150 | \$0 | \$7,150 | \$8,650 |
| 2021 | \$6,500 | \$0 | \$0 | \$6,500 | \$6,500 | \$0 | \$6,500 | \$0 |
| 2020 | \$6,200 | \$0 | \$0 | \$6,200 | \$6,200 | \$0 | \$6,200 | \$0 |
| 2019 | \$5,900 | \$0 | \$0 | \$5,900 | \$5,845 | \$0 | \$5,845 | \$55 |
| 2018 | \$6,000 | \$0 | \$0 | \$6,000 | \$5,314 | \$0 | \$5,314 | \$686 |
| 2017 | \$5,000 | \$0 | \$0 | \$5,000 | \$4,831 | \$0 | \$4,831 | \$169 |
| 2016 | \$4,600 | \$0 | \$0 | \$4,600 | \$4,392 | \$0 | \$4,392 | \$208 |

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 |
|---------------|------------------------|-------------------|--------------------|--------------------|-----------------|
| 3/18/2026 | \$30,000 | 2026037056 | 11 | LEGACY3 INVEST LLC | QC |
| 6/23/2025 | \$30,000 | 2025099526 | 11 | BODU BOND LLC | QC |
| 7/26/2022 | \$100 | 2022124748 | 11 | HAIDAMUS LLC | QC |
| 1/4/2022 | \$19,500 | 2022003972 | 01 | GREENE ROBERT D | WD |
| 4/1/1978 | \$1,000 | 1241/177 | 01 | | NA |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 5/17/2026

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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0391F | 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 5/18/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/23/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8369 8315 38

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/23/2026 14:17

ORIGINAL INTENDED RECIPIENT:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO FL 32819-6522

Case Number: CECASE-26-01307

Parcel ID: 0985023220

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/21/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8377 9759 58

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/21/2026 14:49

ORIGINAL INTENDED RECIPIENT:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO FL 32819-6522

Case Number: CECASE-26-01307

Parcel ID: 0985023220

DATE PRODUCED: 5/21/2026 2:11 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8369 8315 38

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

SPFTJ MANAGEMENT LLC

7901 KINGSPONTE PKWY STE 15

ORLANDO, FL 32819-6522

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of North Port

Date Produced: 05/21/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8369 8315 38. Our records indicate that this item was delivered on 05/20/2026 at 10:07 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

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:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

Customer Reference Number: C6772744.41431822



Return address:

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



Recipient address:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

MAILING DATE: 04/23/2026
DELIVERY DATE: 05/20/2026

USPS CERTIFIED MAIL



9214 8901 9403 8369 8315 38

USPS Tracking Label Number: 9214 8901 9403 8369 8315 38

| USPS Tracking History | Location | Date / Time |
|---|---------------------------------------|------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 04/23/2026 11:58 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 04/23/2026 14:17 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 04/24/2026 18:46 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 04/24/2026 20:01 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 04/25/2026 10:54 |
| DEPARTED USPS REGIONAL FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 04/25/2026 21:21 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 04/26/2026 01:48 |
| NO AUTHORIZED RECIPIENT AVAILABLE | ORLANDO,FL 32819 | 04/27/2026 12:12 |
| REMINDER TO SCHEDULE REDELIVERY | ORLANDO,FL 32819 | 05/02/2026 03:50 |
| PACKAGE RETURN NOTICE GENERATED | ORLANDO,FL 32819 | 05/12/2026 03:39 |
| UNCLAIMED/BEING RETURNED TO SENDER | ORLANDO,FL 32819 | 05/14/2026 09:27 |
| PROCESSED THROUGH USPS FACILITY | FORT MYERS FL DISTRIBUTION CENT 33913 | 05/17/2026 22:30 |
| DEPARTED USPS REGIONAL FACILITY | FORT MYERS FL DISTRIBUTION CENT 33913 | 05/18/2026 06:44 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/19/2026 04:01 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/20/2026 00:01 |
| RETURN TO SENDER TO ORIGINAL SENDER | NORTH PORT,FL 34286 | 05/20/2026 10:07 |

CASE NUMBER: CECASE-26-01307
PARCEL ID: 0985023220



Mailer: City of North Port

Date Produced: 06/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8377 9759 58. Our records indicate that this item was delivered on 06/04/2026 at 11:13 a.m. in ORLANDO, FL 32819. The scanned image of the recipient information is provided below.

Signature of Recipient :

Maria Eduarda P dos Santos
Maria Eduarda P dos Santos

Address of Recipient :

7901 Kings Pointe, # 15

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:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

Customer Reference Number: C6846594.41947519



Return address:

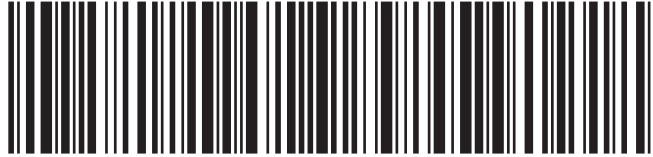
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

SPFTJ MANAGEMENT LLC
7901 KINGSPONTE PKWY STE 15
ORLANDO, FL 32819-6522

MAILING DATE: 05/20/2026
DELIVERY DATE: 06/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8377 9759 58

USPS Tracking Label Number: 9214 8901 9403 8377 9759 58

| USPS Tracking History | Location | Date / Time |
|---|--------------------------------------|--------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 05/20/2026 10:05 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 05/21/2026 14:49 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 05/22/2026 19:01 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 05/22/2026 20:16 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 05/23/2026 12:08 |
| DEPARTED USPS REGIONAL FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 05/23/2026 21:35 |
| PROCESSED THROUGH USPS FACILITY | ORLANDO FL DISTRIBUTION CENTER 32862 | 05/25/2026 16:34 |
| NO AUTHORIZED RECIPIENT AVAILABLE | ORLANDO,FL 32819 | 05/26/2026 12:34 |
| REMINDER TO SCHEDULE REDELIVERY | ORLANDO,FL 32819 | 05/31/2026 03:58 |
| DELIVERED LEFT WITH INDIVIDUAL | ORLANDO,FL 32819 | 06/04/2026 11:13 |

CASE NUMBER: CECASE-26-01307

PARCEL ID: 0985023220