



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. }

MORGAN V GUIN }

Respondent(s) }

CASE NO.: CECASE-26-01099

ADDRESS OF VIOLATION: }

5986 CAZLER AVE NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0949139509 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 05/13/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5986 CAZLER AVE NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/08/2026

Robert Harrelson, 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 Robert Harrelson.

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

MORGAN V GUIN
5986 CAZLER AVE
NORTH PORT, FL 34291-4059

CECASE-26-01099
Address of Violation
5986 CAZLER AVE
NORTH PORT, FL, 34291-4291
PARCEL ID.: 0949139509

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. }

MORGAN V GUIN }

5986 CAZLER AVE }

NORTH PORT, FL 34291-4059 }

Respondent(s))

CASE NO.: CECASE-26-01099

CERTIFIED MAIL NO.: 05/12/2026

ADDRESS OF VIOLATION: }

5986 Cazler Ave }

North Port, FL 34291 }

PARCEL ID.: 0949139509)

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 05/06/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on June 25, 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 04/07/2026, 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 June 25, 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.

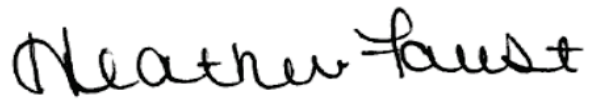
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 5986 CAZLER AVE , NORTH PORT, FL 34291-4059.

DATED: May 12th, 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. }
MORGAN V GUIN }
5986 CAZLER AVE }
NORTH PORT, FL 34291-4059 }
Respondent(s) }
ADDRESS OF VIOLATION: }
5986 Cazler Ave }
North Port, FL 34291 }
PARCEL ID.: 0949139509 }

CASE NO.: CECASE-26-01099

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 4/07/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
No address numbers affixed to residence.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form,
placed on a contrasting background visible from the street.

Violation Text

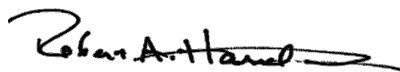
No address numbers visible.

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from the
date of this Notice.

- (3) Field Inspection Notes:
No address numbers visible.

DATED: 05/06/2026



Robert Harrelson
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 06th day of MAY, 2026, by Robert Harrelson.



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**

MORGAN V GUIN
5986 CAZLER AVE
NORTH PORT, FL 34291-4059

DATE: April 7, 2026

CASE NO.: CECASE-26-01099
REAL PROPERTY ADDRESS: 5986 Cazler Ave, North Port, FL 34291
LOT 9 BLK 1395 28TH ADD TO POR
PARCEL ID: 0949139509
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

70-56(H) NPCC - Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

No address number visible.

Violation Corrective Action(s)

Place assigned numbers on front of residence in accordance with code within ten (10) days from 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:

Robert Harrelson
Inspector
Neighborhood Development Services
e-mail:rharrelson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0949139509

Ownership:

GUIN MORGAN V
 5986 CAZLER AVE, NORTH PORT, FL, 34291-4059

Situs Address:

5986 CAZLER AVE NORTH PORT, FL, 34291

Land Area: 11,741 Sq.Ft.

Municipality: City of North Port

Subdivision: 1582 - PORT CHARLOTTE SUB 28

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-39S-21E

Census: 121150027442

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 9 BLK 1395 28TH 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>
5986 CAZLER AVE NORTH PORT, FL, 34291	1	3	2	0	2005	2010	2,156	1,542	1

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>
2025	\$18,300	\$204,800	\$0	\$223,100	\$210,280	\$55,722	\$154,558	\$12,820
2024	\$16,900	\$211,200	\$0	\$228,100	\$204,354	\$55,000	\$149,354	\$23,746
2023	\$16,400	\$253,700	\$0	\$270,100	\$198,402	\$55,000	\$143,402	\$71,698
2022	\$19,700	\$216,300	\$0	\$236,000	\$192,623	\$50,500	\$142,123	\$43,377
2021	\$6,400	\$161,600	\$0	\$168,000	\$163,171	\$0	\$163,171	\$4,829
2020	\$5,300	\$143,800	\$0	\$149,100	\$148,337	\$0	\$148,337	\$763
2019	\$6,100	\$144,100	\$0	\$150,200	\$134,852	\$0	\$134,852	\$15,348
2018	\$6,200	\$133,400	\$0	\$139,600	\$122,593	\$0	\$122,593	\$17,007
2017	\$4,700	\$124,300	\$0	\$129,000	\$111,448	\$0	\$111,448	\$17,552
2016	\$4,000	\$123,500	\$0	\$127,500	\$101,316	\$0	\$101,316	\$26,184

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>
2/17/2026	\$275,000	2026020309	30	GUIN MARY L (E LIFE EST)	WD
12/29/2022	\$100	2022201279	11	GUIN MARY L	WD
4/9/2021	\$249,000	2021067677	01	TAYLOR RICHARD G	WD
11/24/2004	\$30,000	2004228841	01	GULFSTREAM DEVELOP GROUP LLC,	WD
10/15/2004	\$552,000	2004208370	X2	PALM BEACH ACQUISITIONS,LIMITED INC	WD
8/12/2004	\$410,000	2004168593	X2	TROPICAL GULF PROPERTIES LLC,	WD
7/29/2004	\$28,000	2004153963	X2	CICERO PETER R & PHYLLIS,	WD
2/1/1981	\$3,100	1440/755	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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

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>
0376F	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 5/4/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/07/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8365 5884 29

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/07/2026 14:27

ORIGINAL INTENDED RECIPIENT:

MORGAN V GUIN

5986 CAZLER AVE

NORTH PORT FL 34291-4059

Case Number: CECASE-26-01099

Parcel ID: 0949139509

DATE PRODUCED: 5/4/2026 3:23 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8365 5884 29

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

MORGAN V GUIN

5986 CAZLER AVE

NORTH PORT, FL 34291-4059

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

Return Reference Number:

Mailer: City of North Port

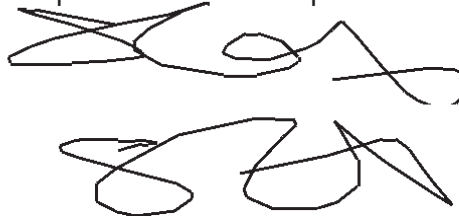
Date Produced: 05/04/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8365 5884 29. Our records indicate that this item was delivered on 05/01/2026 at 09:52 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:

MORGAN V GUIN
5986 CAZLER AVE
NORTH PORT, FL 34291-4059

Customer Reference Number: C6720463.41120196



Return address:

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

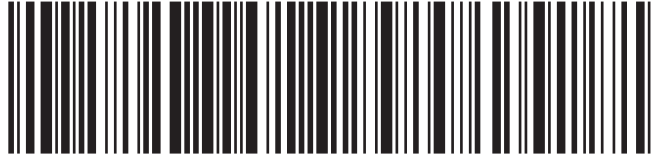


Recipient address:

MORGAN V GUIN
5986 CAZLER AVE
NORTH PORT, FL 34291-4059

MAILING DATE: 04/07/2026
DELIVERY DATE: 05/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8365 5884 29

USPS Tracking Label Number: 9214 8901 9403 8365 5884 29

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/07/2026 10:01
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/07/2026 14:27
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/08/2026 18:17
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/08/2026 19:32
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/09/2026 04:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/10/2026 01:14
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34291	04/10/2026 11:39
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	04/13/2026 09:50
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34291	04/15/2026 03:26
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34291	04/25/2026 03:57
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	04/27/2026 10:28
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/29/2026 23:25
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/30/2026 08:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/30/2026 13:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/01/2026 01:14
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	05/01/2026 09:52

CASE NUMBER: CECASE-26-01099
PARCEL ID: 0949139509

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/12/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8374 1885 59

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 05/12/2026 14:47

ORIGINAL INTENDED RECIPIENT:

MORGAN V GUIN

5986 CAZLER AVE

NORTH PORT FL 34291-4059

Case Number: CECASE-26-01099

Parcel ID: 0949139509