



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. }

SANDRA ANGOTTI (TTEE), SANDRA CHARLSIE
ANGOTTI REVOCABLE TRUST }

Respondent(s) }

CASE NO.: CECASE-26-01064

ADDRESS OF VIOLATION: }

5314 ILLAN RD NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0954143217 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 04/30/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 5314 ILLAN RD 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

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

SANDRA ANGOTTI (TTEE), SANDRA CHARLSIE
ANGOTTI REVOCABLE TRUST
5314 ILLAN RD
NORTH PORT, FL 34291-9205

CECASE-26-01064
Address of Violation
5314 ILLAN RD
NORTH PORT, FL, 34291-4291
PARCEL ID.: 0954143217

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. }
SANDRA ANGOTTI (TTEE) }
SANDRA CHARLSIE ANGOTTI REVOCABLE TRUST }
5314 ILLAN RD }
NORTH PORT, FL 34291-9205 }
Respondent(s) }
ADDRESS OF VIOLATION: }
5314 Illan Rd }
North Port, FL 34291 }
PARCEL ID.: 0954143217)

CASE NO.: CECASE-26-01064
CERTIFIED MAIL NO.: 04/29/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 04/28/2026, **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 04/03/2026, 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.



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 5314 ILLAN RD , NORTH PORT, FL 34291-9205.

DATED: April 29th, 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. }
SANDRA ANGOTTI (TTEE) }
SANDRA CHARLSIE ANGOTTI REVOCABLE TRUST }
5314 ILLAN RD }
NORTH PORT, FL 34291-9205 }
Respondent(s) }
ADDRESS OF VIOLATION: }
5314 Illan Rd }
North Port, FL 34291 }
PARCEL ID.: 0954143217 }

CASE NO.: CECASE-26-01064

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 4/3/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Inoperable vehicles. Blue Buick and Black Chev. Truck.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

Violation Text

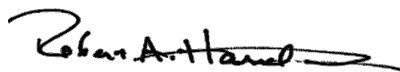
Inoperable vehicles in violation of City standards.

Violation Corrective Action(s)

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

- (3) Field Inspection Notes:
Inoperable Vehicles.

DATED: 4/28/2026



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 28th day of APRIL, 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

SAMDRA CHARLSIE ANGOTTI REVOCABLE TRUST
SANDRA CHARLSIE ANGOTTI (TTEE)
5314 ILLAN RD
NORTH PORT, FL 34291-9205

DATE: April 3, 2026

CASE NO.: CECASE-26-01064
REAL PROPERTY ADDRESS: 5314 Illan Rd, North Port, FL 34291
LOTS 17 & 18 BLK 1432 29TH ADD
PARCEL ID: 0954143217
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

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

Violation Text

Inoperable vehicles in violation of City Standards.

Violation Corrective Action(s)

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0954143217

Ownership:

ANGOTTI SANDRA CHARLSIE (TTEE)
 SANDRA CHARLSIE ANGOTTI REVOCABLE TRUST
 5314 ILLAN RD, NORTH PORT, FL, 34291-9205

Situs Address:

5314 ILLAN RD NORTH PORT, FL, 34291

Land Area: 20,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1583 - PORT CHARLOTTE SUB 29

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 09-39S-21E

Census: 121150027401

Zoning: COR - CORRIDOR

Total Living Units: 1

Parcel Description: LOTS 17 & 18 BLK 1432 29TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<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>
5314 ILLAN RD NORTH PORT, FL, 34291	1	3	2	0	1997	2009	2,732	1,827	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	Shed all walls	200	SF	2018

Values

* Indicates the parcel was the subject of a split or combine for tax year.

<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	\$31,400	\$222,100	\$1,900	\$255,400	\$255,400	\$60,722	\$194,678	\$0
2024	\$31,000	\$250,800	\$2,100	\$283,900	\$283,900	\$60,000	\$223,900	\$0
2023	\$32,600	\$324,600	\$2,400	\$359,600	\$296,743	\$60,000	\$236,743	\$62,857
2022	\$33,800	\$252,500	\$1,800	\$288,100	\$288,100	\$55,500	\$232,600	\$0
2021	\$15,400	\$191,000	\$1,800	\$208,200	\$188,000	\$0	\$188,000	\$20,200
2020	\$14,800	\$150,300	\$1,900	\$167,000	\$167,000	\$0	\$167,000	\$0
2019	\$13,400	\$153,600	\$1,700	\$168,700	\$168,700	\$0	\$168,700	\$0
2018	\$13,400	\$144,400	\$800	\$158,600	\$158,600	\$0	\$158,600	\$0
* 2017	\$9,200	\$139,500	\$800	\$149,500	\$149,500	\$0	\$149,500	\$0
2016	\$3,800	\$140,600	\$800	\$145,200	\$116,103	\$0	\$116,103	\$29,097

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: Yes - *Notice to Buyers*

<u>Grant Year</u>	<u>Value</u>
2022	\$25,000.00
2022	\$5,000.00
2022	\$5,000.00
2022	\$26,411.00

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>
2/6/2026	\$100	2026023359	11	ANGOTTI SANDRA CHARISLE	WD
4/12/2022	\$100	2022061965	11	ANGOTTI SANDRA CHARISLE	QC
5/31/2016	\$185,000	2016068261	01	ZORO PROPERTIES LLC	WD
2/28/2005	\$190,000	2005074213	X2	HAHN RICHARD F & GINA D,	WD
3/5/1997	\$9,000	2946/389	X2	TORTUGA PROPERTIES INC	WD
3/4/1997	\$50,000	2946/386	X2	ATLANTIC GULF COMMUNITIES CORP	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>
11/15/1993	\$100	2577/1143	15	N C N B NATIONAL BANK	TR
7/1/1987	\$100	2275/218	11		WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/27/2026

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0377F	OUT	IN	AE	120279	22.5	OUT
0377F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.
 ** 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 4/27/2026
 For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/03/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8365 0388 87

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 04/03/2026 14:19

ORIGINAL INTENDED RECIPIENT:

SAMDRA CHARLSIE ANGOTTI REVOCABLE TRUST

SANDRA CHARLSIE ANGOTTI (TTEE)

5314 ILLAN RD

NORTH PORT FL 34291-9205

Case Number: CECASE-26-01064

Parcel ID: 0954143217

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/29/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 7388 88

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/29/2026 14:26

ORIGINAL INTENDED RECIPIENT:

SANDRA ANGOTTI (TTEE) SANDRA CHARLSIE

ANGOTTI REVOCABLE TRUST

5314 ILLAN RD

NORTH PORT FL 34291-9205

Case Number: CECASE-26-01064

Parcel ID: 0954143217