



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. }

MARZAN CONSTRUCTIONS LLC }

Respondent(s) }

CASE NO.: CECASE-25-03219

ADDRESS OF VIOLATION: }

3808 ALBATROS LN NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1143072497 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/05/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3808 ALBATROS LN NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/02/2026

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 2nd day of 02/02/2026 by Joshua Presson

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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

MARZAN CONSTRUCTIONS LLC

1290 WESTON RD STE 312

WESTON, FL 33326-1973

Respondent(s)

ADDRESS OF VIOLATION:

3808 Albatros Ln

North Port, FL 34288

PARCEL ID.: 1143072497

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CASE NO.: CECASE-25-03219

CERTIFIED MAIL NO.: 01/02/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 12/02/2025, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on February 26, 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 11/07/2025, 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 February 26, 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 1290 WESTON RD STE 312 , WESTON, FL 33326-1973.

DATED: January 2nd, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a large initial 'T'.

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. }
 MARZAN CONSTRUCTIONS LLC }
 1290 WESTON RD STE 312 }
 WESTON, FL 33326-1973 }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 3808 Albatros Ln }
 North Port, FL 34288 }
 PARCEL ID.: 1143072497 }

CASE NO.: CECASE-25-03219

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 11/07/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Overflowing dumpster at abandoned construction site for nearly a year. It is an eyesore.
- (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

A dumpster is located on the property, overflowing with debris that has been present for approximately one year or more.

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.

- (3) Field Inspection Notes:
 Posted on property ,Property remains in violation.

DATED: 12/02/2025



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 02 day of DECEMBER 2025, 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

MARZAN CONSTRUCTIONS LLC
1290 WESTON RD STE 312
WESTON, FL 33326-1973

DATE: November 7, 2025

CASE NO.: CECASE-25-03219
REAL PROPERTY ADDRESS: 3808 Albatros Ln, North Port, FL 34288
LOT 97 BLK 724 12TH ADD TO POR
PARCEL ID: 1143072497
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

A dumpster is located on the property, overflowing with debris that has been present for approximately one year or more.

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.

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



Property Record Information for 1143072497

Ownership:

MARZAN CONSTRUCTIONS LLC
1290 WESTON RD STE 312, WESTON, FL, 33326-1973

Situs Address:

3808 ALBATROS LN NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1540 - PORT CHARLOTTE SUB 12

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

Status: OPEN

Sec/Twp/Rge: 32-39S-22E

Census: 121150027461

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 97 BLK 724 12TH 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	\$17,500	\$0	\$0	\$17,500	\$17,500	\$0	\$17,500	\$0
2024	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000	\$0
2023	\$12,600	\$0	\$0	\$12,600	\$12,600	\$0	\$12,600	\$0
2022	\$15,500	\$0	\$0	\$15,500	\$15,500	\$0	\$15,500	\$0
2021	\$6,200	\$0	\$0	\$6,200	\$4,831	\$0	\$4,831	\$1,369
2020	\$5,500	\$0	\$0	\$5,500	\$4,392	\$0	\$4,392	\$1,108
2019	\$4,700	\$0	\$0	\$4,700	\$3,993	\$0	\$3,993	\$707
2018	\$4,400	\$0	\$0	\$4,400	\$3,630	\$0	\$3,630	\$770
2017	\$3,300	\$0	\$0	\$3,300	\$3,300	\$0	\$3,300	\$0
2016	\$3,100	\$0	\$0	\$3,100	\$3,100	\$0	\$3,100	\$0

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>
10/30/2023	\$50,600	2023164746	30	PRESTIGE DEVELOPMENT BUILDERS LLC	WD
1/30/2023	\$34,500	2023018875	30	CORDOBA LUIS G	WD
12/29/2021	\$18,900	2022007992	01	FLORIDA LAND TEAM LLC	WD
11/4/2021	\$6,000	2021206976	37	BEANE JOAN	WD
9/30/2021	\$0	2021181383	11	CRAWFORD SARAH S	OT
8/1/1988	\$4,400	2061/973	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>
0392F	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 2/2/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/07/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8342 0994 05

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 11/07/2025 14:35

ORIGINAL INTENDED RECIPIENT:

MARZAN CONSTRUCTIONS LLC

1290 WESTON RD STE 312

WESTON FL 33326-1973

Case Number: CECASE-25-03219

Parcel ID: 1143072497

Mailer: City of North Port

Date Produced: 11/11/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8342 0994 05. Our records indicate that this item was delivered on 11/10/2025 at 02:18 p.m. in FORT LAUDERDALE, FL 33326. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

MARZAN CONSTRUCTIONS LLC
1290 WESTON RD STE 312
WESTON, FL 33326-1973

Customer Reference Number: C6345603.38671721



Return address:

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

Recipient address:

MARZAN CONSTRUCTIONS LLC
1290 WESTON RD STE 312
WESTON, FL 33326-1973

MAILING DATE: 11/07/2025
DELIVERY DATE: 11/10/2025

USPS CERTIFIED MAIL



9214 8901 9403 8342 0994 05

USPS Tracking Label Number: 9214 8901 9403 8342 0994 05

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/07/2025 10:14
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/07/2025 14:35
PROCESSED THROUGH USPS FACILITY	MIAMI FL DISTRIBUTION CENTER 33152	11/09/2025 09:20
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	FORT LAUDERDALE,FL 33326	11/10/2025 14:18

CASE NUMBER: CECASE-25-03219

PARCEL ID: 1143072497



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/05/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8349 4742 05

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/05/2026 14:53

ORIGINAL INTENDED RECIPIENT:

MARZAN CONSTRUCTIONS LLC

1290 WESTON RD STE 312

WESTON FL 33326-1973

Case Number: CECASE-25-03219

Parcel ID: 1143072497