



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.

}

ZARA PROPERTY GROUP LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-01182

ADDRESS OF VIOLATION:

}

5893 MAYBERRY AVE NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0999249001

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 07/06/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 5893 MAYBERRY AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

Blake Via, 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 7th day of July, 2026 by Blake Via.

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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
ZARA PROPERTY GROUP LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-01182
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
5893 MAYBERRY AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0999249001	}	

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on **06/25/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), **ZARA PROPERTY GROUP LLC**, own(s) the property commonly known as **5893 MAYBERRY AVE**, North Port, Sarasota County, Florida **LOT 1 BLK 2490 50TH ADD TO PORT CHARLOTTE**, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector **Blake Via** served the Respondent(s) a Notice of Violation, dated **04/09/2026**.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent's actions constitute a violation of:
Accessory structures - Exterior Property Areas | 302.7 IPMC
 Fence in disrepair.

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly
 - Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **07/21/2026**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of **\$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **07/23/2026 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

Code Enforcement Division Manager

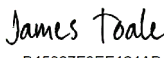
4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this 25th day of June, 2026.

Signed by:

B45087F0EE124AB...
JAMES E TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 24 PARK DR OSPREY, FL 34229-9640.

COS Date: 07/02/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CITY OF NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0999249001

Ownership:

ZARA PROPERTY GROUP LLC

24 PARK DR, OSPREY, FL, 34229-9640

Situs Address:

5893 MAYBERRY AVE NORTH PORT, FL, 34287

Land Area: 11,615 Sq.Ft.

Municipality: City of North Port

Subdivision: 1798 - PORT CHARLOTTE SUB 50

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 32-39S-21E

Census: 121150027102

Zoning: AC1 - ACTIVITY CENTER 1

Total Living Units: 1

Parcel Description: LOT 1 BLK 2490 50TH 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>
5893 MAYBERRY AVE NORTH PORT, FL, 34287	1	4	2	0	1983	1993	2,960	2,351	2

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	\$43,600	\$124,200	\$0	\$167,800	\$167,800	\$0	\$167,800	\$0
2024	\$59,800	\$140,000	\$0	\$199,800	\$199,800	\$0	\$199,800	\$0
2023	\$59,000	\$178,600	\$0	\$237,600	\$237,600	\$0	\$237,600	\$0
2022	\$34,600	\$193,400	\$0	\$228,000	\$201,520	\$0	\$201,520	\$26,480
2021	\$27,600	\$155,600	\$0	\$183,200	\$183,200	\$0	\$183,200	\$0
2020	\$28,600	\$137,500	\$0	\$166,100	\$84,599	\$50,500	\$34,099	\$81,501
2019	\$25,700	\$134,100	\$0	\$159,800	\$82,697	\$50,500	\$32,197	\$77,103
2018	\$20,600	\$135,000	\$0	\$155,600	\$81,155	\$50,500	\$30,655	\$74,445
2017	\$13,200	\$126,500	\$0	\$139,700	\$79,486	\$50,500	\$28,986	\$60,214
2016	\$7,400	\$118,800	\$0	\$126,200	\$77,851	\$50,500	\$27,351	\$48,349

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>
2/27/2025	\$199,900	2025071370	18	FEDERAL NATIONAL MORTGAGE ASSOCIATION	WD
6/25/2024	\$0	2024094641	11	JANNIERE CHRISTIAN	CT
8/11/2022	\$0	2022132772	11	JANNIERE IVAN	OT
12/1/1988	\$0	2085/38	11	JANNIERE IVAN L	NA
2/1/1987	\$0	1924/1027	11		

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/25/2026

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>
0386G	OUT	IN	AE	120279	9	OUT
0386G	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 6/22/2026

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



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4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ZARA PROPERTY GROUP LLC

Respondent(s)

CASE NO.: CECASE-26-01182

ADDRESS OF VIOLATION:

5893 Mayberry Ave

North Port, FL 34287

PARCEL ID.: 0999249001

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 06/12/2026, the Respondent(s) was served with a Notice of Mandatory Hearing by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 24 PARK DR, OSPREY, FL 34229-9640 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: June 16th, 2026.

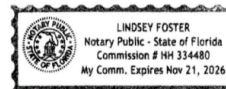
Trysta Cassell, Affiant

Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of JUNE, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



X Personally Known OR ____ Produced Identification
Type of Identification Produced _____

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8331 8855 21

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 07/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

ZARA PROPERTY GROUP LLC

24 PARK DR

OSPREY FL 34229-9640

Case Number: CECASE-26-01182

Parcel ID: 0999249001