



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.

}

GZ INSTALLATION LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-01375

ADDRESS OF VIOLATION:

}

0 GRENARD CIR NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1149211816

}

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 0 GRENARD CIR NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

Anthony L Brehon

Tony Brehon, 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 Tony Brehon.

Trysta Lynn Cassell

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.	}	
GZ INSTALLATION LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-01375
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 GRENARD CIR NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1149211816	}	

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), **GZ INSTALLATION LLC**, own(s) the property commonly known as **1149211816**, North Port, Sarasota County, Florida **TRACT RRR 45TH ADD TO PORT CHARLOTTE**, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated **04/28/2026**.
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:

Accumulation of Debris (Default Hearing) | 42-23 NPCC

Debris consisting of culvert, piping, wood, and mattress on property.

Permit Required | 105.1 FBC

Permit required; culvert installed without permit, shipping containers all unpermitted and prohibited. Must be removed.

Certificate of Zoning Compliance (CZC) Required | 2.2.5 ULDC

Unpermitted structures on commercial lot which did not receive a CZC which is prohibited. Cease, remove and/or correct the source of prohibited activity(s), without first issuance of Site Development Order and parking is prohibited until site is developed in accordance with Chapter 4 of the ULDC.

Fences on Vacant Property | 3.7.7.G. ULDC

Metal fencing must be of natural composite, reference code for verifications.



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

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

- Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.
- Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.
- Apply for the proper Certificate of Zoning Compliance and schedule the 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.
- Cease, remove and or correct the source of prohibited activity(s), within ten (10) days of the date of this notice. For guidance of permissible activities please review Unified Land Development Code - Section 3.7.7.G. Fences on Vacant Property.

6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$50, \$25, & \$25** 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, \$5000, \$2000, & \$2000**, 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

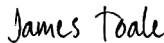
4970 City Hall Boulevard

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 1356 ROLLING GREEN CIRCLE SARASOTA, FL 34240.

COS Date: 07/02/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CITY OF NORTHPORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

GZ INSTALLATION LLC

Respondent(s)

CASE NO.: CECASE-26-01375

ADDRESS OF VIOLATION:

0 Grenard Cir

North Port, FL 34288

PARCEL ID.: 1149211816

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 6/12/2026, 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 1356 ROLLING GREEN CIRCLE, SARASOTA, FL 34240 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

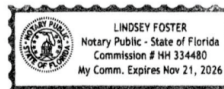
DATED: June 16th, 2026.

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 _____



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1149211816

Ownership:

GZ INSTALLATION LLC

1356 ROLLING GREEN CIRCLE, SARASOTA, FL, 34240

Situs Address:

GRENARD CIR NORTH PORT, FL, 34288

Land Area: 94,525 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 35-39S-22E

Census: 121150027462

Zoning: AC10 - ACTIVITY CENTER 10

Total Living Units: 0

Parcel Description: TRACT RRR 45TH ADD TO PORT CHARLOTTE

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	\$75,300	\$0	\$0	\$75,300	\$75,300	\$0	\$75,300	\$0
2024	\$76,300	\$0	\$0	\$76,300	\$73,150	\$0	\$73,150	\$3,150
2023	\$66,500	\$0	\$0	\$66,500	\$66,500	\$0	\$66,500	\$0
2022	\$94,000	\$0	\$0	\$94,000	\$94,000	\$0	\$94,000	\$0
2021	\$34,100	\$0	\$0	\$34,100	\$29,415	\$0	\$29,415	\$4,685
2020	\$38,800	\$0	\$0	\$38,800	\$26,741	\$0	\$26,741	\$12,059
2019	\$31,000	\$0	\$0	\$31,000	\$24,310	\$0	\$24,310	\$6,690
2018	\$22,100	\$0	\$0	\$22,100	\$22,100	\$0	\$22,100	\$0
2017	\$22,200	\$0	\$0	\$22,200	\$22,200	\$0	\$22,200	\$0
2016	\$24,600	\$0	\$0	\$24,600	\$22,880	\$0	\$22,880	\$1,720

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
3/9/2026	\$240,000	2026031468	01	CHARLOTTE SARASOTA HOLDINGS LLP	WD
8/26/2022	\$861,500	2022142941	11	JAMBO REAL ESTATE LLC	QC
4/7/2021	\$100	2021069239	11	CHARLOTTE SARASOTA HOLDINGS LLP	QC
7/12/2001	\$100	2007013211	X2	CHARLOTTE SARASOTA HOLDINGS,LLC	OT
12/21/2000	\$162,500	2001001844	X2	ATLANTIC GULF COMMUNITIES CORP,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/29/2026

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>
0412F	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 6/29/2026
For general questions regarding the flood map, call (941) 861-5000.

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 8853 92

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:

GZ INSTALLATION LLC
1356 ROLLING GREEN CIRCLE
SARASOTA FL 34240

Case Number: CECASE-26-01375

Parcel ID: 1149211816