



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.

}

LILYA LISKER

}

Respondent(s)

}

CASE NO.: CECASE-26-01320

ADDRESS OF VIOLATION:

}

5102 ESCALANTE DR NORTH PORT, FL, 34287-4287

}

Parcel ID.: 1001276115

}

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 5102 ESCALANTE DR NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

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 7th day of July, 2026 by Joshua Presson.

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.	}	
LILYA LISKER	}	
Respondent(s)	}	CASE NO.: CECASE-26-01320
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
5102 ESCALANTE DR NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 1001276115	}	

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), **LILYA LISKER**, own(s) the property commonly known as **5102 ESCALANTE DR**, North Port, Sarasota County, Florida , **LOT 15 BLK 2761 55TH ADD TO PORT CHARLOTTE** a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector **Joshua Presson** served the Respondent(s) a Notice of Violation, dated **04/22/2026**.
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:

Residential swimming barrier requirement. (Default Hearing) | 4501.17 FBC

Pool lanai is missing screening and presents a public safety hazard.

Accessory structures - Exterior Property Areas | 302.7 IPMC

White fence in the rear of property has several sections that have fallen and the overall condition of the fence is in disrepair and poses a public safety hazard.

Sanitation - Exterior Property Areas | 302.1 IPMC

Swimming pool is in an unsafe and unsanitary condition.

Unsafe Conditions 8 - Roofing (Hearing) | 304.1.1 IPMC

Roof fascia is missing in sections and wood is exposed to the elements creating deterioration of the structural integrity of the roof.



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

- Pool must immediately be brought into compliance with code.
- 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.
- Owner/occupant must bring this property and/or exterior into compliance with the guidelines of this code within ten (10) days from the date of this Notice.
- The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026, RESPONDENT MAY BE ASSESSED THE SUM OF \$50, \$10, \$250, & \$250 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 \$5000, \$1000, No maximum defined in 2-511(b), & No maximum defined in 2-511(b), 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

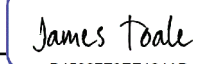
4970 City Hall Boulevard

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:

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 5102 ESCALANTE DR NORTH PORT, FL 34287-2857.

COS Date: 07/02/2026

Signed by:

Trysha 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.

LILYA LISKER

Respondent(s)

CASE NO.: CECASE-26-01320

ADDRESS OF VIOLATION:

5102 Escalante Dr

North Port, FL 34287

PARCEL ID.: 1001276115

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 5102 ESCALANTE DR, NORTH PORT, FL 34287-2857 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

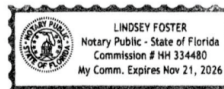
DATED: June 16th, 2026.

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 1001276115

Ownership:

LISKER LILYA

5102 ESCALANTE DR, NORTH PORT, FL, 34287-2857

Situs Address:

5102 ESCALANTE DR NORTH PORT, FL, 34287

Land Area: 18,780 Sq.Ft.

Municipality: City of North Port

Subdivision: 1867 - PORT CHARLOTTE SUB 55

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 33-39S-21E

Census: 121150027372

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 15 BLK 2761 55TH 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>
5102 ESCALANTE DR NORTH PORT, FL, 34287	1	2	3	0	1980	2000	3,173	1,927	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	Screened Enclosure	1148	SF	1993
2	1	Deck - Frame or Masonry	60	SF	1999
3	1	Patio - concrete or Pavers	1122	SF	1993
4	1	Swimming Pool	336	SF	1993
5	1	Boat Dock	99	SF	2005

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	\$52,900	\$188,500	\$31,100	\$272,500	\$272,500	\$0	\$272,500	\$0
2024	\$59,600	\$184,700	\$30,900	\$275,200	\$275,200	\$0	\$275,200	\$0
2023	\$47,800	\$118,300	\$32,500	\$198,600	\$81,676	\$55,000	\$26,676	\$116,924
2022	\$73,500	\$204,900	\$33,700	\$312,100	\$119,397	\$50,000	\$69,397	\$192,703
2021	\$36,700	\$151,100	\$25,800	\$213,600	\$98,541	\$50,000	\$48,541	\$115,059
2020	\$40,500	\$136,900	\$29,100	\$206,500	\$97,180	\$50,000	\$47,180	\$109,320
2019	\$40,500	\$128,100	\$27,300	\$195,900	\$94,995	\$50,000	\$44,995	\$100,905
2018	\$38,500	\$136,000	\$23,500	\$198,000	\$93,224	\$50,000	\$43,224	\$104,776
2017	\$24,300	\$127,700	\$23,200	\$175,200	\$91,307	\$50,000	\$41,307	\$83,893
2016	\$24,200	\$119,100	\$20,200	\$163,500	\$89,429	\$50,000	\$39,429	\$74,071

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>
6/13/2024	\$0	2025105982	11	LISKER LILYA	OT
4/4/2003	\$36,700	2003069275	11	LISKER, LILYA	QC
3/28/2002	\$135,000	2002056232	X3	MIQUEL, JEAN	WD
10/1/1979	\$61,300	1397/780	01		NA

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

 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>
0387G	OUT	IN	AE	120279	11.1	OUT
0387G	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 6/29/2026
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 8855 76

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:

LILYA LISKER

5102 ESCALANTE DR

NORTH PORT FL 34287-2857

Case Number: CECASE-26-01320

Parcel ID: 1001276115