



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.

}

ST HOMES USA LLC

}

Respondent(s)

}

CASE NO.: CECASE-26-00828

ADDRESS OF VIOLATION:

}

2768 DODE AVE NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1140176613

}

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 2768 DODE AVE. NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

Anthony J. 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.	}	
ST HOMES USA LLC	}	
Respondent(s)	}	CASE NO.: CECASE-26-00828
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2768 DODE AVE NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1140176613	}	

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), **ST HOMES USA LLC**, own(s) the property commonly known as **2768 DODE AVE**, North Port, Sarasota County, Florida LOT 13 BLK 1766 34TH 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 04/13/2026.
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:
 - . Certificate of Zoning Compliance (CZC) Expired - Period of Validity | 2.1.4 (F) ULDC

Expired CZC, 02/13/26, for construction of a new single-family residence.

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
 - Reactivate the Certificate of Zoning Compliance and schedule 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.
6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$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 **\$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:

James Toale

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 7021 GRAND NATIONAL DR STE 100 ORLANDO, FL 32819-8378.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 07/02/2026



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1140176613

Ownership:

ST HOMES USA LLC

7021 GRAND NATIONAL DR STE 100, ORLANDO, FL, 32819-8378

Situs Address:

DODE AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1588 - PORT CHARLOTTE SUB 34

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 30-39S-22E

Census: 121150027472

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 13 BLK 1766 34TH 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. 
2025	\$16,100	\$0	\$0	\$16,100	\$16,100	\$0	\$16,100	\$0
2024	\$14,200	\$0	\$0	\$14,200	\$8,385	\$0	\$8,385	\$5,815
2023	\$14,500	\$0	\$0	\$14,500	\$7,623	\$0	\$7,623	\$6,877
2022	\$15,300	\$0	\$0	\$15,300	\$6,930	\$0	\$6,930	\$8,370
2021	\$6,300	\$0	\$0	\$6,300	\$6,300	\$0	\$6,300	\$0
2020	\$6,100	\$0	\$0	\$6,100	\$6,100	\$0	\$6,100	\$0
2019	\$5,900	\$0	\$0	\$5,900	\$5,564	\$0	\$5,564	\$336
2018	\$5,600	\$0	\$0	\$5,600	\$5,058	\$0	\$5,058	\$542
2017	\$4,700	\$0	\$0	\$4,700	\$4,598	\$0	\$4,598	\$102
2016	\$5,000	\$0	\$0	\$5,000	\$4,180	\$0	\$4,180	\$820

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
5/12/2024	\$24,000	2024068807	01	GOGREEN PROPERTY MGMT LLC	WD
1/19/2014	\$4,000	2014009993	01	OUR SHEPHERD EVANGELICAL LUTHERN CHURCH MISSOURI SYNOD INC	WD
10/20/2013	\$100	2013150096	17	WEBER OTTO F	QC
3/1/1981	\$2,700	1448/1566	01		NA

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

 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 6/22/2026
For general questions regarding the flood map, call (941) 861-5000.



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.

ST HOMES USA LLC

Respondent(s)

CASE NO.: CECASE-26-00828

ADDRESS OF VIOLATION:

2768 Dode Ave

North Port, FL 34288

PARCEL ID.: 1140176613

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 7021 GRAND NATIONAL DR STE 100, ORLANDO, FL 32819-8378 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

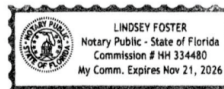
DATED: June 16th, 2026.

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 8854 60

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:

ST HOMES USA LLC

7021 GRAND NATIONAL DR STE 100

ORLANDO FL 32819-8378

Case Number: CECASE-26-00828

Parcel ID: 1140176613



Mailer: City of North Port

Date Produced: 07/07/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8331 8854 60. Our records indicate that this item was delivered on 07/06/2026 at 11:32 a.m. in ORLANDO, FL 32819. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "R. J. [unclear]".

Address of Recipient :

A handwritten address in black ink, appearing to be "7021".

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:

ST HOMES USA LLC
7021 GRAND NATIONAL DR STE 100
ORLANDO, FL 32819-8378

Customer Reference Number: C6965355.42692762



Return address:

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

Recipient address:

ST HOMES USA LLC
7021 GRAND NATIONAL DR STE 100
ORLANDO, FL 32819-8378

MAILING DATE: 07/02/2026
DELIVERY DATE: 07/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8331 8854 60

USPS Tracking Label Number: 9214 8901 9403 8331 8854 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/02/2026 08:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/02/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/03/2026 20:09
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/03/2026 21:24
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/04/2026 07:18
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/05/2026 14:22
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	ORLANDO,FL 32819	07/06/2026 11:32

CASE NUMBER: CECASE-26-00828
PARCEL ID: 1140176613