



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. }

MODERN BUILDERS INC }

Respondent(s) }

CASE NO.: CECASE-26-00236

ADDRESS OF VIOLATION: }

5490 JANUS AVE NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1145108811 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 04/28/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 5490 JANUS AVE NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 04/30/2026

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 30th day of April, 2026 by Tony Brehon.

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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
MODERN BUILDERS INC	}	
Respondent(s)	}	CASE NO.: CECASE-26-00236
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
5490 JANUS AVE NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1145108811	}	

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 04/23/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), MODERN BUILDERS INC, own(s) the property commonly known as 5490 JANUS AVE, North Port, Sarasota County, Florida LOT 11 BLK 1088 23RD ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Tony Brehon served the Respondent(s) a Notice of Violation, dated 01/27/2026.
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 sand debris on property.

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>.
6. If Respondent(s) fail(s) to correct the violation(s) by **May 18, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **May 19, 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 **05/28/2026 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.

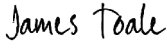
As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

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 23rd day of April, 2026.

Signed by:


B45087F0EE124AB...
JAMES L 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 8027 36TH STREET CIR E SARASOTA, FL 34243-6309.

COS Date: 04/28/2026

Signed by:


D2BE2045940849C...
Trysta Lynn Cassell
CITY CLERK NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1145108811

Ownership:

MODERN BUILDERS INC
 8027 36TH STREET CIR E, SARASOTA, FL, 34243-6309

Situs Address:

5490 JANUS AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1569 - PORT CHARLOTTE SUB 23

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

Status: OPEN

Sec/Twp/Rge: 33-39S-22E

Census: 121150027462

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 11 BLK 1088 23RD 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	\$15,500	\$0	\$0	\$15,500	\$15,500	\$0	\$15,500	\$0
2024	\$16,400	\$0	\$0	\$16,400	\$14,190	\$0	\$14,190	\$2,210
2023	\$12,900	\$0	\$0	\$12,900	\$12,900	\$0	\$12,900	\$0
2022	\$14,100	\$0	\$0	\$14,100	\$14,100	\$0	\$14,100	\$0
2021	\$5,300	\$0	\$0	\$5,300	\$4,719	\$0	\$4,719	\$581
2020	\$4,800	\$0	\$0	\$4,800	\$4,290	\$0	\$4,290	\$510
2019	\$3,900	\$0	\$0	\$3,900	\$3,900	\$0	\$3,900	\$0
2018	\$4,100	\$0	\$0	\$4,100	\$3,993	\$0	\$3,993	\$107
2017	\$3,700	\$0	\$0	\$3,700	\$3,630	\$0	\$3,630	\$70
2016	\$3,300	\$0	\$0	\$3,300	\$3,300	\$0	\$3,300	\$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


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/19/2022	\$100	2023019317	11	BLUERED INVESTMENTS LLC	QC
2/28/2022	\$71,300	2022079251	05	AMERICAN PRIME LLC	WD
8/13/2021	\$9,500	2021161685	37	MAYERS FAMILY REVOCABLE LIVING TRUST	WD
7/28/2003	\$100	2003167085	11	MAYERS ORLANDO & LAMONTE,	WD
7/1/1982	\$2,700	1522/1095	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/22/2026

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>
0411F	OUT	OUT	X	120279		OUT
0411F	OUT	OUT	X500	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 4/20/2026
 For general questions regarding the flood map, call (941) 861-5000.

DATE PRODUCED: 4/21/2026 2:46 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8362 0133 44

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA, FL 34243-6309

The above information represents information provided by the United States Postal Service.

Return Reference Number:

Mailer: City of North Port

Date Produced: 04/21/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 0133 44. Our records indicate that this item was delivered on 04/20/2026 at 11:31 a.m. in NORTH PORT, FL 34286. 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:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA, FL 34243-6309

Customer Reference Number: C6661702.40728889



Return address:

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



Recipient address:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA, FL 34243-6309

MAILING DATE: 03/17/2026
DELIVERY DATE: 04/20/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 0133 44

USPS Tracking Label Number: 9214 8901 9403 8362 0133 44

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/17/2026 06:33
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/17/2026 14:38
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/19/2026 15:08
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/19/2026 16:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/20/2026 12:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/21/2026 03:27
NO AUTHORIZED RECIPIENT AVAILABLE	SARASOTA,FL 34243	03/21/2026 16:04
REMINDER TO SCHEDULE REDELIVERY	SARASOTA,FL 34243	03/26/2026 03:13
PACKAGE RETURN NOTICE GENERATED	SARASOTA,FL 34243	04/05/2026 03:28
UNCLAIMED/BEING RETURNED TO SENDER	SARASOTA,FL 34230	04/14/2026 19:29
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/18/2026 05:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/19/2026 13:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/20/2026 00:45
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	04/20/2026 11:31

CASE NUMBER: CECASE-26-00236

PARCEL ID: 1145108811

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 3226 50

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA FL 34243-6309

Case Number: CECASE-26-00236

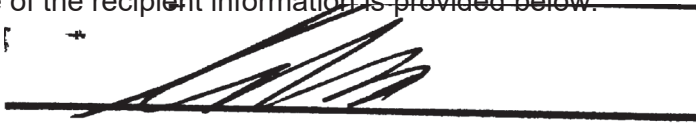
Parcel ID: 1145108811

Mailer: City of North Port

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 3226 50. Our records indicate that this item was delivered on 05/01/2026 at 11:15 a.m. in SARASOTA, FL 34243. 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:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA, FL 34243-6309

Customer Reference Number: C6782277.41483981



Return address:

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

Recipient address:

MODERN BUILDERS INC
8027 36TH STREET CIR E
SARASOTA, FL 34243-6309

MAILING DATE: 04/28/2026
DELIVERY DATE: 05/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 3226 50

USPS Tracking Label Number: 9214 8901 9403 8370 3226 50

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/28/2026 05:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/29/2026 20:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/29/2026 21:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/30/2026 03:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/01/2026 02:31
DELIVERED LEFT WITH INDIVIDUAL	SARASOTA,FL 34243	05/01/2026 11:15

CASE NUMBER: CECASE-26-00236

PARCEL ID: 1145108811