



**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.

}

ARTEAGA JANOV

}

Respondent(s)

}

CASE NO.: CECASE-25-01659

ADDRESS OF VIOLATION:

}

4703 LAS ALMANOS AVE NORTH PORT, FL,
34288-4288

}

Parcel ID.: 1144085607

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 12/17/2025 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 4703 LAS ALMANOS AVE NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 12/29/2025

**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 29th day of December, 2025 by Joshua Presson

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,

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vs.

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ARTEAGA JANOY

}

Respondent(s)

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CASE NO.: CECASE-25-01659

ADDRESS OF VIOLATION:

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CERTIFIED MAIL NO.:

4703 LAS ALMANOS AVE NORTH PORT, FL,
 34288-4288

}

Parcel ID.: 1144085607

}

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 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), ARTEAGA JANOY, own(s) the property commonly known as 4703 LAS ALMANOS AVE, North Port, Sarasota County, Florida LOT 7 BLK 856 12TH 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 07/03/2025.
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:
 - . Unsafe Conditions 7 - Exterior Walls (Hearing) | 304.1.1 IPMC

Exterior structure of unfinished / abandoned single family residence is in an unsafe condition. Windows are broken out, attic ladder is extended and down inside the garage, which is also missing a door. Open access is observed into the structure which causes a public safety hazard.

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
 - 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.



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

HEARING OFFICER

6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250** per day, beginning **01/06/2026**, 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 No maximum defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 violation(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

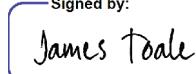
4970 City Hall Boulevard

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 11th day of December, 2025.

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 3742 BILLINGHAM LN NORTH PORT, FL 34288-8802.

COS Date: 12/16/2025

Signed by:

Trysta Cassell - CITY OF NORTHPORT
D2BE2045940849C...



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.

JANOY ARTEAGA

Respondent(s)

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CASE NO.: CECASE-25-01659

ADDRESS OF VIOLATION:

4703 Las Almanos Ave

North Port, FL 34288

PARCEL ID.: 1144085607

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AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 11/25/2025, 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 3742 BILLINGHAM LN, NORTH PORT, FL 34288-8802 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

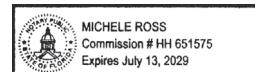
DATED: December 01, 2025.

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 01 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



Personally Known OR Produced Identification
Type of Identification Produced _____



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1144085607

Ownership:

ARTEAGA JANOV
3742 BILLINGHAM LN, NORTH PORT, FL, 34288-8802

Situs Address:

4703 LAS ALMANOS AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1540 - PORT CHARLOTTE SUB 12

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

Status: OPEN

Sec/Twp/Rge: 32-39S-22E

Census: 121150027461

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 7 BLK 856 12TH 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 | \$18,400 | \$0 | \$0 | \$18,400 | \$18,260 | \$0 | \$18,260 | \$140 |
| 2024 | \$16,600 | \$0 | \$0 | \$16,600 | \$16,600 | \$0 | \$16,600 | \$0 |
| 2023 | \$16,900 | \$0 | \$0 | \$16,900 | \$16,900 | \$0 | \$16,900 | \$0 |
| 2022 | \$16,900 | \$0 | \$0 | \$16,900 | \$16,900 | \$0 | \$16,900 | \$0 |
| 2021 | \$5,900 | \$0 | \$0 | \$5,900 | \$5,900 | \$0 | \$5,900 | \$0 |
| 2020 | \$5,400 | \$0 | \$0 | \$5,400 | \$5,400 | \$0 | \$5,400 | \$0 |
| 2019 | \$4,700 | \$0 | \$0 | \$4,700 | \$4,700 | \$0 | \$4,700 | \$0 |
| 2018 | \$4,400 | \$0 | \$0 | \$4,400 | \$3,850 | \$0 | \$3,850 | \$550 |
| 2017 | \$3,500 | \$0 | \$0 | \$3,500 | \$3,500 | \$0 | \$3,500 | \$0 |
| 2016 | \$3,700 | \$0 | \$0 | \$3,700 | \$3,520 | \$0 | \$3,520 | \$180 |

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 |
|---------------|------------------------|-------------------|--------------------|---------------------------------|-----------------|
| 12/1/2021 | \$13,000 | 2021216864 | 37 | FIRST CHOICE HOME BUILDERS LLC | WD |
| 3/19/2019 | \$18,500 | 2019035215 | 05 | FLORIDA RESERVE HOMES LLC | WD |
| 11/26/2018 | \$17,400 | 2018154463 | 05 | AMERICAN ESTATE & TRUST | WD |
| 8/28/2014 | \$6,800 | 2014106147 | 37 | ROCK IT HOMES LLC | WD |
| 5/23/2014 | \$22,200 | 2014067302 | 37 | DAUPHIN VENTURES LLC | WD |
| 5/28/2008 | \$100 | 2008075071 | X2 | PLEASANT VALLEY LLC, | WD |
| 5/2/2008 | \$100 | 2008068193 | X2 | PLEASANT VALLEY LTD PRTSHP, | WD |
| 12/14/2007 | \$189,000 | 2007188667 | X2 | DOLLAR MANAGEMENT SERVICES INC, | WD |
| 12/4/2007 | \$150,000 | 2007188663 | X2 | PRESNO LLC, | WD |
| 6/27/2007 | \$100 | 2007111819 | X2 | RHODES CAPITAL PARTNERS LLC, | WD |
| 12/28/2006 | \$100 | 2007000331 | X2 | PRESNO LLC, | WD |
| 10/13/2005 | \$26,000 | 2005243776 | 01 | TEEN CHALLENGE OF FLORIDA INC, | WD |
| 12/30/1996 | \$100 | 2942/185 | 11 | HOFFMAN THOMAS R | QC |
| 11/1/1983 | \$4,600 | 1655/1351 | 11 | | NA |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/10/2025

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 12/8/2025

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



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1301 10

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

ARTEAGA JANOV
3742 BILLINGHAM LN
NORTH PORT FL 34288-8802

Case Number: CECASE-25-01659

Parcel ID: 1144085607

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