



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.

}

TODD SCOTT (TTEE), EVERLAND CAPITAL
PARTNERS 4 LAND TRUST

}

Respondent(s)

}

CASE NO.: CECASE-26-00316

ADDRESS OF VIOLATION:

}

0 BREADNUT ST NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1125232731

}

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 an ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 0 BREADNUT ST 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

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.	}	
TODD SCOTT (TTEE), EVERLAND CAPITAL PARTNERS 4 LAND TRUST	}	
Respondent(s)	}	CASE NO.: CECASE-26-00316
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
0 BREADNUT ST NORTH PORT, FL, 34288-4288	}	
Parcel ID.: 1125232731	}	

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), TODD SCOTT (TTEE), EVERLAND CAPITAL PARTNERS 4 LAND TRUST, own(s) the property commonly known as 0 BREADNUT ST, North Port, Sarasota County, Florida LOT 31 BLK 2327 47TH 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 02/03/2026.
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 a burned trailer, tree debris, trash on property.
Prohibited Parking Limitations | 59-1 (C)(1) NPCC
 Prohibited parking of trailer.

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>.
 - Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice



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 **May 18, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$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 & \$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

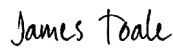
4970 City Hall Boulevard

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 500 WESTOVER DR SANFORD, NC 27330-8941.

COS Date: 04/28/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CHIEF OF NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1125232731

Ownership:

TODD B SCOTT (TTEE)
EVERLAND CAPITAL PARTNERS 4 LAND TRUST
500 WESTOVER DR, SANFORD, NC, 27330-8941

Situs Address:

BREADNUT ST NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 23-39S-22E

Census: 121150027462

Zoning: R3 - RESIDENTIAL MULTI-FAMILY

Total Living Units: 0

Parcel Description: LOT 31 BLK 2327 47TH 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	\$6,800	\$0	\$0	\$6,800	\$6,800	\$0	\$6,800	\$0
2024	\$6,600	\$0	\$0	\$6,600	\$6,600	\$0	\$6,600	\$0
2023	\$6,400	\$0	\$0	\$6,400	\$2,339	\$0	\$2,339	\$4,061
2022	\$6,800	\$0	\$0	\$6,800	\$2,126	\$0	\$2,126	\$4,674
2021	\$2,400	\$0	\$0	\$2,400	\$1,933	\$0	\$1,933	\$467
2020	\$1,800	\$0	\$0	\$1,800	\$1,757	\$0	\$1,757	\$43
2019	\$1,800	\$0	\$0	\$1,800	\$1,597	\$0	\$1,597	\$203
2018	\$1,500	\$0	\$0	\$1,500	\$1,452	\$0	\$1,452	\$48
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$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
5/17/2024	\$100	2024070207	11	MT LAND VENTURES LLC	QC
3/10/2023	\$7,500	2023043638	01	Q SMITH HOMES LLC	WD
8/15/2012	\$354,600	2012115857	05	AQ FL LAND LLC,	WD
8/14/2012	\$225,000	2012110566	12	FLORIDA COMMUNITY BANK NA,	WD
8/14/2012	\$100	2012110565	11	FDIC REC FOR FLORIDA COMMUNITY BANK,	ID
6/26/2007	\$216,800	2007103131	X2	ROY BONILLA REAL ESTATE INC,	OT
8/8/2006	\$25,000	2006148800	01	SCHMITZ IDA L,	WD
4/17/1990	\$5,800	2225/1101	15	GENERAL DEVELOPMENT CORP	WD

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>
0404F	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 4/20/2026
For general questions regarding the flood map, call (941) 861-5000.

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 36

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:

TODD SCOTT (TTEE) EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD NC 27330-8941

Case Number: CECASE-26-00316

Parcel ID: 1125232731



Mailer: City of North Port

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 3226 36. Our records indicate that this item was delivered on 05/04/2026 at 03:16 p.m. in SANFORD, NC 27330. The scanned image of the recipient information is provided below.

Signature of Recipient :

A scanned image of a handwritten signature in black ink, which appears to read "Terrell G. Phillips". The signature is written over a horizontal line.

Address of Recipient :

A scanned image of a handwritten address in black ink, which appears to read "101 Westover Dr.". The address is written over a horizontal line.

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:

TODD SCOTT (TTEE), EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD, NC 27330-8941

Customer Reference Number: C6782277.41483979



Return address:

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

Recipient address:

TODD SCOTT (TTEE),EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD, NC 27330-8941

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

USPS CERTIFIED MAIL



9214 8901 9403 8370 3226 36

USPS Tracking Label Number: 9214 8901 9403 8370 3226 36

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	GREENSBORO NC DISTRIBUTION CENT 27498	05/02/2026 02:14
PROCESSED THROUGH USPS FACILITY	GREENSBORO NC DISTRIBUTION CENT 27498	05/03/2026 20:41
PROCESSED THROUGH USPS FACILITY	GREENSBORO NC DISTRIBUTION CENT 27498	05/04/2026 02:20
DELIVERED LEFT WITH INDIVIDUAL	SANFORD,NC 27330	05/04/2026 15:16

CASE NUMBER: CECASE-26-00316
PARCEL ID: 1125232731