



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.

}

WAGNER KODY STEVEN

}

Respondent(s)

}

CASE NO.: CECASE-25-01928

ADDRESS OF VIOLATION:

}

2653 HOPWOOD RD NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0974179913

}

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 2653 HOPWOOD RD NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 12/29/2025

George a. White

George White, 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 George White.

Trysta Lynn Casell

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.	}	
WAGNER KODY STEVEN	}	
Respondent(s)	}	CASE NO.: CECASE-25-01928
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
2653 HOPWOOD RD NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0974179913	}	

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), WAGNER KODY STEVEN, own(s) the property commonly known as 2653 HOPWOOD RD, North Port, Sarasota County, Florida LOT 13 BLK 1799 37TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 07/16/2025.
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:
 - . Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCCRed mustang parked in driveway inoperable with flat tires.

Violation remains.

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
 - Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.



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 **\$10** 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 \$1000, 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 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

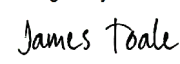
4970 City Hall Boulevard

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 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 2653 HOPWOOD RD NORTH PORT, FL 34287-4136.

COS Date: 12/16/2025

Signed by:

D2BE2045940849C...
Trysta 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.

KODY STEVEN WAGNER

Respondent(s)

CASE NO.: CECASE-25-01928

ADDRESS OF VIOLATION:

2653 Hopwood Rd

North Port, FL 34287

PARCEL ID.: 0974179913

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 2653 HOPWOOD RD, NORTH PORT, FL 34287-4136 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: December 01, 2025.

Trysta Lynn Cassell

Trysta Cassell, Affiant

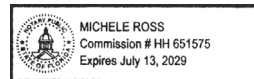
Recording Secretary

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

Michele Ross - 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 0974179913

Ownership:

WAGNER KODY STEVEN

2653 HOPWOOD RD, NORTH PORT, FL, 34287-4136

Situs Address:

2653 HOPWOOD RD NORTH PORT, FL, 34287

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1593 - PORT CHARLOTTE SUB 37

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 19-39S-21E

Census: 121150027392

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 13 BLK 1799 37TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
2653 HOPWOOD RD NORTH PORT, FL, 34287	1	3	2	0	2004	2009	2,526	1,849	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$15,700	\$212,100	\$0	\$227,800	\$227,800	\$50,722	\$177,078	\$0
2024	\$17,500	\$225,700	\$0	\$243,200	\$243,200	\$50,000	\$193,200	\$0
2023	\$17,400	\$246,200	\$0	\$263,600	\$263,600	\$50,000	\$213,600	\$0
2022	\$17,500	\$239,100	\$0	\$256,600	\$256,600	\$50,000	\$206,600	\$0
2021	\$9,100	\$183,600	\$0	\$192,700	\$192,700	\$0	\$192,700	\$0
2020	\$8,500	\$165,600	\$0	\$174,100	\$161,246	\$50,000	\$111,246	\$12,854
2019	\$8,500	\$171,000	\$0	\$179,500	\$157,621	\$50,000	\$107,621	\$21,879
2018	\$7,800	\$150,000	\$400	\$158,200	\$154,682	\$50,000	\$104,682	\$3,518
2017	\$5,800	\$145,300	\$400	\$151,500	\$151,500	\$50,000	\$101,500	\$0
2016	\$4,900	\$146,000	\$0	\$150,900	\$132,354	\$0	\$132,354	\$18,546

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: Yes - [Notice to Buyers](#)

Grant Year	Value
2022	\$25,722.00
2022	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/1/2021	\$220,000	2021018103	01	O CONNELL CHRISTINE L	WD
10/14/2016	\$170,000	2016131242	01	LAKIN WILLIAM D	WD
11/3/2004	\$180,800	2004214190	01	BATTLE III,JESSE B	WD
2/18/2004	\$100	2004113129	X2	MOORE,ELEANORA L	WD
4/23/2002	\$100	2003033578	X2	SOURCE USA INC,	WD
4/3/2002	\$30,000	2002056241	X2	MILNAR,LLOYD E	WD
7/20/2001	\$17,500	2001137133	X2	SHADE CORPORATION,	WD
5/17/2001	\$10,000	2001077937	X2	VAN GUCHT,HERMAN	WD
5/17/2001	\$10,000	2001077936	X2	MIDWEST ACQUISITIONS LLC,	WD
12/15/2000	\$70,000	2000161608	X2	GREYHOUND FINANCIAL CORP,	WD
5/16/1994	\$100	2646/1556	15	N C N B NATIONAL BANK	TR
12/29/1989	\$100	2178/1526	11	GENERAL DEVELOPMENT CORP	WD

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
11/1/1984	\$12,600	1737/232	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>
0378F	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 1300 97

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:

WAGNER KODY STEVEN

2653 HOPWOOD RD

NORTH PORT FL 34287-4136

Case Number: CECASE-25-01928

Parcel ID: 0974179913



Mailer: City of North Port

Date Produced: 12/22/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 1300 97. Our records indicate that this item was delivered on 12/19/2025 at 01:42 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Steven Kody Wagner". The signature is written in a cursive, flowing style.

Address of Recipient :

**2653 HOPWOOD RD, NORTH
PORT, FL 34287**

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:

WAGNER KODY STEVEN
2653 HOPWOOD RD
NORTH PORT, FL 34287-4136

Customer Reference Number: C6431811.39243156



Return address:

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

Recipient address:

WAGNER KODY STEVEN
2653 HOPWOOD RD
NORTH PORT, FL 34287-4136

MAILING DATE: 12/16/2025
DELIVERY DATE: 12/19/2025

USPS CERTIFIED MAIL



9214 8901 9403 8347 1300 97

USPS Tracking Label Number: 9214 8901 9403 8347 1300 97

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/16/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/16/2025 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/18/2025 03:07
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/18/2025 04:22
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/19/2025 01:44
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	12/19/2025 13:42

CASE NUMBER: CECASE-25-01928
PARCEL ID: 0974179913