



**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.

}

**TROY PARRISH**

}

Respondent(s)

}

CASE NO.: CECASE-25-03217

**ADDRESS OF VIOLATION:**

}

2905 VINEYARD CIR NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1147203110

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 04/29/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF MANDATORY HEARING by posting said Notice at 2905 VINEYARD CIR NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 04/30/2026

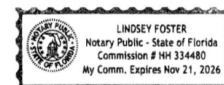
Joshua Presson, Affiant  
Development Services

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of April, 2026 by Joshua Presson.

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**

|                                              |   |                                  |
|----------------------------------------------|---|----------------------------------|
| <b>CITY OF NORTH PORT, FLORIDA</b>           | } |                                  |
| Petitioner,                                  | } |                                  |
| vs.                                          | } |                                  |
| <b>TROY PARRISH</b>                          | } |                                  |
| Respondent(s)                                | } | <b>CASE NO.: CECASE-25-03217</b> |
| <b>ADDRESS OF VIOLATION:</b>                 | } | <b>CERTIFIED MAIL NO.:</b>       |
| 2905 VINEYARD CIR NORTH PORT, FL, 34288-4288 | } |                                  |
| Parcel ID.: 1147203110                       | } |                                  |

**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), TROY PARRISH, own(s) the property commonly known as 2905 VINEYARD CIR, North Port, Sarasota County, Florida LOT 10 BLK 2031 44TH 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 11/05/2026.
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:  
Motor vehicles - Exterior Property Areas | 302.8 IPMC  
A green car in the driveway with no registration.  
Prohibited Parking Limitations | 59-1 (C)(1) NPCC  
Boat and trailer stored in the front yard of 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
  - 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.
  - 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 **05/19/2026**, 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 2905 VINEYARD CIR NORTH PORT, FL 34288-1827.

COS Date: 04/28/2026

Signed by:  
  
D2BE2045940849C...  
Trysta Cassell - CHIEF OF NORTHPORT



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 1147203110

**Ownership:**

PARRISH TROY

2905 VINEYARD CIR, NORTH PORT, FL, 34288-1827

**Situs Address:**

2905 VINEYARD CIR NORTH PORT, FL, 34288

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1766 - PORT CHARLOTTE SUB 44

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 34-39S-22E

**Census:** 121150027462

**Zoning:** AC10 - ACTIVITY CENTER 10

**Total Living Units:** 1

**Parcel Description:** LOT 10 BLK 2031 44TH ADD TO PORT CHARLOTTE

### Buildings

| <u>Situs - click address for building details</u> | <u>Bldg #</u> | <u>Beds</u> | <u>Baths</u> | <u>Half Baths</u> | <u>Year Built</u> | <u>Eff Yr Built</u> | <u>Gross Area</u> | <u>Living Area</u> | <u>Stories</u> |
|---------------------------------------------------|---------------|-------------|--------------|-------------------|-------------------|---------------------|-------------------|--------------------|----------------|
| 2905 VINEYARD CIR NORTH PORT, FL, 34288           | 1             | 3           | 2            | 0                 | 2008              | 2008                | 2,173             | 1,536              | 1              |

### Extra Features

There are no extra features associated with this parcel

### Values

| <u>Year</u> | <u>Land</u> | <u>Building</u> | <u>Extra Feature</u> | <u>Just</u> | <u>Assessed</u> | <u>Exemptions</u> | <u>Taxable</u> | <u>Cap.</u> |
|-------------|-------------|-----------------|----------------------|-------------|-----------------|-------------------|----------------|-------------|
| 2025        | \$13,100    | \$191,400       | \$0                  | \$204,500   | \$204,500       | \$0               | \$204,500      | \$0         |
| 2024        | \$12,000    | \$222,200       | \$0                  | \$234,200   | \$206,866       | \$0               | \$206,866      | \$27,334    |
| 2023        | \$11,500    | \$219,400       | \$0                  | \$230,900   | \$179,960       | \$0               | \$179,960      | \$50,940    |
| 2022        | \$12,900    | \$219,800       | \$0                  | \$232,700   | \$171,700       | \$0               | \$171,700      | \$61,000    |
| 2021        | \$4,800     | \$156,500       | \$0                  | \$161,300   | \$156,091       | \$0               | \$156,091      | \$5,209     |
| 2020        | \$4,500     | \$138,900       | \$0                  | \$143,400   | \$141,901       | \$0               | \$141,901      | \$1,499     |
| 2019        | \$4,200     | \$136,900       | \$0                  | \$141,100   | \$129,001       | \$0               | \$129,001      | \$12,099    |
| 2018        | \$3,700     | \$139,700       | \$0                  | \$143,400   | \$117,274       | \$0               | \$117,274      | \$26,126    |
| 2017        | \$2,600     | \$133,800       | \$0                  | \$136,400   | \$106,613       | \$0               | \$106,613      | \$29,787    |
| 2016        | \$2,600     | \$120,000       | \$0                  | \$122,600   | \$96,921        | \$0               | \$96,921       | \$25,679    |

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. [File for Homestead Exemption](#)

### Sales & Transfers

| <u>Transfer Date</u> | <u>Recorded Consideration</u> | <u>Instrument Number</u> | <u>Qualification Code</u> | <u>Grantor/Seller</u>           | <u>Instrument Type</u> |
|----------------------|-------------------------------|--------------------------|---------------------------|---------------------------------|------------------------|
| 2/5/2010             | \$82,500                      | 2010017003               | 38                        | GULFSTREAM PARTNERS LLC,        | WD                     |
| 2/5/2010             | \$100                         | 2010017002               | 11                        | BRANNON,ROSS F                  | WD                     |
| 2/5/2010             | \$100                         | 2010017001               | 11                        | GULFSTREAM DEVELOP GROUP LLC,   | WD                     |
| 11/10/2006           | \$184,000                     | 2006205628               | X3                        | BRANNON,ROSS F                  | WD                     |
| 11/4/2004            | \$30,000                      | 2004226609               | 01                        | GULFSTREAM DEVELOP GROUP LLC,   | WD                     |
| 5/10/2004            | \$332,200                     | 2004092223               | X2                        | NEW VISTA PROPERTIES INC        | WD                     |
| 1/16/2001            | \$1,507,400                   | 2001008248               | X2                        | ATLANTIC GULF COMMUNITIES CORP, | WD                     |
| 5/4/1993             | \$100                         | 2512/469                 | 15                        | N C N B NATIONAL BANK           | TR                     |
| 10/19/1989           | \$100                         | 2159/805                 | 11                        | 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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0412F             | 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 3227 11

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:

TROY PARRISH

2905 VINEYARD CIR

NORTH PORT FL 34288-1827

Case Number: CECASE-25-03217

Parcel ID: 1147203110