



**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. }

**JOHN V MCCALL** }

Respondent(s) }

CASE NO.: CECASE-26-00717

**ADDRESS OF VIOLATION:** }

Parcel ID.: 1003016734 }

**STATE OF FLORIDA** :  
: **SS**  
**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On 04/15/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 SOPRANO LN, NORTH PORT, FL 34286 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 04/29/2026

Blake Via, 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 April, 2026 by Blake Via.

Notary public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

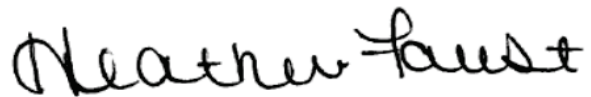
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



---

Heather Faust  
City Clerk

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 2792 SOPRANO LN , NORTH PORT, FL 34286-3597.

**DATED:** April 14th, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

Trysta Cassell – CITY OF NORTH PORT



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**CODE ENFORCEMENT DIVISION**  
4970 City Hall Boulevard - North Port, FL 34286  
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
JOHN V MCCALL }  
2792 SOPRANO LN }  
NORTH PORT, FL 34286-3597 }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
Soprano Ln }  
North Port, FL 34286 }  
PARCEL ID.: 1003016734 }

CASE NO.: CECASE-26-00717

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**OF SARASOTA** :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:  
Respondent(s) has been served with a Notice of Violation and Order to Correct Violation,  
dated 3/09/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:  
Debris, Fence, Inoperable vehicles, Underbrush clearing wth no permit, No permit for fence over 6 feet.
- (2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

**Violation Text**

Debris consisting of trash, pipes, wood, bricks, fence parts, pipes, on property.

**Violation Corrective Action(s)**

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>.

**Violation Description**

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

**Violation Text**

Parking inoperable vehicle, not in compliance with standards.

**Violation Corrective Action(s)**

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.

**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Permit required, (fence over 6 feet).

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).

**Violation Description**

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

**Violation Text**

CZC required for fence over 6 feet.

**Violation Corrective Action(s)**

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit:

<https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email [czcapplications@northportfl.gov](mailto:czcapplications@northportfl.gov).

(3) Field Inspection Notes:

Debris, fence without a permit, no PCZC, inoperable vehicles.,No change to the property. Violations confirmed. ,Posted on property.

DATED: 04/09/2026

*Blake Via*

Blake Via  
Inspector  
Neighborhood Development Services  
City of North Port,  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 09 day of APRIL, 2026, by Blake Via.

*Trysta Lynn Cassell*

Trysta Cassell - 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

**CODE ENFORCEMENT HEARING**

JOHN V MCCALL  
2792 SOPRANO LN  
NORTH PORT, FL 34286-3597

CECASE-26-00717  
Address of Violation

NORTH PORT, FL, 34286-4286  
PARCEL ID.: 1003016734

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “[CEInfo@northportfl.gov](mailto:CEInfo@northportfl.gov)”.

**Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at:** [www.northportfl.gov/cehearing](http://www.northportfl.gov/cehearing)

**More information on Code Enforcement can be found at:** [www.northportfl.gov/code](http://www.northportfl.gov/code)

**Information on Building Permits can be found at:** [www.northportfl.gov/permitting](http://www.northportfl.gov/permitting)



**CITY OF NORTH PORT  
SARASOTA COUNTY, FLORIDA  
Code Enforcement Division  
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION  
AND  
ORDER OF CORRECT**

JOHN V MCCALL  
2792 SOPRANO LN  
NORTH PORT, FL 34286-3597

**DATE:** March 9, 2026

CASE NO.: CECASE-26-00717  
REAL PROPERTY ADDRESS: Soprano Ln, North Port, FL 34286  
LOTS 34 & 35, BLK 167, 5TH ADD  
PARCEL ID: 1003016734  
SERVED BY: FIRST CLASS MAIL

**NOTICE OF VIOLATION**

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Permit Required (Fence over 6 feet).

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).

**Violation Description**

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

**Violation Text**

PCZC required for fence over 6 feet.

**Violation Corrective Action(s)**

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email [czcapplications@northportfl.gov](mailto:czcapplications@northportfl.gov).

**Violation Description**

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Blake Via  
Inspector  
Neighborhood Development Services  
e-mail:[bvia@northportfl.gov](mailto:bvia@northportfl.gov)



**Property Record Information for 1003016734**

**Ownership:**

MCCALL JOHN V  
 2792 SOPRANO LN, NORTH PORT, FL, 34286-3597

**Situs Address:**

SOPRANO LN NORTH PORT, FL, 34286

**Land Area:** 20,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1504 - PORT CHARLOTTE SUB 05

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 34-39S-21E

**Census:** 121150027432

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOTS 34 & 35, BLK 167, 5TH ADD TO PORT CHARLOTTE, SUBJ TO UNITY OF TITLE DESC IN ORI 2024022995

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

\* Indicates the parcel was the subject of a split or combine for tax year.

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap <span style="font-size: small;">i</span>
* 2025	\$32,000	\$0	\$0	\$32,000	\$32,000	\$0	\$32,000	\$0
2024	\$15,200	\$0	\$0	\$15,200	\$15,200	\$0	\$15,200	\$0
2023	\$15,900	\$0	\$0	\$15,900	\$8,346	\$0	\$8,346	\$7,554
2022	\$15,500	\$0	\$0	\$15,500	\$7,587	\$0	\$7,587	\$7,913
2021	\$7,300	\$0	\$0	\$7,300	\$6,897	\$0	\$6,897	\$403
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,500	\$0	\$0	\$5,500	\$5,280	\$0	\$5,280	\$220
2017	\$4,800	\$0	\$0	\$4,800	\$4,800	\$0	\$4,800	\$0
2016	\$5,100	\$0	\$0	\$5,100	\$4,831	\$0	\$4,831	\$269

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
12/22/2023	\$54,000	2023190903	01	DECARO ROBERT	WD
6/20/2023	\$0	2023099493	11	DECARO ROBERT	OT
5/31/2023	\$100	2023103920	11	DECARO ROBERT	QC
5/31/2023	\$0	2023088732	11	DE CARO VINCENT I	OT
1/1/1973	\$1,000	995/1673	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/8/2026

### 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>
0387G	OUT	OUT	X	120279		OUT
0387G	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 4/6/2026

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/09/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8360 6370 16

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/09/2026 14:30

ORIGINAL INTENDED RECIPIENT:

JOHN V MCCALL

2792 SOPRANO LN

NORTH PORT FL 34286-3597

Case Number: CECASE-26-00717

Parcel ID: 1003016734

DATE PRODUCED: 4/1/2026 2:31 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8360 6370 16

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN V MCCALL

2792 SOPRANO LN

NORTH PORT, FL 34286-3597

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

Return Reference Number:

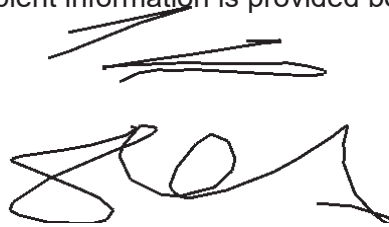
Mailer: City of North Port

Date Produced: 04/01/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8360 6370 16. Our records indicate that this item was delivered on 03/31/2026 at 10:21 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



A handwritten signature in black ink, appearing to read 'John V. McCall', is written over a red 'RETURN TO SENDER' stamp. The stamp is a hand with the index finger pointing left, containing the text 'RETURN TO SENDER' in red capital letters.

Address of Recipient :

**4970 CITY HALL BLVD, NORTH  
PORT, FL 34286**

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:

JOHN V MCCALL  
2792 SOPRANO LN  
NORTH PORT, FL 34286-3597

Customer Reference Number: C6636394.40585963



**Return address:**

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



**Recipient address:**

JOHN V MCCALL  
2792 SOPRANO LN  
NORTH PORT, FL 34286-3597

MAILING DATE: 03/09/2026  
DELIVERY DATE: 03/31/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8360 6370 16

**USPS Tracking Label Number: 9214 8901 9403 8360 6370 16**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/09/2026 09:02
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/09/2026 14:30
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/10/2026 22:06
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/10/2026 23:21
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/11/2026 13:56
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/12/2026 01:30
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	03/12/2026 12:07
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	03/13/2026 07:26
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34286	03/17/2026 03:57
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34286	03/27/2026 03:20
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	03/27/2026 08:23
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/29/2026 19:11
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/30/2026 15:49
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/31/2026 00:30
RETURN TO SENDER LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	03/31/2026 10:21

CASE NUMBER: CECASE-26-00717  
PARCEL ID: 1003016734

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/14/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8366 6626 85

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/14/2026 14:35

ORIGINAL INTENDED RECIPIENT:

JOHN V MCCALL

2792 SOPRANO LN

NORTH PORT FL 34286-3597

Case Number: CECASE-26-00717

Parcel ID: 1003016734