



**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. }

**HILLMAN KYLE D CASE, WOODS KAYLA M** }

Respondent(s) }

CASE NO.: CECASE-25-01042

**ADDRESS OF VIOLATION:** }

3042 LOPINTO ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0991185623 }

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

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

**AFFIDAVIT OF POSTING**

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Notice of Violation by posting said Notice at 3042 LOPINTO ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 09/09/2025

**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 9<sup>th</sup> day of 09/09/2025 by Tony Brehon

**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

**CODE ENFORCEMENT HEARING**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
HILLMAN KYLE D CASE, WOODS KAYLA M	}	
Respondent(s)	}	CASE NO.: CECASE-25-01042
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
3042 LOPINTO ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0991185623	}	

**NOTICE OF CONTINUANCE**

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on 08/28/2025. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from 08/28/2025 to 09/24/2025 at **9:00 a.m** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

***Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the “Request for Re-Inspection” form that is attached to this Order.***

Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL [ceinfo@northportfl.gov](mailto:ceinfo@northportfl.gov). Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

**DONE AND ORDERED**, for the City of North Port, Florida this 08/28/2025.

Signed by:  
  
 B45087F0EE124AB...  
 \_\_\_\_\_  
**JAMES E TOALE**  
 HEARING OFFICER

**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested*** to 3042 LOPINTO ST NORTH PORT, FL 34287-7318.

Signed by:  
  
4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 8:00 AM EDT

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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.

KAYLA M WOODS

KYLE D HILLMAN

Respondent(s)

CASE NO.: CECASE-25-01042

**ADDRESS OF VIOLATION:**

3042 Lopinto St

North Port, FL 34287

PARCEL ID.: 0991185623

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Leslie Vanatti, upon his/her Leslie Vanatti oath, deposes and says:

On 6/11/2025 12:00:00 AM, the Respondent(s) was served with a Affidavit of Violation dated 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 3042 LOPINTO ST, NORTH PORT, FL 34287-7318 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: June 10th, 2025.

Leslie Vanatti, 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 10 day of JUNE 2025, by Leslie Vanatti.

Leslie Vanatti - Notary Public - State of Florida



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



**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. }

**HILLMAN KYLE D CASE, WOODS KAYLA M** }

Respondent(s) }

CASE NO.: CECASE-25-01042

**ADDRESS OF VIOLATION:** }

3042 LOPINTO ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0991185623 }

**STATE OF FLORIDA** :

: **SS**

**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Affidavit of Violation by posting said Notice at 3042 LOPINTO ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 06/10/2025

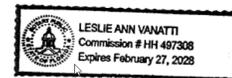
**Gavyn O'Neil, Affiant**  
**Development Services**

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 10th day of 06/10/2025 by Gavyn O'Neil

**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

**CODE ENFORCEMENT HEARING**

**CITY OF NORTH PORT, FLORIDA**

Petitioner,

vs.

KAYLA M WOODS

KYLE D HILLMAN

3042 LOPINTO ST

NORTH PORT, FL 34287-7318

Respondent(s)

**ADDRESS OF VIOLATION:**

3042 Lopinto St

North Port, FL 34287

PARCEL ID.: 0991185623

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CASE NO.: CECASE-25-01042

CERTIFIED MAIL NO.: 06/10/2025

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated , ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on August 28, 2025, in City Chambers, City Hall, ***4970 City Hall Boulevard, North Port, Florida***, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. .

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

***YOU ARE HEREBY ORDERED*** to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on August 28, 2025, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

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.

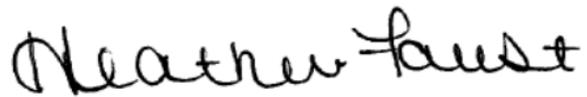
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



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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 3042 LOPINTO ST , NORTH PORT, FL 34287-7318.

**DATED:** June 10th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

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Leslie Vanatti – 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. }

KAYLA M WOODS }

KYLE D HILLMAN }

3042 LOPINTO ST }

NORTH PORT, FL 34287-7318 }

CASE NO.: CECASE-25-01042

Respondent(s) }

**ADDRESS OF VIOLATION:** }

3042 Lopinto St }

North Port, FL 34287 }

PARCEL ID.: 0991185623 }

**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 5/28/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

To many vehicles and parking violation

(2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

**Violation Description**

74-92, NPCC - Storage of certain vehicles. No vehicle, boat, bus, truck tractor, dump truck, on-duty wrecker, bucket truck, heavy equipment tractor, semitrailer, or construction equipment, including but not limited to front-end loader, bulldozer, skid steer, or ditch digger, as further defined by subsection 59-16(a) of this code, shall be parked for storage purposes, on any right-of-way within any district zoned for residential use, with the sole exception of construction equipment parked during the tenure of an active construction project. A vehicle or boat shall be deemed as 'parked for storage purposes, when it has not been moved in five consecutive days.'

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Remove the vehicle or boat which is currently stored on the right-of-way within ten (10) days of the date of this notice

**Violation Description**

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:  
a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Vehicle(s) must be removed from the public right-of-way immediately. \* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

**Violation Description**

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).

**Violation Text**

2 Heavy duty trailers in front of property on an unimproved surface not in compliance with the Municode

**Violation Corrective Action(s)**

Vehicle(s) must be removed from the property or meet allowed parking requirements within ten (10) days of the date of this notice. Criteria for allowed heavy duty vehicle(s) parking, reference North Port City Code 59-1 (c)(3) [https://library.municode.com/fl/north\\_port](https://library.municode.com/fl/north_port) Lot size / Combined maximum parking / Location limits / Buffer required / Landscape buffer / Landscape buffer exceptions.

**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**

One vehicle in disarray being stored in driveway.

**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**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. \*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

Over the limit of allowed vehicles in residential area. Only allowed 8 vehicles on a lot 20,000sqft. 2 trucks, 1 recreational vehicle and trailer parked on unimproved surface on the front left of the property.

**Violation Corrective Action(s)**

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

**Violation Description**

59-1(d) NPCC, Vehicles under repair - Normal light-duty vehicle maintenance and repair is allowed on residential lots. No visible evidence of such maintenance or repair shall be left on the residential lot when vehicle maintenance or repair is not actively occurring. No more than one vehicle at a time may be in a badly damaged or destroyed state, major disassembly, or inoperable. A vehicle in a badly damaged or destroyed state or major disassembly must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable.

**Violation Text**

Vehicle under repair in the driveway

**Violation Corrective Action(s)**

Vehicle(s) under repair must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable. Which then must be removed from the property or within an enclosed structure, or in compliance with the allowed parking standards. Compliance must be accomplished 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**

59-2 NPCC, Damage to the public right-of-way, abatement by city - (a) Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. (b) Abatement by city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity.

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

**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 in the right side of the property consisting of discarded rims and tires.

**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.

(3) Field Inspection Notes:

property owners have been informed on multiple occasions of the city's codes.

DATED: 5/28/2025



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Gavyn O'Neil  
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 29 day of MAY 2025, by Gavyn O'Neil.



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Leslie Vanatti - Notary Public - State of Florida



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



**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**

KAYLA M WOODS  
KYLE D HILLMAN  
3042 LOPINTO ST  
NORTH PORT, FL 34287-7318

**DATE:** May 28, 2025

CASE NO.: CECASE-25-01042  
REAL PROPERTY ADDRESS: 3042 Lopinto St, North Port, FL 34287  
LOTS 23 & 24 BLK 1856 39TH ADD  
PARCEL ID: 0991185623  
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**

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.



**Violation Description**

74-92, NPCC - Storage of certain vehicles. No vehicle, boat, bus, truck tractor, dump truck, on-duty wrecker, bucket truck, heavy equipment tractor, semitrailer, or construction equipment, including but not limited to front-end loader, bulldozer, skid steer, or ditch digger, as further defined by subsection 59-16(a) of this code, shall be parked for storage purposes, on any right-of-way within any district zoned for residential use, with the sole exception of construction equipment parked during the tenure of an active construction project. A vehicle or boat shall be deemed as 'parked for storage purposes, when it has not been moved in five consecutive days.'

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Remove the vehicle or boat which is currently stored on the right-of-way within ten (10) days of the date of this notice

**Violation Description**

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

**Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

**Violation Corrective Action(s)**

Vehicle(s) must be removed from the public right-of-way immediately. \* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

**Violation Description**

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).

**Violation Text**

2 Heavy duty trailers in front of property on an unimproved surface not in compliance with the Municode

**Violation Corrective Action(s)**

Vehicle(s) must be removed from the property or meet allowed parking requirements within ten (10) days of the date of this notice. Criteria for allowed heavy duty vehicle(s) parking, reference North Port City Code 59-1 (c)(3)

[https://library.municode.com/fl/north\\_port](https://library.municode.com/fl/north_port) Lot size / Combined maximum parking / Location limits / Buffer required / Landscape buffer / Landscape buffer exceptions.



**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**

One vehicle in disarray being stored in driveway.

**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**

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.

\*Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

**Violation Text**

Over the limit of allowed vehicles in residential area. Only allowed 8 vehicles on a lot 20,000sqft.  
2 trucks, 1 recreational vehicle and trailer parked on unimproved surface on the front left of the property.

**Violation Corrective Action(s)**

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



### **Violation Description**

59-1(d) NPCC, Vehicles under repair - Normal light-duty vehicle maintenance and repair is allowed on residential lots. No visible evidence of such maintenance or repair shall be left on the residential lot when vehicle maintenance or repair is not actively occurring. No more than one vehicle at a time may be in a badly damaged or destroyed state, major disassembly, or inoperable. A vehicle in a badly damaged or destroyed state or major disassembly must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable.

### **Violation Text**

Vehicle under repair in the driveway

### **Violation Corrective Action(s)**

Vehicle(s) under repair must be covered with a non-transparent tarp that is in good repair and free of tattering. A vehicle that has remained in a state of disassembly, active repair, or is badly damaged or destroyed for a period of more than 21 consecutive days shall be considered inoperable. Which then must be removed from the property or within an enclosed structure, or in compliance with the allowed parking standards. Compliance must be accomplished 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**

59-2 NPCC, Damage to the public right-of-way, abatement by city - (a) Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. (b) Abatement by city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity.

### **Violation Text**

3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way

### **Violation Corrective Action(s)**

Ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.



**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 in the right side of the property consisting of discarded rims and tires.

**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.

**FINES SHALL BE ASSESSED:**

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

***The fines which may be imposed include:***

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

**LIEN(S) MAY BE PLACED:**

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

***If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:***

Gavyn ONeil  
Inspector  
Neighborhood Development Services  
e-mail:[goneil@northportfl.gov](mailto:goneil@northportfl.gov)

DATE PRODUCED: 6/24/2025 2:35 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8316 3049 62

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

KAYLA M WOODS

KYLE D HILLMAN

3042 LOPINTO ST

NORTH PORT, FL 34287-7318

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

Return Reference Number:



Mailer: City of North Port

Date Produced: 06/24/2025

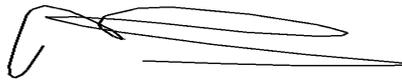
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8316 3049 62. Our records indicate that this item was delivered on 06/23/2025 at 11:55 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

KAYLA M WOODS  
KYLE D HILLMAN  
3042 LOPINTO ST  
NORTH PORT, FL 34287-7318

Customer Reference Number: C5932482.35976156



**Return address:**

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

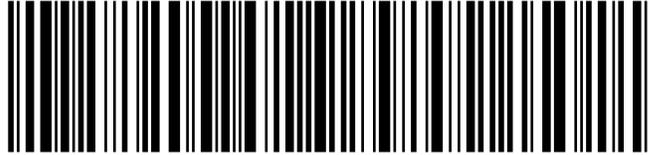


**Recipient address:**

KAYLA M WOODS  
KYLE D HILLMAN  
3042 LOPINTO ST  
NORTH PORT, FL 34287-7318

MAILING DATE: 05/29/2025  
DELIVERY DATE: 06/23/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8316 3049 62

**USPS Tracking Label Number: 9214 8901 9403 8316 3049 62**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/29/2025 11:03
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	05/29/2025 14:47
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	05/30/2025 19:30
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	05/30/2025 20:45
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	05/31/2025 02:47
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/31/2025 12:37
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/02/2025 00:43
NO ACCESS TO DLVRY LOCATION	NORTH PORT,FL 34287	06/02/2025 15:12
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	06/04/2025 08:55
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	06/09/2025 03:05
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	06/18/2025 09:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/20/2025 05:22
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/20/2025 08:13
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/21/2025 15:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/22/2025 22:54
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/23/2025 11:55

CASE NUMBER: CECASE-25-01042

PARCEL ID: 0991185623

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/29/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8316 3049 62

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/29/2025 14:47

ORIGINAL INTENDED RECIPIENT:

KAYLA M WOODS

KYLE D HILLMAN

3042 LOPINTO ST

NORTH PORT FL 34287-7318

Case Number: CECASE-25-01042

Parcel ID: 0991185623

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8331 5532 46

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 09/08/2025 14:33

ORIGINAL INTENDED RECIPIENT:

HILLMAN KYLE D CASE WOODS KAYLA M  
3042 LOPINTO ST  
NORTH PORT FL 34287-7318

Case Number: CECASE-25-01042

Parcel ID: 0991185623