



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.

KODY STEVEN WAGNER

2653 HOPWOOD RD

NORTH PORT, FL 34287-4136

Respondent(s)

ADDRESS OF VIOLATION:

2653 Hopwood Rd

North Port, FL 34287

PARCEL ID.: 0974179913

CASE NO.: CECASE-25-01928

CERTIFIED MAIL NO.: 10/23/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 10/14/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on December 11, 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. A Notice of Violation, dated 07/16/2025, was previously served by REGULAR MAIL.

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 December 11, 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.



Matthew Powell
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 2653 HOPWOOD RD , NORTH PORT, FL 34287-4136.

DATED: October 23rd, 2025.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is fluid and cursive, with the first name "Trysta" and last name "Cassell" being more prominent than the middle name "Lynn".

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.

KODY STEVEN WAGNER

2653 HOPWOOD RD

NORTH PORT, FL 34287-4136

Respondent(s)

ADDRESS OF VIOLATION:

2653 Hopwood Rd

North Port, FL 34287

PARCEL ID.: 0974179913

CASE NO.: CECASE-25-01928

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 07/16/2025, by first class mail, a copy of which is attached.

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

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

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

Red mustang parked in driveway inoperable with flat tires.

Violation remains.

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.

(3) Field Inspection Notes:

Red inoperable mustang parked in driveway with flat tires..Violation remains.

DATED: 10/14/2025

George a. White

George White
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 14 day of OCTOBER 2025, by George White.

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
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

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

DATE: July 16, 2025

CASE NO.: CECASE-25-01928
REAL PROPERTY ADDRESS: 2653 Hopwood Rd, North Port, FL 34287
LOT 13 BLK 1799 37TH ADD TO PO
PARCEL ID: 0974179913
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

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

Red mustang parked in driveway inoperable with flat tires.

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.

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:

George White
Inspector
Neighborhood Development Services
e-mail:gwhite@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/18/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8324 1834 98

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 07/18/2025 14:17

ORIGINAL INTENDED RECIPIENT:

KODY STEVEN WAGNER

2653 HOPWOOD RD

NORTH PORT FL 34287-4136

Case Number: CECASE-25-01928

Parcel ID: 0974179913



Mailer: City of North Port

Date Produced: 07/22/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8324 1834 98. Our records indicate that this item was delivered on 07/21/2025 at 03:58 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 be "Kody Steven Wagner".

A handwritten address in black ink, appearing to be "2653 Hopwood Rd, North Port, FL 34287".

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:

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

Customer Reference Number: C6056610.36828587



Return address:

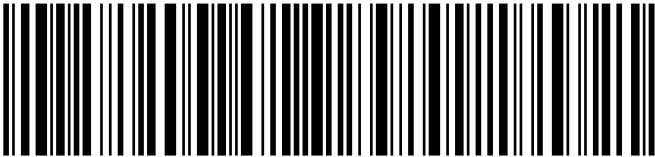
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 07/18/2025
DELIVERY DATE: 07/21/2025

USPS CERTIFIED MAIL



9214 8901 9403 8324 1834 98

USPS Tracking Label Number: 9214 8901 9403 8324 1834 98

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/18/2025 06:11
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/18/2025 14:17
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/19/2025 20:33
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/19/2025 21:48
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/20/2025 12:17
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/21/2025 01:39
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	07/21/2025 15:53
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	07/21/2025 15:58

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/23/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8338 8930 55

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 10/23/2025 14:31

ORIGINAL INTENDED RECIPIENT:

WAGNER KODY STEVEN

2653 HOPWOOD RD

NORTH PORT FL 34287-4136

Case Number: CECASE-25-01928

Parcel ID: 0974179913

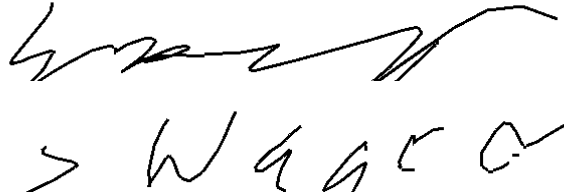
Mailer: City of North Port

Date Produced: 10/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8338 8930 55. Our records indicate that this item was delivered on 10/27/2025 at 02:17 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



S W A G N E R

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: C6297834.38358233



Return address:

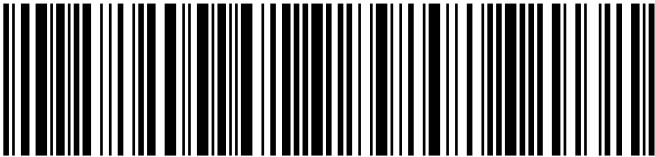
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 10/21/2025
DELIVERY DATE: 10/27/2025

USPS CERTIFIED MAIL



9214 8901 9403 8338 8930 55

USPS Tracking Label Number: 9214 8901 9403 8338 8930 55

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/21/2025 09:45
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/23/2025 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/25/2025 12:43
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/25/2025 13:58
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/26/2025 02:40
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	10/27/2025 14:17

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