



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**DEVELOPMENT SERVICES**  
**CODE ENFORCEMENT DIVISION**  
**4970 City Hall Boulevard – North Port, FL. 34286**

**CITY OF NORTH PORT, FLORIDA**

}

Petitioner,

}

vs.

}

**WAGNER KODY STEVEN**

}

Respondent(s)

}

CASE NO.: CECASE-25-01928

**ADDRESS OF VIOLATION:**

}

2653 HOPWOOD RD NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0974179913

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 12/17/2025 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 2653 HOPWOOD RD NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 12/29/2025

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George White, Affiant  
Development Services

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

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 29th day of December, 2025 by George White.

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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

**HEARING OFFICER**

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

**ORDER FOR COMPLIANCE**  
**NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE**

**AFTER DUE NOTICE** to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), WAGNER KODY STEVEN, own(s) the property commonly known as 2653 HOPWOOD RD, North Port, Sarasota County, Florida LOT 13 BLK 1799 37TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 07/16/2025.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

***Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:***

4. Respondent's actions constitute a violation of:
  - . Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCCRed mustang parked in driveway inoperable with flat tires.

Violation remains.

***Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon***

***ORDERED that:***

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



**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
4970 City Hall Boulevard – North Port, FL. 34286

**HEARING OFFICER**

6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **01/06/2026**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of \$1000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violation(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

*As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:*

**Code Enforcement Division Manager**

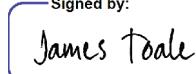
4970 City Hall Boulevard

North Port, FL 34286-4100

ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

**DONE AND ORDERED**, for the City of North Port, Florida this 11th day of December, 2025.

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

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by **Certified Mail/Return Receipt Requested** at 2653 HOPWOOD RD NORTH PORT, FL 34287-4136.

COS Date: 12/16/2025

Signed by:  
  
Trysta Lynn Cassell  
D2BE2045940849C...  
Trysta Cassell - CITY OF NORTHPORT



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

VS.

KODY STEVEN WAGNER

Respondent(s)

}

}

}

}

CASE NO.: CECASE-25-01928

ADDRESS OF VIOLATION:

2653 Hopwood Rd

North Port, FL 34287

PARCEL ID.: 0974179913

}

}

}

**AFFIDAVIT OF MAILING AND POSTING**

**STATE OF FLORIDA** :

: ss

**OF SARASOTA** :

The undersigned Trysta Cassell, upon his/her Trysta Cassell oath, deposes and says:

On 11/25/2025, the Respondent(s) was served with a Notice of Mandatory Hearing by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 2653 HOPWOOD RD, NORTH PORT, FL 34287-4136 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

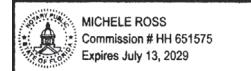
DATED: December 01, 2025.

Trysta Cassell, Affiant  
Recording Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 01 day of DECEMBER 2025, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



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



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0974179913**

**Ownership:**

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

**Situs Address:**

2653 HOPWOOD RD NORTH PORT, FL, 34287

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

**Municipality:** City of North Port

**Subdivision:** 1593 - PORT CHARLOTTE SUB 37

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

**Status** OPEN

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

**Census:** 121150027392

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

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

## Buildings

<a href="#">Situs - click address for building details</a> <span style="color: blue;">i</span>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b> <span style="color: blue;">i</span>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
2653 HOPWOOD RD NORTH PORT, FL, 34287	1	3	2	0	2004	2009	2,526	1,849	1

## Extra Features

There are no extra features associated with this parcel

## Values

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

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

## Current Exemptions

**Homestead Property:** Yes - [Notice to Buyers](#)

<b>Grant Year</b> <span style="color: blue;">i</span>	<b>Value</b>
2022	\$25,722.00
2022	\$25,000.00

## Sales & Transfers

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

Transfer Date  
11/1/1984

Recorded Consideration  
\$12,600

Instrument Number  
1737/232

Qualification Code  
11

Grantor/Seller

Instrument Type  
NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/10/2025

### FEMA Flood Zone Information provided by Sarasota County Government

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA</u>
0378F	OUT	OUT	X	120279		OUT

\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8050

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 12/8/2025

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



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## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1300 97

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

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

Case Number: CECASE-25-01928

Parcel ID: 0974179913

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

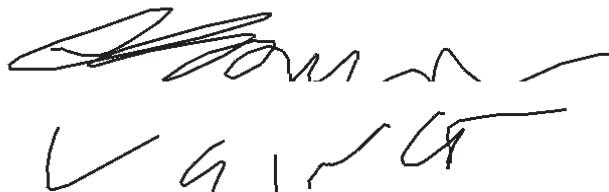
Mailer: City of North Port

Date Produced: 12/22/2025

ConnectSuite Inc.:

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

Signature of Recipient :



Address of Recipient :

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

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

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

Customer Reference Number: C6431811.39243156

**Return address:**

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

**Recipient address:**

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

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

**USPS CERTIFIED MAIL**

9214 8901 9403 8347 1300 97

**USPS Tracking Label Number: 9214 8901 9403 8347 1300 97**

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

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