



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. }

TODD SCOTT (TTEE),EVERLAND CAPITAL
PARTNERS 4 LAND TRUST }

Respondent(s) }

CASE NO.: CECASE-26-00316

ADDRESS OF VIOLATION: }

0 BREADNUT ST NORTH PORT, FL, 34288-4288 }

Parcel ID.: 1125232731 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 03/11/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 BREADNUT ST NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

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 19th day of March, 2026 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

TODD SCOTT (TTEE), EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD, NC 27330-8941

CECASE-26-00316
Address of Violation
0 BREADNUT ST
NORTH PORT, FL, 34288-4288
PARCEL ID.: 1125232731

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”.

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

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



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.	}
	}
EVERLAND CAPITAL PARTNERS 4 LAND TRUST	}
TODD SCOTT (TTEE)	}
500 WESTOVER DR	}
SANFORD, NC 27330-8941)
)
Respondent(s)	}
	}
ADDRESS OF VIOLATION:	}
0 Breadnut St	}
North Port, FL 34288)
PARCEL ID.: 1125232731	

CASE NO.: CECASE-26-00316
CERTIFIED MAIL NO.: 03/10/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 03/04/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on April 23, 2026, 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 02/03/2026, 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 April 23, 2026, 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.

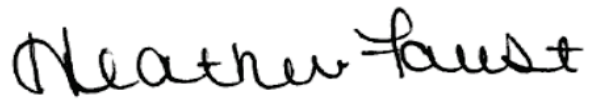
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



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 500 WESTOVER DR , SANFORD, NC 27330-8941.

DATED: March 10th, 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. }
 }
 EVERLAND CAPITAL PARTNERS 4 LAND TRUST }
 TODD SCOTT (TTEE) }
 500 WESTOVER DR }
 SANFORD, NC 27330-8941 }
 }
 Respondent(s) }
 }
ADDRESS OF VIOLATION: }
 0 Breadnut St }
 North Port, FL 34288 }
 PARCEL ID.: 1125232731 }

CASE NO.: CECASE-26-00316

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 2/03/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Debris/Prohibited Parking
- (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 burned trailer, tree debris, trash 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 (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

Prohibited parking of trailer.

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

(3) Field Inspection Notes:

Violation remains

DATED: 03/04/2026



Tony Brehon
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 04 day of MARCH 2026, by Tony Brehon.



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

EVERLAND CAPITAL PARTNERS 4 LAND TRUST
TODD B SCOTT (TTEE)
500 WESTOVER DR
SANFORD, NC 27330-8941

DATE: February 3, 2026

CASE NO.: CECASE-26-00316
REAL PROPERTY ADDRESS: 0 Breadnut St, North Port, FL 34288
LOT 31 BLK 2327 47TH ADD TO PO
PARCEL ID: 1125232731
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 (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

Parking Prohibited Of Trailer

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

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 burned trailer tree debris trash 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>.

Tony Brehon
Inspector
Neighborhood Development Services
e-mail:abrehon@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1125232731

Ownership:

TODD B SCOTT (TTEE)
 EVERLAND CAPITAL PARTNERS 4 LAND TRUST
 500 WESTOVER DR, SANFORD, NC, 27330-8941

Situs Address:

BREADNUT ST NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 23-39S-22E

Census: 121150027462

Zoning: R3 - RESIDENTIAL MULTI-FAMILY

Total Living Units: 0

Parcel Description: LOT 31 BLK 2327 47TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2025	\$6,800	\$0	\$0	\$6,800	\$6,800	\$0	\$6,800	\$0
2024	\$6,600	\$0	\$0	\$6,600	\$6,600	\$0	\$6,600	\$0
2023	\$6,400	\$0	\$0	\$6,400	\$2,339	\$0	\$2,339	\$4,061
2022	\$6,800	\$0	\$0	\$6,800	\$2,126	\$0	\$2,126	\$4,674
2021	\$2,400	\$0	\$0	\$2,400	\$1,933	\$0	\$1,933	\$467
2020	\$1,800	\$0	\$0	\$1,800	\$1,757	\$0	\$1,757	\$43
2019	\$1,800	\$0	\$0	\$1,800	\$1,597	\$0	\$1,597	\$203
2018	\$1,500	\$0	\$0	\$1,500	\$1,452	\$0	\$1,452	\$48
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0

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
5/17/2024	\$100	2024070207	11	MT LAND VENTURES LLC	QC
3/10/2023	\$7,500	2023043638	01	Q SMITH HOMES LLC	WD
8/15/2012	\$354,600	2012115857	05	AQ FL LAND LLC,	WD
8/14/2012	\$225,000	2012110566	12	FLORIDA COMMUNITY BANK NA,	WD
8/14/2012	\$100	2012110565	11	FDIC REC FOR FLORIDA COMMUNITY BANK,	ID
6/26/2007	\$216,800	2007103131	X2	ROY BONILLA REAL ESTATE INC,	OT
8/8/2006	\$25,000	2006148800	01	SCHMITZ IDA L,	WD
4/17/1990	\$5,800	2225/1101	15	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/3/2026

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>
0404F	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 3/2/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 02/03/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 9659 65

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 02/03/2026 14:21

ORIGINAL INTENDED RECIPIENT:

EVERLAND CAPITAL PARTNERS 4 LAND TRUST

TODD B SCOTT (TTEE)

500 WESTOVER DR

SANFORD NC 27330-8941

Case Number: CECASE-26-00316

Parcel ID: 1125232731

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/10/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8360 8584 11

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/10/2026 14:23

ORIGINAL INTENDED RECIPIENT:

TODD SCOTT (TTEE) EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD NC 27330-8941

Case Number: CECASE-26-00316

Parcel ID: 1125232731



Mailer: City of North Port

Date Produced: 03/17/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8360 8584 11. Our records indicate that this item was delivered on 03/16/2026 at 02:55 p.m. in SANFORD, NC 27330. 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:

TODD SCOTT (TTEE),EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD, NC 27330-8941

Customer Reference Number: C6639832.40606189



Return address:

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

Recipient address:

TODD SCOTT (TTEE),EVERLAND CAPITAL
PARTNERS 4 LAND TRUST
500 WESTOVER DR
SANFORD, NC 27330-8941

MAILING DATE: 03/10/2026
DELIVERY DATE: 03/16/2026

USPS CERTIFIED MAIL



9214 8901 9403 8360 8584 11

USPS Tracking Label Number: 9214 8901 9403 8360 8584 11

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/10/2026 05:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/10/2026 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/11/2026 19:49
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/11/2026 21:04
PROCESSED THROUGH USPS FACILITY	GREENSBORO NC DISTRIBUTION CENT 27498	03/15/2026 07:32
PROCESSED THROUGH USPS FACILITY	GREENSBORO NC DISTRIBUTION CENT 27498	03/16/2026 01:17
DELIVERED LEFT WITH INDIVIDUAL	SANFORD,NC 27330	03/16/2026 14:55

CASE NUMBER: CECASE-26-00316
PARCEL ID: 1125232731