



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

CITY OF NORTH PORT, FLORIDA }

Petitioner, }

vs. }

JOHN V MCCALL }

Respondent(s) }

CASE NO.: CECASE-26-00717

ADDRESS OF VIOLATION: }

Parcel ID.: 1003016734 }

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 06/05/2026 the Respondent(s) was served with a Order for Compliance Notice of Hearing to Assess Administrative Fine by posting said Notice at 1003016734, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/09/2026

Kevin Raducci, 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 9th day of June, 2026 by Kevin Raducci.

Notary public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





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

HEARING OFFICER

| | | |
|------------------------------------|---|---------------------------|
| CITY OF NORTH PORT, FLORIDA | } | |
| Petitioner, | } | |
| vs. | } | |
| JOHN V MCCALL | } | |
| Respondent(s) | } | CASE NO.: CECASE-26-00717 |
| ADDRESS OF VIOLATION: | } | CERTIFIED MAIL NO.: |
| | } | |
| Parcel ID.: 1003016734 | } | |

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 **05/28/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), JOHN V MCCALL, own(s) the property commonly known as 1003016734, North Port, Sarasota County, Florida, LOTS 34 & 35, BLK 167, 5TH ADD TO PORT CHARLOTTE, SUBJ TO UNITY OF TITLE DESC IN ORI 2024022995 a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Blake Via served the Respondent(s) a Notice of Violation, dated 03/09/2026.
- 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:

Accumulation of Debris (Default Hearing) | 42-23 NPCC

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

Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCC

Parking inoperable vehicle, not in compliance with standards.

Permit Required | 105.1 FBC

Permit required, (fence over 6 feet).

Certificate of Zoning Compliance (CZC) Required | 2.2.5 ULDC

CZC required for fence over 6 feet.



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

HEARING OFFICER

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

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly

- 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>.
- 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.
- Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.
- Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

6. If Respondent(s) fail(s) to correct the violation(s) by **June 21, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$10, \$50, & \$25** per day, beginning **06/22/2026**, 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, \$1000, \$5000, & \$2000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **06/25/2026 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 violations(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

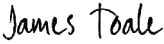
4970 City Hall Boulevard

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 28th day of May, 2026.


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 2792 SOPRANO LN NORTH PORT, FL 34286-3597.

COS Date: 06/04/2026

Signed by:

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.

JOHN V MCCALL

Respondent(s)

CASE NO.: CECASE-26-00717

ADDRESS OF VIOLATION:

Soprano Ln

North Port, FL 34286

PARCEL ID.: 1003016734

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 05/14/2026, 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 2792 SOPRANO LN, NORTH PORT, FL 34286-3597 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

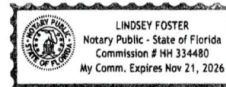
DATED: May 27th, 2026.

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 27th day of MAY, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



X Personally Known OR ___ Produced Identification
Type of Identification Produced _____

DATE PRODUCED: 5/12/2026 3:21 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8366 6626 85

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

JOHN V MCCALL

2792 SOPRANO LN

NORTH PORT, FL 34286-3597

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

Return Reference Number:



Mailer: City of North Port

Date Produced: 05/12/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8366 6626 85. Our records indicate that this item was delivered on 05/11/2026 at 01:01 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

On File
On File

Address of Recipient :

City of North Port
FL 34286

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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6740904.41234916



Return address:

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



Recipient address:

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

MAILING DATE: 04/14/2026
DELIVERY DATE: 05/11/2026

USPS CERTIFIED MAIL



9214 8901 9403 8366 6626 85

USPS Tracking Label Number: 9214 8901 9403 8366 6626 85

| USPS Tracking History | Location | Date / Time |
|---|---------------------------------------|------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 04/14/2026 05:30 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 04/14/2026 14:35 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 04/15/2026 16:53 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 04/15/2026 18:08 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 04/16/2026 14:16 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 04/17/2026 02:44 |
| NO AUTHORIZED RECIPIENT AVAILABLE | NORTH PORT,FL 34286 | 04/17/2026 11:42 |
| AVAILABLE FOR PICKUP | NORTH PORT,FL 34287 | 04/18/2026 11:21 |
| REMINDER TO SCHEDULE REDELIVERY | NORTH PORT,FL 34286 | 04/22/2026 03:40 |
| PACKAGE RETURN NOTICE GENERATED | NORTH PORT,FL 34286 | 05/02/2026 03:46 |
| UNCLAIMED/BEING RETURNED TO SENDER | NORTH PORT,FL 34287 | 05/02/2026 12:50 |
| PROCESSED THROUGH USPS FACILITY | FORT MYERS FL DISTRIBUTION CENT 33913 | 05/07/2026 19:07 |
| DEPARTED USPS REGIONAL FACILITY | FORT MYERS FL DISTRIBUTION CENT 33913 | 05/08/2026 07:55 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/09/2026 14:42 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/10/2026 03:27 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 05/11/2026 00:22 |
| RETURN TO SENDER LEFT WITH INDIVIDUAL | NORTH PORT,FL 34286 | 05/11/2026 13:01 |

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PARCEL ID: 1003016734