



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. }

EPLIN BRIE ELLE }

Respondent(s) }

CASE NO.: CECASE-25-02262

ADDRESS OF VIOLATION: }

7876 VAN ECK RD NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0949138919 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/29/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 7876 VAN ECK RD NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

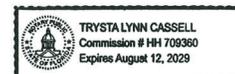
Joshua Presson, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5th day of February, 2026 by Joshua Presson

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.	}	
EPLIN BRIE ELLE	}	
Respondent(s)	}	CASE NO.: CECASE-25-02262
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
7876 VAN ECK RD NORTH PORT, FL, 34291-4291	}	
Parcel ID.: 0949138919	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), EPLIN BRIE ELLE, own(s) the property commonly known as 7876 Van Eck Road, North Port, Sarasota County, Florida LOT 19 BLK 1389 28TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 08/05/2025.
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:
 - . Assigned Numbers | 70-56 (H) NPCC
 Assigned numbers affixed to the residence is missing the "8" digit in 7876.

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
 - Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **02/17/2026**, 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 **02/26/2026 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 January 22nd, 2026.

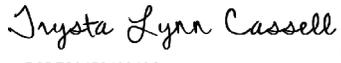
Signed by:


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 7876 VAN ECK RD NORTH PORT, FL 34291-2011.

COS Date: 01/28/2026

Signed by:


Trysta Cassell - City of NorthPort



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0949138919

Ownership:

EPLIN BRIE ELLE

7876 VAN ECK RD, NORTH PORT, FL, 34291-2011

Situs Address:

7876 VAN ECK RD NORTH PORT, FL, 34291

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1582 - PORT CHARLOTTE SUB 28

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-39S-21E

Census: 121150027442

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 19 BLK 1389 28TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
7876 VAN ECK RD NORTH PORT, FL, 34291	1	3	2	0	2023	2023	2,725	2,035	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$13,400	\$292,200	\$0	\$305,600	\$305,600	\$50,722	\$254,878	\$0
2024	\$13,000	\$292,500	\$0	\$305,500	\$305,500	\$50,000	\$255,500	\$0
2023	\$13,100	\$0	\$0	\$13,100	\$4,525	\$0	\$4,525	\$8,575
2022	\$11,400	\$0	\$0	\$11,400	\$4,114	\$0	\$4,114	\$7,286
2021	\$3,900	\$0	\$0	\$3,900	\$3,740	\$0	\$3,740	\$160
2020	\$3,400	\$0	\$0	\$3,400	\$3,400	\$0	\$3,400	\$0
2019	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$0
2018	\$3,500	\$0	\$0	\$3,500	\$3,366	\$0	\$3,366	\$134
2017	\$3,900	\$0	\$0	\$3,900	\$3,060	\$0	\$3,060	\$840
2016	\$3,300	\$0	\$0	\$3,300	\$2,782	\$0	\$2,782	\$518

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*

Grant Year	Value
2024	\$26,411.00
2024	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/2/2025	\$100	2025068430	11	EPLIN RONALD RAY JR	QC
5/17/2023	\$385,800	2023087091	01	ADAMS HOMES OF NORTHWEST FLORIDA INC	WD
12/29/2005	\$46,000	2006004562	01	BEAN,KEITH	WD
6/11/2004	\$16,500	2004124510	01	GAZEEBOS UNLIMITED CORP,	WD
4/23/2004	\$90,000	2004080369	X2	CL INVESTMENTS AND CONSTRUCTION INC	WD
12/9/2003	\$5,000	2003247126	X2	HEIMUR, ELENA	WD
11/6/2000	\$100	2002159976	X2	ACTIVE PROPERTY MNGMT CORP,	WD
2/24/1998	\$100	3075/1156	X2	AQUITAINE ASSOCIATES CO	QC
6/25/1992	\$100	2413/1524	11	HENRY NOREEN	QC
9/1/1988	\$11,400	2065/180	15		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/25/2026

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>
0376F	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 1/26/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0090 89

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

EPLIN BRIE ELLE

7876 VAN ECK RD

NORTH PORT FL 34291-2011

Case Number: CECASE-25-02262

Parcel ID: 0949138919