



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.

}

CASEY J SHARPE, GAYE M SHARPE

}

Respondent(s)

}

CASE NO.: CECASE-26-00041

ADDRESS OF VIOLATION:

}

3227 ANADOR ST NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0995193506

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 04/29/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3227 ANADOR ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 04/29/2026

Blake Via, 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 April, 2026 by Blake Via.

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.	}	
CASEY J SHARPE, GAYE M SHARPE	}	
Respondent(s)	}	CASE NO.: CECASE-26-00041
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
3227 ANADOR ST NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0995193506	}	

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 04/23/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), CASEY J SHARPE, GAYE M SHARPE, own(s) the property commonly known as 3227 ANADOR ST, North Port, Sarasota County, Florida LOT 6 BLK 1935 41ST ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Blake Via served the Respondent(s) a Notice of Violation, dated 01/07/2026.
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:
Accumulation of Debris (Default Hearing) | 42-23 NPCC
 Debris consisting of trash, furniture, and broken toys on property.

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
 - 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>.
6. If Respondent(s) fail(s) to correct the violation(s) by **May 18, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **May 19, 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 **05/28/2026 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

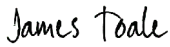
4970 City Hall Boulevard

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 23rd day of April, 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 3227 ANADOR ST NORTH PORT, FL 34287-5456.

COS Date: 04/28/2026

Signed by:

Trysha Lynn Cassell
CITY OF NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0995193506

Ownership:

SHARPE CASEY J
SHARPE GAYE M
3227 ANADOR ST, NORTH PORT, FL, 34287-5456

Situs Address:

3227 ANADOR ST NORTH PORT, FL, 34287

Land Area: 7,500 Sq.Ft.

Municipality: City of North Port

Subdivision: 1631 - PORT CHARLOTTE SUB 41

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 30-39S-21E

Census: 121150027212

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 6 BLK 1935 41ST ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
3227 ANADOR ST NORTH PORT, FL, 34287	1	3	2	0	1978	1998	1,400	1,094	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Patio - concrete or Pavers	100	SF	2001

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2025	\$39,600	\$109,200	\$400	\$149,200	\$149,200	\$0	\$149,200	\$0
2024	\$34,000	\$123,500	\$500	\$158,000	\$158,000	\$0	\$158,000	\$0
2023	\$20,700	\$135,400	\$500	\$156,600	\$62,666	\$18,774	\$43,892	\$93,934
2022	\$32,300	\$125,700	\$500	\$158,500	\$60,529	\$19,027	\$41,502	\$97,971
2021	\$16,700	\$102,700	\$400	\$119,800	\$56,202	\$18,473	\$37,729	\$63,598
2020	\$15,700	\$93,100	\$400	\$109,200	\$52,517	\$18,218	\$34,299	\$56,683
2019	\$12,300	\$80,700	\$0	\$93,000	\$48,989	\$17,808	\$31,181	\$44,011
2018	\$12,100	\$70,500	\$600	\$83,200	\$45,822	\$17,476	\$28,346	\$37,378
2017	\$6,400	\$63,900	\$600	\$70,900	\$42,886	\$17,117	\$25,769	\$28,014
2016	\$4,100	\$55,300	\$500	\$59,900	\$40,191	\$16,765	\$23,426	\$19,709

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. [File for Homestead Exemption](#)

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
8/3/2011	\$31,000	2011096245	12	SECRETARY OF HOUSING & URBAN,	ID
4/12/2011	\$100	2011055095	11	MIDFIRST BANK,	WD
4/1/2011	\$400	2011041970	12	DENNIS,CRAIG J	CT
10/31/1997	\$54,000	3032/944	01	GREGORY ANNA C	WD
8/1/1977	\$5,200	1199/1854	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/22/2026

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0386G	OUT	IN	AE	120279	10.8	OUT
0386G	OUT	OUT	X	120279		OUT
0386G	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

** 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 4/20/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8370 3227 04

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 04/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

CASEY J SHARPE GAYE M SHARPE
3227 ANADOR ST
NORTH PORT FL 34287-5456

Case Number: CECASE-26-00041

Parcel ID: 0995193506



Mailer: City of North Port

Date Produced: 05/04/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 3227 04. Our records indicate that this item was delivered on 05/01/2026 at 09:30 a.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 "CARY", is written above the printed name "CARY".

Address of Recipient :

**3227 ANADOR ST, 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:

CASEY J SHARPE,GAYE M SHARPE
3227 ANADOR ST
NORTH PORT, FL 34287-5456

Customer Reference Number: C6782277.41483986



Return address:

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

Recipient address:

CASEY J SHARPE,GAYE M SHARPE
3227 ANADOR ST
NORTH PORT, FL 34287-5456

MAILING DATE: 04/28/2026
DELIVERY DATE: 05/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 3227 04

USPS Tracking Label Number: 9214 8901 9403 8370 3227 04

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/28/2026 05:34
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/29/2026 20:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/29/2026 21:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/30/2026 03:57
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	05/01/2026 00:59
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	05/01/2026 09:30

CASE NUMBER: CECASE-26-00041
PARCEL ID: 0995193506