



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. }

MURPHY SEAN }

Respondent(s) }

CASE NO.: CECASE-25-01966

ADDRESS OF VIOLATION: }

6349 SAN SALVADOR RD NORTH PORT, FL, }

Parcel ID.: 0970063020 }

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 6349 SAN SALVADOR RD NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

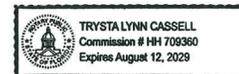
Joshua Presson, Affiant
Development Services

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

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.	}	
MURPHY SEAN	}	
Respondent(s)	}	CASE NO.: CECASE-25-01966
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
6349 SAN SALVADOR RD NORTH PORT, FL, 34291-4291	}	
Parcel ID.: 0970063020	}	

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:

- Respondent(s), MURPHY SEAN, own(s) the property commonly known as, 6349 San Salvador Rd., North Port, Sarasota County, Florida LOT 20 BLK 630 14TH ADD TO PORT CHARLOTTE ORI, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 07/18/2025.
- 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:

- Respondent’s actions constitute a violation of:
 - Assigned Numbers | 70-56 (H) NPCC
 Assigned numbers are not affixed to the residence.

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

ORDERED that:

- 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.
- 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 6349 SAN SALVADOR RD NORTH PORT, FL 34291-5362.

COS Date: 01/28/2026

Signed by:


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.

SEAN MURPHY

Respondent(s)

CASE NO.: CECASE-25-01966

ADDRESS OF VIOLATION:
6349 San Salvador Rd
North Port, FL 34291
PARCEL ID.: 0970063020

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 01/09/2026, 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 6349 SAN SALVADOR RD, NORTH PORT, FL 34291-5362 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

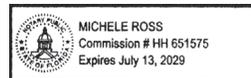
DATED: January 12, 2026.

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 12th day of JANUARY 2026, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0970063020

Ownership:

MURPHY SEAN
6349 SAN SALVADOR RD, NORTH PORT, FL, 34291-5362

Situs Address:

6349 SAN SALVADOR RD NORTH PORT, FL, 34291

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1545 - PORT CHARLOTTE SUB 14

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 17-39S-21E

Census: 121150027381

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 20 BLK 630 14TH ADD TO PORT CHARLOTTE ORI 2005020345

Buildings

Situs - click address for building details	<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>
6349 SAN SALVADOR RD NORTH PORT, FL, 34291	1	3	2	0	2006	2008	2,234	1,600	1

Extra Features

There are no extra features associated with this parcel

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	\$16,900	\$207,100	\$0	\$224,000	\$224,000	\$50,722	\$173,278	\$0
2024	\$15,000	\$218,700	\$0	\$233,700	\$230,130	\$0	\$230,130	\$3,570
2023	\$14,200	\$250,600	\$0	\$264,800	\$209,209	\$0	\$209,209	\$55,591
2022	\$17,900	\$220,800	\$0	\$238,700	\$190,190	\$0	\$190,190	\$48,510
2021	\$7,400	\$165,500	\$0	\$172,900	\$172,900	\$0	\$172,900	\$0
2020	\$6,700	\$155,700	\$0	\$162,400	\$162,400	\$0	\$162,400	\$0
2019	\$6,000	\$142,400	\$0	\$148,400	\$148,400	\$0	\$148,400	\$0
2018	\$7,100	\$133,300	\$0	\$140,400	\$140,400	\$0	\$140,400	\$0
2017	\$4,800	\$137,700	\$0	\$142,500	\$122,720	\$0	\$122,720	\$19,780
2016	\$4,600	\$132,500	\$0	\$137,100	\$111,564	\$0	\$111,564	\$25,536

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*

<u>Grant Year</u>	<u>Value</u>
2025	\$25,000.00
2025	\$26,411.00

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>
1/15/2025	\$100	2025007640	11	COFFEE JESSICA	QC
10/5/2017	\$178,000	2017123553	01	FRIES JOHN A III	WD
3/11/2005	\$35,000	2005054747	01	CONSTRUCTION COMPLIANCE INC,	WD
1/28/2005	\$50,000	2005020346	X2	RABITO,CAROLYN M	WD
7/6/2004	\$100	2004137763	X2	BROWNE EST OF,WILLIAM H	OT
3/18/2000	\$100	2004098378	X2	BROWNE,WILLIAM H	OT
6/8/1999	\$100	2004098377	X2	BROWNE WILLIAM H & MARIE F,	OT
5/1/1980	\$2,700	1382/1558	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/21/2026

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>
0378F	OUT	IN	AE	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	OUT	X500	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 1/20/2026

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 27

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:

MURPHY SEAN

6349 SAN SALVADOR RD

NORTH PORT FL 34291-5362

Case Number: CECASE-25-01966

Parcel ID: 0970063020