



**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. }

**GANNON CHRISTINE M, HANLON JENNIFER L** }

Respondent(s) }

CASE NO.: CECASE-25-02269

**ADDRESS OF VIOLATION:** }

8766 PORTO BELLO AVE NORTH PORT, FL, }

34287-4287 }

Parcel ID.: 0995192414 }

**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 8766 PORTO BELLO AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/05/2026

**George White, 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 George White.

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
GANNON CHRISTINE M,HANLON JENNIFER L	}	
Respondent(s)	}	CASE NO.: CECASE-25-02269
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
8766 PORTO BELLO AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0995192414	}	

**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), GANNON CHRISTINE M, HANLON JENNIFER L, own(s) the property commonly known as 8766 Porto Bello Ave, North Port, Sarasota County, Florida LOT 14 BLK 1924 41ST ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 08/05/2025.
- 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:
  - Unsafe Conditions 8 - Roofing (Hearing) | 304.1.1 IPMC

Soffits, fascia boards and roofing in unsafe conditions allowing wildlife and other species to gain access into the property.

**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
  - The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.



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

**HEARING OFFICER**

6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250** 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 **No Maximum** defined in 2-511(b), 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:  
  
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 8766 PORTO BELLO AVE NORTH PORT, FL 34287-1601.

COS Date: 01/28/2026

Signed by:  
*Trysta Lynn Cassell*  
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.  
CHRISTINE M GANNON  
JENNIFER L HANLON  
Respondent(s)

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CASE NO.: CECASE-25-02269

**ADDRESS OF VIOLATION:**  
8766 Porto Bello Ave  
North Port, FL 34287  
PARCEL ID.: 0995192414

**AFFIDAVIT OF MAILING AND POSTING**

**STATE OF FLORIDA** :  
: ss  
**OF SARASOTA** :

The undersigned Trysta Cassell, upon his/her oath, 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 8766 PORTO BELLO AVE, NORTH PORT, FL 34287-1601 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.

Lindsey Foster - 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 0995192414**

**Ownership:**

GANNON CHRISTINE M  
HANLON JENNIFER L  
8766 PORTO BELLO AVE, NORTH PORT, FL, 34287-1601

**Situs Address:**

8766 PORTO BELLO AVE NORTH PORT, FL, 34287

**Land Area:** 7,214 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:** 121150027211

**Zoning:** R2 - RESIDENTIAL MEDIUM

**Total Living Units:** 1

**Parcel Description:** LOT 14 BLK 1924 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>
8766 PORTO BELLO AVE NORTH PORT, FL, 34287	1	2	1	0	1963	1993	1,283	818	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	\$41,500	\$72,100	\$0	\$113,600	\$29,521	\$25,000	\$4,521	\$84,079
2024	\$37,400	\$66,900	\$0	\$104,300	\$28,689	\$25,000	\$3,689	\$75,611
2023	\$33,500	\$84,400	\$0	\$117,900	\$27,853	\$25,000	\$2,853	\$90,047
2022	\$31,200	\$72,300	\$0	\$103,500	\$27,042	\$25,000	\$2,042	\$76,458
2021	\$15,400	\$64,200	\$0	\$79,600	\$26,254	\$25,000	\$1,254	\$53,346
2020	\$14,500	\$60,900	\$0	\$75,400	\$25,892	\$25,000	\$892	\$49,508
2019	\$12,100	\$41,200	\$0	\$53,300	\$25,310	\$25,000	\$310	\$27,990
2018	\$11,800	\$48,700	\$0	\$60,500	\$24,838	\$24,838	\$0	\$35,662
2017	\$6,300	\$43,400	\$0	\$49,700	\$24,327	\$24,327	\$0	\$25,373
2016	\$4,000	\$34,200	\$0	\$38,200	\$21,375	\$21,375	\$0	\$16,825

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>
2007	\$25,000.00

**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>
10/18/2006	\$108,000	2006194628	01	SANTUCCI,ELIZABETH F	WD
6/16/2005	\$100	2005142701	11	SANTUCCI,ELIZABETH F	QC
1/2/2003	\$62,700	2003001978	01	MILLER,TERRY L	WD
8/12/2002	\$22,500	2002131469	01	CAMPBELL,GRACE M	WD
3/6/2002	\$11,000	2002043778	11	HANN,BRENDA L	CT
9/30/1997	\$37,500	3020/1112	01	FULTON HENRY	WD
3/5/1994	\$39,000	2608/374	01	CAMPBELL GRACE M	WD
6/27/1989	\$36,800	2134/2395	01	CAMPBELL GRACE M	WD
2/1/1980	\$25,000	1358/1583	01		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

-  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>
0370G	OUT	IN	AE	120279	9	OUT
0370G	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 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 96

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:

GANNON CHRISTINE M HANLON JENNIFER L  
8766 PORTO BELLO AVE  
NORTH PORT FL 34287-1601

Case Number: CECASE-25-02269

Parcel ID: 0995192414