



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.

}

GARY & DONNA BOSWELL

}

Respondent(s)

}

CASE NO.: CECASE-25-02613

ADDRESS OF VIOLATION:

}

4273 DOBLINS RD NORTH PORT, FL, 34287-4287

}

Parcel ID.: 0990026332

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 12/17/2025 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 4273 DOBLINS RD NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 01/02/2026

Anthony L Brehon

Tony Brehon, 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 2nd day of January, 2026 by Tony Brehon.

Trysta Lynn Cassell

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.	}	
GARY & DONNA BOSWELL	}	
Respondent(s)	}	CASE NO.: CECASE-25-02613
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
4273 DOBLINS RD NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0990026332	}	

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 12/11/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), GARY & DONNA BOSWELL, own(s) the property commonly known as 4273 DOBLINS RD, North Port, Sarasota County, Florida TRACT I LESS COM AT C/L INTRS OF ANNAPOLIS TER & PEPPER LN TH N-83-54-41-W 257.19 FT TH N-6-05-19-E 25 FT FOR POB TH N-1-51-48-W 391.46 FT TH S-62-38-19-E 389.86 FT TH SELY ALG CURVE TO RIGHT 39.27 FT TH S-27-21-41-W 212.43 FT TH SWLY ALG CURVE TO RIGHT 27.81 FT TH N-83-54-41-W 230 FT TO POB, 1ST ADD TO PORT CHARLOTTE, CONTAINING 2.27 C-AC M/L, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 08/18/2025.
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:
 - Permit Required | 105.1 FBC
 - Shed built on the property without a permit.

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
 - 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.
6. If Respondent(s) fail(s) to correct the violation(s) by **January 5, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF \$50 per day, beginning **01/06/2026**, 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 \$5000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 11th day of December, 2025.

Signed by:

James Toale

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 4273 DOBLINS RD NORTH PORT, FL 34287-6200.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 12/16/2025



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.

GARY D BOSWELL

Respondent(s)

CASE NO.: CECASE-25-02613

ADDRESS OF VIOLATION:

4273 Doblins Rd

North Port, FL 34287

PARCEL ID.: 0990026332

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 11/25/2025, 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 4273 DOBLINS RD, NORTH PORT, FL 34287-6200 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

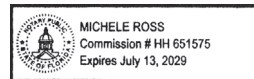
DATED: December 01, 2025.

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 01 day of DECEMBER 2025, 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 0990026332

Ownership:

BOSWELL GARY D

BOSWELL DONNA M

4273 DOBLINS RD, NORTH PORT, FL, 34287-6200

Situs Address:

4273 DOBLINS RD NORTH PORT, FL, 34287

Land Area: 99,069 Sq.Ft.

Municipality: City of North Port

Subdivision: 1500 - PORT CHARLOTTE SUB 01

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 27-39S-21E

Census: 121150027361

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: TRACT I LESS COM AT C/L INTRS OF ANNAPOLIS TER & PEPPER LN TH N-83-54-41-W 257.19 FT TH N-6-05-19-E 25 FT FOR POB TH N-1-51-48-W 391.46 FT TH S-62-38-19-E 389.86 FT TH SELY ALG CURVE TO RIGHT 39.27 FT TH S-27-21-41-W 212.43 FT TH SWLY ALG CURVE TO RIGHT 27.81 FT TH N-83-54-41-W 230 FT TO POB, 1ST ADD TO PORT CHARLOTTE, CONTAINING 2.27 C-AC M/L

Buildings

[Situs - click address for building details](#)

4273 DOBLINS RD NORTH PORT, FL, 34287

Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1	4	3	0	2002	2007	3,373	2,474	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	910	SF	2002
2	1	Garage Detached	600	SF	2011
3	1	Patio - concrete or Pavers	594	SF	2002
4	1	Swimming Pool	288	SF	2002
5	1	Spa/Whirlpool	28	SF	2002
6	1	Utility Building	288	SF	2023

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$119,900	\$296,500	\$65,700	\$482,100	\$238,221	\$50,722	\$187,499	\$243,879
2024	\$125,800	\$316,800	\$68,200	\$510,800	\$231,507	\$50,000	\$181,507	\$279,293
2023	\$116,500	\$363,700	\$63,900	\$544,100	\$224,764	\$50,000	\$174,764	\$319,336
2022	\$109,000	\$339,100	\$71,200	\$519,300	\$218,217	\$50,000	\$168,217	\$301,083
2021	\$52,400	\$272,900	\$51,700	\$377,000	\$211,861	\$211,861	\$0	\$165,139
2020	\$52,400	\$244,900	\$54,900	\$352,200	\$208,936	\$208,936	\$0	\$143,264
2019	\$52,400	\$208,800	\$51,400	\$312,600	\$204,239	\$204,239	\$0	\$108,361
2018	\$46,100	\$196,100	\$39,800	\$282,000	\$200,431	\$200,431	\$0	\$81,569
2017	\$41,000	\$193,500	\$37,800	\$272,300	\$196,309	\$196,309	\$0	\$75,991
2016	\$35,600	\$192,400	\$32,900	\$260,900	\$192,271	\$192,271	\$0	\$68,629

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
2010	\$25,722.00
2010	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/29/2009	\$250,000	2009070015	01	MC GUCKEN,ROBERT	WD
12/6/2001	\$27,500	2001184172	01	FIORINO,WILLIAM	WD


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/2/2000	\$23,500	2000056271	01	J L COOPER INC,	WD
6/18/1997	\$44,800	2984/1671	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/11/2025

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>
0387G	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 12/8/2025
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/16/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8347 1300 35

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 12/16/2025 14:41

ORIGINAL INTENDED RECIPIENT:

BOSWELL GARY D

4273 DOBLINS RD

NORTH PORT FL 34287-6200

Case Number: CECASE-25-02613

Parcel ID: 0990026332