



**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**

|   |   |                           |
|---|---|---------------------------|
| <b>CITY OF NORTH PORT, FLORIDA</b>        | } |                           |
| Petitioner,                               | } |                           |
| vs.                                       | } |                           |
| CASEY J SHARPE,GAYE M SHARPE              | } |                           |
| Respondent(s)                             | } | CASE NO.: CECASE-26-00041 |
| <b>ADDRESS OF VIOLATION:</b>              | } | 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:  
  
\_\_\_\_\_  
Trysta 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**

| <a href="#">Situs - click address for building details</a> | <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> |
|--|---------------|-------------|--------------|-------------------|-------------------|---------------------|-------------------|--------------------|----------------|
| <a href="#">3227 ANADOR ST NORTH PORT, FL, 34287</a>       | 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 :

C A R Y

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**

| <b>USPS Tracking History</b>            | <b>Location</b>                       | <b>Date / Time</b> |
|---|---------------------------------------|--------------------|
| 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