



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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

CASEY J SHARPE

GAYE M SHARPE

3227 ANADOR ST

NORTH PORT, FL 34287-5456

Respondent(s)

ADDRESS OF VIOLATION:

3227 Anador St

North Port, FL 34287

PARCEL ID.: 0995193506

CASE NO.: CECASE-25-01128

CERTIFIED MAIL NO.: 10/30/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 10/21/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on December 11, 2025, in City Chambers, City Hall, ***4970 City Hall Boulevard, North Port, Florida***, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A Notice of Violation, dated 06/02/2025, was previously served by REGULAR MAIL.

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on December 11, 2025, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

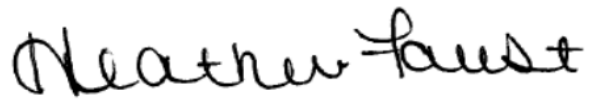
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



Heather Faust
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 3227 ANADOR ST , NORTH PORT, FL 34287-5456.

DATED: October 30th, 2025.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

Trysta Cassell – CITY OF NORTH PORT



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

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

DATE: June 2, 2025

CASE NO.: CECASE-25-01128
REAL PROPERTY ADDRESS: 3227 Anador St, North Port, FL 34287
LOT 6 BLK 1935 41ST ADD TO POR
PARCEL ID: 0995193506
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Trash Bins stored on right of way after trash pickup.

Violation Corrective Action(s)

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

George White
Inspector
Neighborhood Development Services
e-mail: gwhite@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8317 3335 03

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/03/2025 14:44

ORIGINAL INTENDED RECIPIENT:

CASEY J SHARPE

GAYE M SHARPE

3227 ANADOR ST

NORTH PORT FL 34287-5456

Case Number: CECASE-25-01128

Parcel ID: 0995193506

DATE PRODUCED: 7/1/2025 2:25 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8317 3335 03

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

CASEY J SHARPE

GAYE M SHARPE

3227 ANADOR ST

NORTH PORT, FL 34287-5456

The above information represents information provided by the United States Postal Service.

Return Reference Number:




Mailer: City of North Port

Date Produced: 07/01/2025

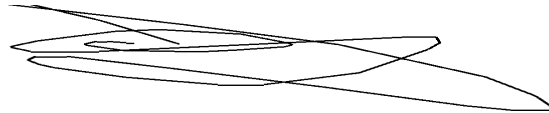
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8317 3335 03. Our records indicate that this item was delivered on 06/30/2025 at 11:08 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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: C5941975.36082331



Return address:

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

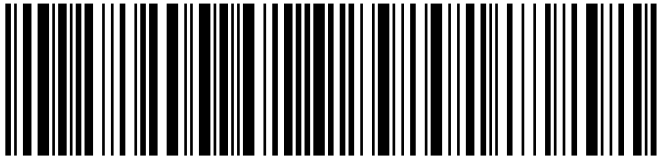


Recipient address:

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

MAILING DATE: 06/03/2025
DELIVERY DATE: 06/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8317 3335 03

USPS Tracking Label Number: 9214 8901 9403 8317 3335 03

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/03/2025 06:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/03/2025 14:44
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/04/2025 17:12
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/04/2025 18:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/05/2025 13:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/06/2025 02:17
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	06/06/2025 09:58
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	06/07/2025 09:41
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	06/11/2025 03:30
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	06/21/2025 03:08
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	06/23/2025 09:55
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/26/2025 04:57
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/26/2025 07:58
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/27/2025 08:59
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/28/2025 14:58
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/29/2025 23:51
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/30/2025 11:08

CASE NUMBER: CECASE-25-01128
PARCEL ID: 0995193506

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/30/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 3124 38

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 10/30/2025 14:26

ORIGINAL INTENDED RECIPIENT:

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

Case Number: CECASE-25-01128

Parcel ID: 0995193506



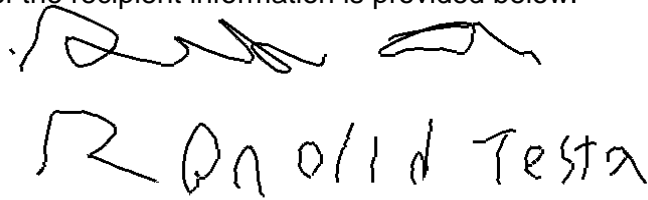
Mailer: City of North Port

Date Produced: 11/04/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 3124 38. Our records indicate that this item was delivered on 11/03/2025 at 10:25 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 read "R Arnold Testa". The signature is written in a cursive, somewhat stylized script.

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:

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

Customer Reference Number: C6323211.38499884



Return address:

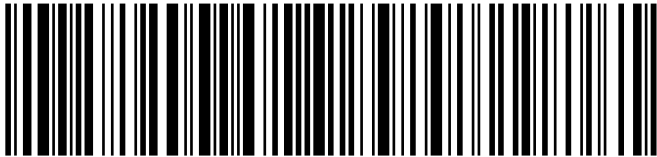
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 10/30/2025
DELIVERY DATE: 11/03/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 3124 38

USPS Tracking Label Number: 9214 8901 9403 8340 3124 38

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/30/2025 06:24
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/30/2025 14:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/31/2025 20:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/31/2025 21:53
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	11/01/2025 03:29
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/01/2025 14:10
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/02/2025 02:24
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/03/2025 00:59
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	11/03/2025 10:25

CASE NUMBER: CECASE-25-01128
PARCEL ID: 0995193506