



**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. }

**PIERKOWSKI BARBARBA** }

Respondent(s) }

CASE NO.: CECASE-25-02990

**ADDRESS OF VIOLATION:** }

7873 MCPHAIL AVE NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0971131602 }

**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 7873 MCPHAIL AVE NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/05/2026

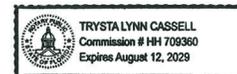
\_\_\_\_\_  
**Joshua Presson, Affiant**  
**Development Services**

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>PIERKOWSKI BARBARBA</b>	}	
Respondent(s)	}	CASE NO.: CECASE-25-02990
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
7873 MCPHAIL AVE NORTH PORT, FL, 34291-4291	}	
Parcel ID.: 0971131602	}	

**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), PIERKOWSKI BARBARBA, own(s) the property commonly known as 7873 McPhail Ave, North Port, Sarasota County, Florida LOTS 1, 2 & 3, BLK 1316, 26TH ADD TO PORT, 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 09/18/2025.
- 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:
  - Accessory structures - Exterior Property Areas | 302.7 IPMC  
Wood fence surrounding property missing sections and in disrepair.
  - Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCC  
Inoperable purple vehicle in the driveway missing wheels.

**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
  - Make necessary repair(s) and maintenance to accessory structures. \*In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.
  - Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. \* Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.



**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 **\$10 & \$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 & \$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:  
  
\_\_\_\_\_  
B45087F0EE124AB...  
JAMES L 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 7873 MCPHAIL AVE NORTH PORT, FL 34291 571.

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.

BARBARBA PIERKOWSKI

Respondent(s)

CASE NO.: CECASE-25-02990

**ADDRESS OF VIOLATION:**  
**7873 Mcphail Ave**  
**North Port, FL 34291**  
**PARCEL ID.: 0971131602**

**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 7873 MCPHAIL AVE, NORTH PORT, FL 34291 571 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

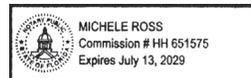
DATED: January 12, 2026.

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 \_\_\_\_\_



**Property Record Information for 0971131602**

**Ownership:**

PIERKOWSKI BARBARBA  
7873 MCPHAIL AVE, NORTH PORT, FL, 34291-5715

**Situs Address:**

7873 MCPHAIL AVE NORTH PORT, FL, 34291

**Land Area:** 30,982 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1573 - PORT CHARLOTTE SUB 26

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 18-39S-21E

**Census:** 121150027382

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOTS 1, 2 & 3, BLK 1316, 26TH ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
<a href="#">7873 MCPHAIL AVE NORTH PORT, FL, 34291</a>	1	2	2	0	1988	2003	2,447	1,655	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2025	\$47,200	\$178,100	\$0	\$225,300	\$203,803	\$0	\$203,803	\$21,497
2024	\$50,300	\$138,400	\$0	\$188,700	\$185,275	\$0	\$185,275	\$3,425
2023	\$47,100	\$180,100	\$0	\$227,200	\$168,432	\$0	\$168,432	\$58,768
2022	\$42,300	\$159,500	\$0	\$201,800	\$153,120	\$0	\$153,120	\$48,680
2021	\$19,200	\$120,000	\$0	\$139,200	\$139,200	\$0	\$139,200	\$0
2020	\$14,000	\$115,200	\$0	\$129,200	\$129,200	\$0	\$129,200	\$0
2019	\$15,000	\$108,600	\$0	\$123,600	\$123,600	\$0	\$123,600	\$0
2018	\$14,200	\$111,300	\$400	\$125,900	\$125,900	\$0	\$125,900	\$0
2017	\$12,500	\$106,200	\$400	\$119,100	\$119,100	\$0	\$119,100	\$0
2016	\$11,800	\$104,300	\$400	\$116,500	\$65,802	\$41,802	\$24,000	\$50,698

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**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
11/20/2018	\$0	2018151927	11	PIERKOWSKI JOHN	OT
11/1/1986	\$100	1902/1681	X2	MC FARREN EARL F	NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/25/2026

 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

\* 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 0091 40

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:

PIERKOWSKI BARBARBA  
7873 MCPHAIL AVE  
NORTH PORT FL 34291

Case Number: CECASE-25-02990

Parcel ID: 0971131602