



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. }

ALEKSEY & NATALIYA GROSHEV }

Respondent(s) }

CASE NO.: CECASE-25-02455

ADDRESS OF VIOLATION: }

4213 GROBE ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0995194307 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/12/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4213 GROBE ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/03/2026

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 3rd day of 02/03/2026 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

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

ALEKSEY GROSHEV

4213 GROBE ST

NORTH PORT, FL 34287-1953

Respondent(s)

ADDRESS OF VIOLATION:

4213 Grobe St

North Port, FL 34287

PARCEL ID.: 0995194307

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CASE NO.: CECASE-25-02455
CERTIFIED MAIL NO.: 01/08/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 01/05/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on February 26, 2026, 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 08/12/2025, 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 February 26, 2026, 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.

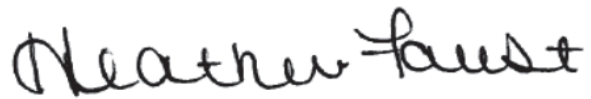
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 4213 GROBE ST , NORTH PORT, FL 34287-1953.

DATED: January 8th, 2026.

A handwritten signature in black ink that reads "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
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA }
 Petitioner, }
 vs. }
 ALEKSEY GROSHEV }
 4213 GROBE ST }
 NORTH PORT, FL 34287-1953 }
 Respondent(s) }
 ADDRESS OF VIOLATION: }
 4213 Grobe St }
 North Port, FL 34287 }
 PARCEL ID.: 0995194307 }

CASE NO.: CECASE-25-02455

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
 : ss
OF SARASOTA :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 8/12/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Black Pick Up parked on front lawn.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Black pickup parked on front lawn.

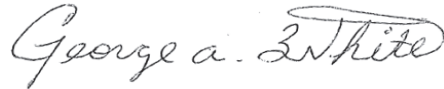
Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

(3) Field Inspection Notes:

Black Pick Up parked on front lawn., Violation remains.

DATED: 01/05/2026



George White
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 05 day of JANUARY, 2026, by George White.



Trysta Cassell - Notary Public - State of Florida



X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



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

ALEKSEY GROSHEV
4213 GROBE ST
NORTH PORT, FL 34287-1953

DATE: August 12, 2025

CASE NO.: CECASE-25-02455
REAL PROPERTY ADDRESS: 4213 Grobe St, North Port, FL 34287
LOT 7 BLK 1943 41ST ADD TO POR
PARCEL ID: 0995194307
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

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Black Pick Up parked on front lawn.

Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

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



Property Record Information for 0995194307

Ownership:

GROSHEV ALEKSEY
GROSHEV NATALIYA
4213 GROBE ST, NORTH PORT, FL, 34287-1953

Situs Address:

4213 GROBE ST NORTH PORT, FL, 34287

Land Area: 6,500 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: 121150027213

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 1

Parcel Description: LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
4213 GROBE ST NORTH PORT, FL, 34287	1	3	1	0	1964	1994	2,592	1,820	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	\$39,300	\$111,500	\$0	\$150,800	\$62,640	\$37,640	\$25,000	\$88,160
2024	\$35,400	\$131,900	\$0	\$167,300	\$60,875	\$35,875	\$25,000	\$106,425
2023	\$31,700	\$162,400	\$0	\$194,100	\$59,102	\$34,102	\$25,000	\$134,998
2022	\$29,600	\$141,400	\$0	\$171,000	\$57,381	\$32,381	\$25,000	\$113,619
2021	\$14,600	\$119,400	\$0	\$134,000	\$55,710	\$30,710	\$25,000	\$78,290
2020	\$13,700	\$118,600	\$0	\$132,300	\$54,941	\$29,941	\$25,000	\$77,359
2019	\$11,400	\$110,100	\$0	\$121,500	\$53,706	\$28,706	\$25,000	\$67,794
2018	\$11,100	\$87,500	\$300	\$98,900	\$44,565	\$25,000	\$19,565	\$54,335
2017	\$6,100	\$76,400	\$300	\$82,800	\$43,648	\$25,000	\$18,648	\$39,152
2016	\$3,900	\$65,800	\$300	\$70,000	\$42,750	\$25,000	\$17,750	\$27,250

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
2002	\$14,331.00
2002	\$25,000.00


Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/29/1999	\$58,000	1999100249	01	BOROJEVIC MIKE & JUANITA	WD
9/16/1997	\$60,000	3030/72	01	VUJISIC BRANISLAV	WD
8/23/1991	\$30,000	2324/683	01	HAMLIN WILLIAM G	WD
12/26/1989	\$100	2176/2397	11	HAMLIN WILLIAM G	WD
6/29/1989	\$21,200	2137/1902	01	HAMLIN WILLIAM G	WD
6/1/1986	\$29,500	1873/1422	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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>
0370G	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 2/2/2026

For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 08/14/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7701 90

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 08/14/2025 14:55

ORIGINAL INTENDED RECIPIENT:

ALEKSEY GROSHEV

4213 GROBE ST

NORTH PORT FL 34287-1953

Case Number: CECASE-25-02455

Parcel ID: 0995194307

DATE PRODUCED: 9/9/2025 2:34 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7701 90

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

ALEKSEY GROSHEV

4213 GROBE ST

NORTH PORT, FL 34287-1953

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

Return Reference Number:

Mailer: City of North Port

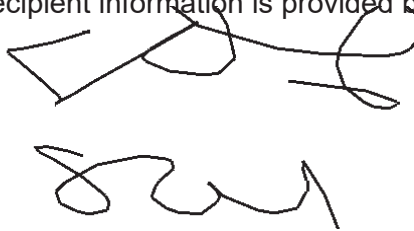
Date Produced: 09/09/2025

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 7701 90. Our records indicate that this item was delivered on 09/08/2025 at 11:19 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

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:

ALEKSEY GROSHEV
4213 GROBE ST
NORTH PORT, FL 34287-1953

Customer Reference Number: C6123912.37229156



Return address:

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

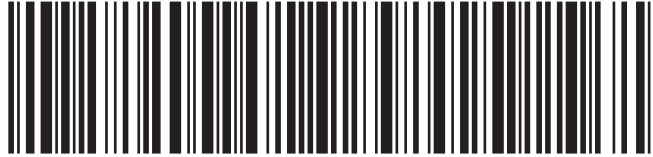


Recipient address:

ALEKSEY GROSHEV
4213 GROBE ST
NORTH PORT, FL 34287-1953

MAILING DATE: 08/14/2025
DELIVERY DATE: 09/08/2025

USPS CERTIFIED MAIL



9214 8901 9403 8327 7701 90

USPS Tracking Label Number: 9214 8901 9403 8327 7701 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	08/14/2025 06:11
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	08/14/2025 14:55
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	08/15/2025 23:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	08/16/2025 00:41
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	08/18/2025 02:30
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	08/18/2025 13:34
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	08/19/2025 11:22
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	08/23/2025 03:09
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	09/02/2025 03:15
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	09/02/2025 08:59
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	09/05/2025 04:56
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	09/05/2025 07:39
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/06/2025 00:37
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/08/2025 01:35
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	09/08/2025 11:19

CASE NUMBER: CECASE-25-02455

PARCEL ID: 0995194307



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
 4970 City Hall Boulevard - North Port, FL 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA }
 Petitioner, }
 vs. }
 ALEKSEY GROSHEV }
 4213 GROBE ST }
 NORTH PORT, FL 34287-1953 }
 Respondent(s) }
ADDRESS OF VIOLATION: }
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 PARCEL ID.: 0995194307 }

CASE NO.: CECASE-25-02455

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
 : ss
OF SARASOTA :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:
 Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 8/12/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
 Black Pick Up parked on front lawn.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

Black pickup parked on front lawn.

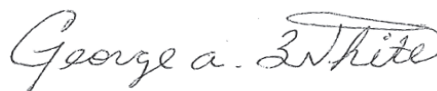
Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

(3) Field Inspection Notes:

Black Pick Up parked on front lawn., Violation remains.

DATED: 01/05/2026



George White
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 05 day of JANUARY, 2026, by George White.



Trysta Cassell - Notary Public - State of Florida



X Personally Known OR ___ Produced Identification
Type of Identification Produced _____

DATE PRODUCED: 2/3/2026 3:30 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8350 7028 47

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GROSHEV ALEKSEY

4213 GROBE ST

NORTH PORT, FL 34287-1953

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

Return Reference Number:



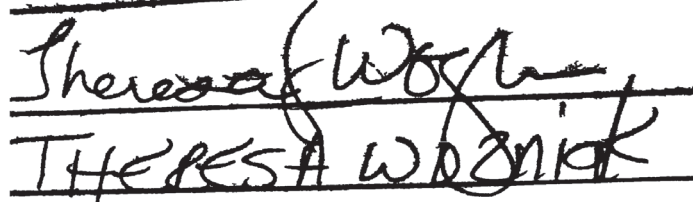
Mailer: City of North Port

Date Produced: 02/03/2026

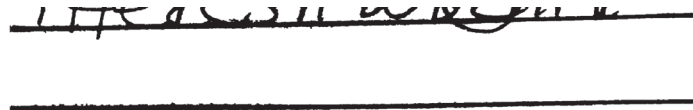
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8350 7028 47. Our records indicate that this item was delivered on 02/02/2026 at 01:10 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :


THERESA WOODNICK

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:

GROSHEV ALEKSEY
4213 GROBE ST
NORTH PORT, FL 34287-1953

Customer Reference Number: C6481074.39615462



Return address:

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



Recipient address:

GROSHEV ALEKSEY
4213 GROBE ST
NORTH PORT, FL 34287-1953

MAILING DATE: 01/09/2026
DELIVERY DATE: 02/02/2026

USPS CERTIFIED MAIL



9214 8901 9403 8350 7028 47

USPS Tracking Label Number: 9214 8901 9403 8350 7028 47

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/09/2026 06:59
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/09/2026 14:20
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/11/2026 10:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/11/2026 12:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/12/2026 02:48
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	01/12/2026 14:00
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	01/13/2026 08:44
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	01/17/2026 03:15
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	01/27/2026 03:14
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	01/27/2026 10:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	01/31/2026 15:24
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	02/01/2026 12:37
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	02/02/2026 13:10

CASE NUMBER: CECASE-25-02455

PARCEL ID: 0995194307