



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. }

PALLADIO DEVELOPMENT LLC }

Respondent(s) }

CASE NO.: CECASE-25-03084

ADDRESS OF VIOLATION: }

3173 CIRCLEVILLE ST NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0961089815 }

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 3173 CIRCLEVILLE ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

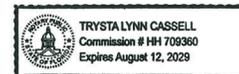
Tony Brehon, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5th day of February, 2026 by Tony Brehon.

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.	}	
PALLADIO DEVELOPMENT LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-03084
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
3173 CIRCLEVILLE ST NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0961089815	}	

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:

1. Respondent(s), PALLADIO DEVELOPMENT LLC, own(s) the property commonly known as 3173 Circleville Street, North Port, Sarasota County, Florida LOT 15, BLK 898, 20TH ADD TO PORT CHARLOTTE, 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 10/03/2025.
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:
 - . Accumulation of Debris (Default Hearing) | 42-23 NPCC

Debris consisting of overflowing dumpster on property.
 - . Unsafe Conditions 7 - Exterior Walls (Hearing) | 304.1.1 IPMC

Unsafe structure, garage doors missing.

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.



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

HEARING OFFICER

- The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$250** 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, & No maximum defined in 2-511(b)**, 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:

 JAMES E TOALE
 B45087F0EE124AB...
 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 26060 ACERO STE 213 MISSION VIEJO, CA 92691-2768.

COS Date: 01/28/2026

Signed by:


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.

PALLADIO DEVELOPMENT LLC

Respondent(s)

CASE NO.: CECASE-25-03084

ADDRESS OF VIOLATION:

3173 Circleville St
North Port, FL 34286
PARCEL ID.: 0961089815

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 26060 ACERO STE 213, MISSION VIEJO, CA 92691-2768 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.

Lindsey Foster - Notary Public - State of Florida



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



Property Record Information for 0961089815

Ownership:

PALLADIO DEVELOPMENT LLC
 26060 ACERO STE 213, MISSION VIEJO, CA, 92691-2768

Situs Address:

3173 CIRCLEVILLE ST NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1564 - PORT CHARLOTTE SUB 20

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 13-39S-21E

Census: 121150027412

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 15, BLK 898, 20TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

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> ⁱ
2025	\$22,300	\$0	\$0	\$22,300	\$14,762	\$0	\$14,762	\$7,538
2024	\$15,100	\$0	\$0	\$15,100	\$13,420	\$0	\$13,420	\$1,680
2023	\$12,200	\$0	\$0	\$12,200	\$12,200	\$0	\$12,200	\$0
2022	\$16,200	\$0	\$0	\$16,200	\$16,200	\$0	\$16,200	\$0
2021	\$7,100	\$0	\$0	\$7,100	\$7,100	\$0	\$7,100	\$0
2020	\$6,800	\$0	\$0	\$6,800	\$6,600	\$0	\$6,600	\$200
2019	\$6,000	\$0	\$0	\$6,000	\$6,000	\$0	\$6,000	\$0
2018	\$5,700	\$0	\$0	\$5,700	\$3,864	\$0	\$3,864	\$1,836
2017	\$4,600	\$0	\$0	\$4,600	\$3,513	\$0	\$3,513	\$1,087
2016	\$4,300	\$0	\$0	\$4,300	\$3,194	\$0	\$3,194	\$1,106

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.

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>
11/9/2021	\$1,114,800	2021231188	05	EASY HOMES LLC	WD
1/27/2021	\$34,000	2021023345	05	G & E REALTY GROUP INC	WD
3/1/2018	\$15,000	2018032607	40	HOUSTON GARY	WD
5/14/2012	\$5,500	2012064098	05	HARRISON, GLENDA A	WD
5/31/2004	\$100	2004220671	11	HARRISON JR, HARRY H	OT
10/10/2003	\$100	2003215287	11	HARRISON JR, HARRY H	QC
10/1/2000	\$100	2000136975	X2	SLATER FLORENCE E,	OT
1/1/1972	\$2,000	956/276	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>
0383F	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 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 88

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:

PALLADIO DEVELOPMENT LLC PALLADIO
DEVELOPMENT LLC
26060 ACERO STE 213
MISSION VIEJO CA 92691-2768

Case Number: CECASE-25-03084

Parcel ID: 0961089815