



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.

}

VALERIU ROMANEL, MIRELA ROMANEL

}

Respondent(s)

}

CASE NO.: CECASE-26-01382

ADDRESS OF VIOLATION:

}

8029 LARRIMORE AVE NORTH PORT, FL, 34291-4291

}

Parcel ID.: 0950135524

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 07/06/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 8029 LARRIMORE AVE NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

Robert Harrelson, 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 7th day of July, 2026 by Robert Harrelson.

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.

VALERIU ROMANEL

MIRELA ROMANEL

Respondent(s)

CASE NO.: CECASE-26-01382

ADDRESS OF VIOLATION:

8029 LARRIMORE AVE NORTH PORT, FL, 34291-4291

Parcel ID.: 0950135524

CERTIFIED MAIL NO.:

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 **06/25/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), **VALERIU ROMANEL, MIRELA ROMANEL**, own(s) the property commonly known as **8029 LARRIMORE AVE**, North Port, Sarasota County, Florida **LOT 24 BLK 1355 26TH ADD TO PORT CHARLOTTE**, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Robert Harrelson served the Respondent(s) a Notice of Violation, dated **04/28/2026**.
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:

Prohibited Parking R.O.W. | 59-1 (B)(1) NPCC

Parking a construction work trailer on the City right-of-way continuously.

Prohibited Construction Equip | 59-1 (B)(3) NPCC

Heavy duty construction equipment parked on adjoining lot.

Prohibited Inoperable Vehicle | 59-1 (B)(4) NPCC

Truck with hood open backed onto property inoperable. Been sitting several weeks.

Crow - Debris | 42-24 (A)(5) NPCC

Large pile of tree stumps placed on City right-of-way. Been present several weeks.



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

HEARING OFFICER

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondent(s) shall correct the violation(s) by promptly

- Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.
- Construction equipment must be removed from the property within ten (10) days of the date of this notice. * Construction equipment. A vehicle used during construction, including but not limited to a backhoe, bulldozer, crane, ditch digger, excavator, front-end loader, pay hauler, scraper, and skid steer.
- 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.
- Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10, \$10, \$10, & \$10** per day, beginning **07/21/2026**, 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, \$1000, & \$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **07/23/2026 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

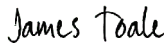
4970 City Hall Boulevard

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 25th day of June, 2026.

Signed by:

B45087F0EE124AB...
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 8029 LARRIMORE AVE NORTH PORT, FL 34291-7900.

COS Date: 07/02/2026

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.

MIRELA ROMANEL

VALERIU ROMANEL

Respondent(s)

CASE NO.: CECASE-26-01382

ADDRESS OF VIOLATION:

8029 Larrimore Ave

North Port, FL 34291

PARCEL ID.: 0950135524

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 06/12/2026, 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 8029 LARRIMORE AVE, NORTH PORT, FL 34291-7900 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: June 16th, 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 16th day of JUNE, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



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



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0950135524

Ownership:

ROMANEL VALERIU
ROMANEL MIRELA
8029 LARRIMORE AVE, NORTH PORT, FL, 34291-7900
Situs Address:
8029 LARRIMORE AVE NORTH PORT, FL, 34291

Land Area: 11,570 Sq.Ft.

Municipality: City of North Port

Subdivision: 1573 - PORT CHARLOTTE SUB 26

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-39S-21E

Census: 121150027382

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 1

Parcel Description: LOT 24 BLK 1355 26TH ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<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>
8029 LARRIMORE AVE NORTH PORT, FL, 34291	1	3	2	0	2006	2011	2,348	1,608	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	280	SF	2017

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	\$21,200	\$212,800	\$1,300	\$235,300	\$164,684	\$50,722	\$113,962	\$70,616
2024	\$24,700	\$219,600	\$1,300	\$245,600	\$160,043	\$50,000	\$110,043	\$85,557
2023	\$21,700	\$262,700	\$1,300	\$285,700	\$155,382	\$50,000	\$105,382	\$130,318
2022	\$19,800	\$231,600	\$1,300	\$252,700	\$150,856	\$50,000	\$100,856	\$101,844
2021	\$9,200	\$163,900	\$1,000	\$174,100	\$146,462	\$50,000	\$96,462	\$27,638
2020	\$6,700	\$156,200	\$1,000	\$163,900	\$144,440	\$50,000	\$94,440	\$19,460
2019	\$7,400	\$146,200	\$1,000	\$154,600	\$141,193	\$50,000	\$91,193	\$13,407
2018	\$6,800	\$141,800	\$700	\$149,300	\$132,807	\$50,000	\$82,807	\$16,493
2017	\$5,400	\$134,400	\$0	\$139,800	\$130,075	\$50,000	\$80,075	\$9,725
2016	\$5,100	\$122,300	\$0	\$127,400	\$127,400	\$50,000	\$77,400	\$0

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](#)

<u>Grant Year</u>	<u>Value</u>
2016	\$26,411.00
2016	\$25,000.00

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>
10/21/2015	\$118,200	2015131328	18	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	WD
1/15/2014	\$100	2014144181	11	BANK OF AMERICA NA	WD
12/20/2013	\$97,300	2013168857	18	VARGAS JR ROBERT F	CT
4/27/2006	\$219,000	2006086054	03	MAGUIRE,KATHLEEN S	WD
11/15/2004	\$167,200	2004220756	X3	CONSTRUCTION COMPLIANCE INC,	WD
9/27/2004	\$21,000	2004194991	01	RUOTI ELIZABETH K,	WD
7/27/1993	\$8,600	2549/1400	15	N C N B NATIONAL BANK	TR
2/4/1991	\$100	2275/218	11	GENERAL DEVELOPMENT CORP	QC

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/1/1986	\$0	1866/1939	X2		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/29/2026

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](#).

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA
0357G	OUT	OUT	X	120279		OUT
0376F	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 6/29/2026
For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8331 8855 90

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 07/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

VALERIU ROMANEL MIRELA ROMANEL

8029 LARRIMORE AVE

NORTH PORT FL 34291-7900

Case Number: CECASE-26-01382

Parcel ID: 0950135524

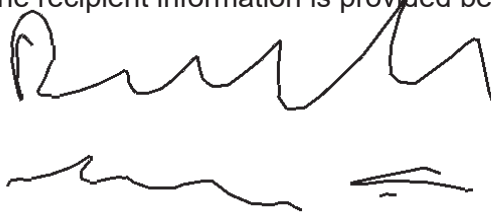
Mailer: City of North Port

Date Produced: 07/07/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8331 8855 90. Our records indicate that this item was delivered on 07/06/2026 at 03:32 p.m. in NORTH PORT, FL 34291. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**8029 LARRIMORE AVE, NORTH
PORT, FL 34291**

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:

VALERIU ROMANEL,MIRELA ROMANEL
8029 LARRIMORE AVE
NORTH PORT, FL 34291-7900

Customer Reference Number: C6965355.42692775



Return address:

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

Recipient address:

VALERIU ROMANEL,MIRELA ROMANEL
8029 LARRIMORE AVE
NORTH PORT, FL 34291-7900

MAILING DATE: 07/02/2026
DELIVERY DATE: 07/06/2026

USPS CERTIFIED MAIL



9214 8901 9403 8331 8855 90

USPS Tracking Label Number: 9214 8901 9403 8331 8855 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	07/02/2026 08:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	07/02/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	07/03/2026 20:09
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/03/2026 21:24
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	07/04/2026 09:43
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/05/2026 12:48
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	07/06/2026 01:13
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34291	07/06/2026 15:32

CASE NUMBER: CECASE-26-01382
PARCEL ID: 0950135524