

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.	}	
	}	
INNA V CHEBAN	}	
KONSTANTIN Y CHEBAN	}	
5646 GALAMBOS ST	}	
NORTH PORT, FL 34291-4964	}	CASE NO.: CECASE-25-00501
	}	
	}	
Respondent(s)	}	
,	}	
ADDRESS OF VIOLATION:	}	
5646 Galambos St	}	
North Port, FL 34291	}	
PARCEL ID.: 0944150913		

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 3/17/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division: Prohibited parking Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way and No heavy duty vehicle parking on residential property.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.

Violation Corrective Action(s)

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.

Violation Description

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).

Violation Text

No heavy duty vehicle parking on residential property.

Violation Corrective Action(s)

Vehicle(s) must be removed from the property or meet allowed parking requirements within ten (10) days of the date of this notice. Criteria for allowed heavy duty vehicle(s) parking, reference North Port City Code 59-1 (c)(3) https://library.municode.com/fl/north_port Lot size / Combined maximum parking / Location limits / Buffer required / Landscape buffer / Landscape buffer exceptions.

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

No heavy duty vehicle parking on residential property.

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:

Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way and No heavy duty vehicle parking on residential property., Vehicle has been moved. Property is in compliance. Case is closed.

DATED: 3/18/2025

Louis Cerbone

Inspector

Neighborhood Development Services

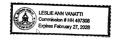
City of North Port,

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 \blacksquare physical presence or \square online notarization, this <u>18</u> day of MARCH 2025, by Louis Cerbone.

Leslie Vanatti - Notary Public - State of Florida



<u>X</u>	Personally Known OR	Produced Identification
Тур	e of Identification Produce	d