



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.	}	
JOVAN & BISERKA KRSTEC	}	
Respondent(s)	}	CASE NO.: 23-609
	}	CERTIFIED MAIL NO.: 70203160000101942426
ADDRESS OF VIOLATION:	}	
8847 Alam Ave	}	
North Port, FL	}	
PARCEL ID.: 0995194121	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *March 08, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 2023**, 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 *February 13, 2023*, 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 **May 25, 2023**, 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 Property Standard 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

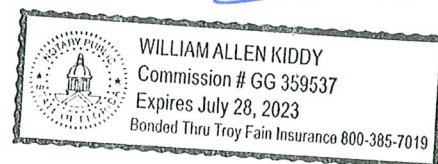
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by ***Certified Mail/Return Receipt Requested*** at **8847 ALAM AVE NORTH PORT FL 34287-5445**.

DATED: March 9, 2023



SERVER – 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.	}	
JOVAN & BISERKA KRSTEC	}	
Respondent(s)	}	CASE NO.: 23-609
	}	
ADDRESS OF VIOLATION:	}	
8847 ALAM AVE	}	
NORTH PORT, FL	}	
PARCEL ID.: 0995194121	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY 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 February 13, 2023, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Property Standards Division:

2/9/2023, 9:47:20 AM JGUILBAULT House numbers are blocked by the gutters on the right side of the home. Accumulation of debris in the city right of way consisting of a large pile of yard waste and tree trimmings and a second pile of household items. Accumulation of debris throughout the property consisting of multiple lawn mowers, old ac units, plastic bins, buckets, and other miscellaneous items.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

Chapter 70-56, North Port City Code Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

House numbers affixed to residence are not visible due to being blocked by gutters on right side of the home.

Violation Corrective Action

Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

Violation Description

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

Violation Text

Accumulation of debris in City Right-of-way consisting of a large pile of yard waste, tree trimmings, as well as a second pile of household items.

Violation Corrective Action

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris throughout the property consisting of multiple lawn mowers, old A/C units, plastic bins, buckets, and other miscellaneous items.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:

POP still in violation

DATED: March 08, 2023



JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

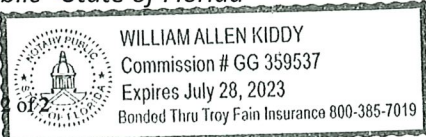
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of March 2023, by JEFFREY A GUILBAULT.



Notary Public - State of Florida

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

Page 2 of 2

WILLIAM ALLEN KIDDY
Commission # GG 359537
Expires July 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019



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

**NOTICE OF VIOLATION
AND
ORDER TO CORRECT**

JOVAN KRSTEC
BISERKA KRSTEC
8847 ALAM AVE
NORTH PORT, FL 34287-5445

DATE: February 13, 2023

PSI CASE NO.: 23-609
REAL PROPERTY ADDRESS: 8847 ALAM AVE, NORTH PORT, FL
LOTS 18, 19, 20 & 21, BLK 1941, 41ST ADD TO PORT CHARLOTTE, OR 2692/1411 PARCEL ID #:
0995194121
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

Chapter 70-56, North Port City Code Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.

Violation Text

House numbers affixed to residence are not visible due to being blocked by gutters on right side of the home.

Violation Corrective Action

Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.

Violation Description

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area. Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (5) Removing trash, debris, litter, or other items from the swale area to prevent obstruction or partial obstruction of the driveway culvert and swale.

Violation Text

Accumulation of debris in City Right-of-way consisting of a large pile of yard waste, tree trimmings, as well as a second pile of household items.

Violation Corrective Action

Remove the trash, debris, and/or litter specified above within ten (10) days of the date of this Notice.

Violation Description

Chapter 42-23, North Port City Code; Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris throughout the property consisting of multiple lawn mowers, old A/C units, plastic bins, buckets, and other miscellaneous items.

Violation Corrective Action

Remove, or cause to be removed, any and all debris on said property within ten (10) days from 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:

JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
e-mail: jguilbault@northportfl.gov



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
JOVAN & BISERKA KRSTEC }
Respondent(s) }
}
ADDRESS OF VIOLATION: }
8847 ALAM AVE }
North Port, FL }
PARCEL ID.: # 0995194121 }

CASE NO.: 23-609

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On May 12, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 08, 2023 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 8847 ALAM AVE NORTH PORT FL 34287-5445, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 2023



William Kiddy, 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 May 2023, by William Kiddy.



Notary Public - State of Florida

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





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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
JOVAN & BISERKA KRSTEC	}	
Respondent(s)	}	CASE NO.: 23-609
	}	
ADDRESS OF VIOLATION:	}	
8847 ALAM AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0995194121	}	

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 3, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8847 ALAM AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023



JEFFREY A GUILBAULT, Affiant
Neighborhood 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 3 day of May 2023 by JEFFREY A GUILBAULT.



Notary Public – State of Florida

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



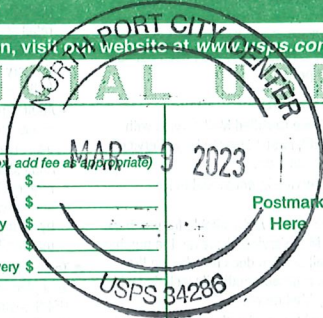
7020 3160 0001 0194 2426

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE



Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

CE WK 23-609

JOVAN & BISERKA KRSTEC

8847 ALAM AVE

NORTH PORT FL 34287-5445

PS Form 3800, April 2010 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <i>Mike Krstec</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>CE WK 23-609</p> <p>JOVAN & BISERKA KRSTEC</p> <p>8847 ALAM AVE</p> <p>NORTH PORT FL 34287-5445</p>	<p>B. Received by (Printed Name)</p> <p><i>MIKO KRSTEC</i></p>	
	<p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7020 3160 0001 0194 2426</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>		



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0995194121

Ownership: KRSTEC JOVAN KRSTEC BISERKA 8847 ALAM AVE, NORTH PORT, FL, 34287-5445 Situs Address: 8847 ALAM AVE NORTH PORT, FL, 34287	Land Area: 41,278 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: 121150027212 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOTS 18, 19, 20 & 21, BLK 1941, 41ST ADD TO PORT CHARLOTTE, OR 2692/1411
--	---

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>
8847 ALAM AVE NORTH PORT, FL, 34287	1	3	2	0	1979	1999	3,334	2,202	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	600	SF	1990

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>
2022	\$166,400	\$237,900	\$2,900	\$407,200	\$104,173	\$50,000	\$54,173	\$303,027
2021	\$91,700	\$198,800	\$2,300	\$292,800	\$101,139	\$50,000	\$51,139	\$191,661
2020	\$86,300	\$184,200	\$2,400	\$272,900	\$99,743	\$50,000	\$49,743	\$173,157
2019	\$67,800	\$140,400	\$2,200	\$210,400	\$97,500	\$50,000	\$47,500	\$112,900
2018	\$76,700	\$138,900	\$1,800	\$217,400	\$95,662	\$50,000	\$45,662	\$121,718
2017	\$27,200	\$134,900	\$1,700	\$163,800	\$93,714	\$50,000	\$43,714	\$70,086
2016	\$17,500	\$120,400	\$1,600	\$139,500	\$91,786	\$50,000	\$41,786	\$47,714
2015	\$16,900	\$96,400	\$1,400	\$114,700	\$91,148	\$50,000	\$41,148	\$23,552
2014	\$16,900	\$88,900	\$1,300	\$107,100	\$90,425	\$50,000	\$40,425	\$16,675
2013	\$13,100	\$79,400	\$1,900	\$94,400	\$89,089	\$50,000	\$39,089	\$5,311

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
1989	\$25,000.00
1989	\$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>
10/1/1978	\$49,400	1309/138	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/5/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/6/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
0370F	OUT	IN	AE	120279		OUT
0370F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood 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.
 For general questions regarding the flood map, call (941) 861-5000.

