



VIA U.S. MAIL & CERTIFIED MAIL RETURN RECEIPT REQUESTED

Development Services Department
Building Division

June 18, 2024

Petr Martynenko
10467 Riverside Dr.
Port Charlotte, FL 33981

Reference: 5272 Chaplin Ter, North Port, FL 34286- Occupying building without required Certificate of Occupancy

Dear Owner(s) of Record and Interested Parties:

An inspection of the structure(s) located at the above referenced address was conducted by the City's Building Official on June 18, 2024. The purpose of this correspondence is to notify the owners of record and/or interested parties that, pursuant to the City of North Port Ordinance 2015-10, SECTION 113, VIOLATIONS, it has been determined that the structure(s) located at the property referenced is being occupied without the required Certificate of Occupancy by the City's Building Official.

In accordance with Sec. 113.2 Notice of violation. You are hereby ordered to vacate the premises immediately and not to occupy until the Certificate of Occupancy is issued.

Sec. 113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *Building Official* is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Regards,

David M. Greenbaum
Chief Building Official



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

5/18/24

Property Record Information for 1004017908

Ownership:

MARTYNENKO PETR
10467 RIVERSIDE DR, PORT CHARLOTTE, FL, 33981
Situs Address:
CHAPLIN TER NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1501 - PORT CHARLOTTE SUB 02

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 34-39S-21E

Census: 121150027432

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 8 BLK 179 2ND ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2023	\$19,900	\$0	\$0	\$19,900	\$9,389	\$0	\$9,389	\$10,511
2022	\$20,100	\$0	\$0	\$20,100	\$8,535	\$0	\$8,535	\$11,565
2021	\$10,400	\$0	\$0	\$10,400	\$7,759	\$0	\$7,759	\$2,641
2020	\$9,200	\$0	\$0	\$9,200	\$7,054	\$0	\$7,054	\$2,146
2019	\$8,800	\$0	\$0	\$8,800	\$6,413	\$0	\$6,413	\$2,387
2018	\$8,500	\$0	\$0	\$8,500	\$5,830	\$0	\$5,830	\$2,670
2017	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2016	\$5,600	\$0	\$0	\$5,600	\$5,600	\$0	\$5,600	\$0
2015	\$4,400	\$0	\$0	\$4,400	\$4,400	\$0	\$4,400	\$0
2014	\$4,200	\$0	\$0	\$4,200	\$4,200	\$0	\$4,200	\$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: No

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/9/2016	\$10,000	2016029269	03	CLUTCH INVESTMENTS INC	WD
6/30/2015	\$4,800	2015085525	03	FIRST FLORIDA CLEARINGHOUSE CORP	WD
5/15/2014	\$195,000	2014060598	12	BRANCH BANKING AND TRUST COMPANY	WD
8/16/2012	\$28,800	2013135505	12	PICKETT MARK	WD
9/8/2005	\$52,000	2005202933	01	SPARACIO,ARLINE M	WD
9/26/2003	\$100	2003196997	11	SPARACIO,JOHN C	OT
6/1/1982	\$2,700	1517/1372	01		NA


Associated Tangible Accounts


There are no associated tangible accounts for this parcel



Property record information last updated on: 6/17/2024

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 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 *
0387G	OUT	OUT	X	120279		OUT
0387G	OUT	OUT	X	120279		OUT
0387G	OUT	IN	AE	120279	11.3	OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/17/2024
For general questions regarding the flood map, call (941) 861-5000.

