



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.	}	
IRADI NUESI	}	
Respondent(s)	}	CASE NO.: 23-596
	}	CERTIFIED MAIL NO.: 70222410000235448842
ADDRESS OF VIOLATION:	}	
4849 Abernant Ave	}	
North Port, FL	}	
PARCEL ID.: 0978269002	}	

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 15, 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.

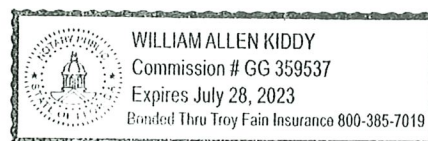


HEATHER FAUST, City Clerk

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 4849 ABERNANT AVE NORTH PORT FL 34287-7332.

DATED: March 9, 2023


SERVER – CITY OF NORTH PORT

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 consisting of miscellaneous construction materials on the undeveloped lot to the right of property, which is also owned by same owner.

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:

2/9/2023, 9:03:18 AM DGRANDT Boat and trailer parked across the street from residence in city right of way. 2 dump trailers parked in city right of way. Pool permit is expired. No permit of file for tree removal for lot to the left of the property. Miscellaneous construction debris scattered among the lot to the left of the property. POP 3/1/2023, 9:04:59 AM DGRANDT Vehicles have been moved. Still construction debris scattered on property.

DATED: March 08, 2023

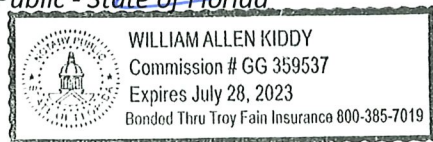
DAVE GRANDT
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

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 DAVE GRANDT.

Notary Public - State of Florida

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





**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**

IRADI NUESI
4849 ABERNANT AVE
NORTH PORT, FL 34287-7332

DATE: February 15, 2023

PSI CASE NO.: 23-596
REAL PROPERTY ADDRESS: 4849 ABERNANT AVE, NORTH PORT, FL
LOTS 2 & 3, BLK 2690, 52ND ADD TO PORT CHARLOTTE PARCEL ID #: 0978269002
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

Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.

Violation Text

Boat and trailer parked in City Right-of-way, across the street from residence. In addition, there are Two (2) dump trailers parked in City Right-of-way/

Violation Corrective Action

Vehicle(s) must be removed from right-of-way area within ten (10) days from 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 consisting of miscellaneous construction materials on the undeveloped lot to the right of property, which is also owned by same owner.



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
IRADI NUESI }
Respondent(s) }
ADDRESS OF VIOLATION: }
4849 ABERNANT AVE }
North Port, FL }
PARCEL ID.: # 0978269002 }

CASE NO.: 23-596

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 4849 ABERNANT AVE NORTH PORT FL 34287-7332, 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	}	
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vs.	}	
IRADI NUESI	}	
Respondent(s)	}	CASE NO.: 23-596
	}	
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4849 ABERNANT AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0978269002	}	

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 4849 ABERNANT AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023



DAVE GRANDT, 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 DAVE GRANDT.



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 0978269002

Ownership:
 NUESJ IRADI
 4849 ABERNANT AVE, NORTH PORT, FL, 34287-7332
Situs Address:
 4849 ABERNANT AVE NORTH PORT, FL, 34287

Land Area: 20,088 Sq.Ft.
Municipality: City of North Port
Subdivision: 1804 - PORT CHARLOTTE SUB 52
Property Use: 0100 - Single Family Detached
Status: OPEN - CURRENT ROLL PENDING
Sec/Twp/Rge: 21-39S-21E
Census: 121150027371
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1
Parcel Description: LOTS 2 & 3, BLK 2690, 52ND ADD TO PORT CHARLOTTE, SUBJ TO UNITY OF TITLE PER ORI 2022057975, BEING SAME LANDS AS DESC IN ORI 2002154511 & ORI 2022052912

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>
4849 ABERNANT AVE NORTH PORT, FL, 34287	1	3	2	0	2002	2012	3,748	2,040	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	Shed all walls	192	SF	2008

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	\$21,600	\$329,000	\$1,500	\$352,100	\$145,500	\$50,000	\$95,500	\$206,600
2021	\$10,400	\$237,400	\$1,500	\$249,300	\$141,262	\$50,000	\$91,262	\$108,038
2020	\$11,100	\$212,200	\$1,500	\$224,800	\$133,394	\$50,000	\$83,394	\$91,406
2019	\$9,100	\$196,000	\$1,400	\$206,500	\$130,395	\$50,000	\$80,395	\$76,105
2018	\$9,100	\$188,600	\$1,000	\$198,700	\$127,964	\$50,000	\$77,964	\$70,736
2017	\$7,500	\$186,200	\$1,000	\$194,700	\$125,332	\$50,000	\$75,332	\$69,368
2016	\$6,500	\$174,000	\$900	\$181,400	\$122,754	\$50,000	\$72,754	\$58,646
2015	\$3,900	\$151,600	\$900	\$156,400	\$121,901	\$50,000	\$71,901	\$34,499
2014	\$3,900	\$134,100	\$800	\$138,800	\$111,484	\$50,000	\$61,484	\$27,316
2013	\$3,800	\$109,000	\$1,100	\$113,900	\$109,836	\$50,000	\$59,836	\$4,064

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2003	\$25,000.00
2003	\$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>
9/18/2002	\$121,100	2002154511	01	HOLIDAY BUILDERS INC	WD
2/28/2002	\$4,500	2002046090	01	GRANATO LAWRENCE L & BONNIE L,	WD
11/24/1997	\$5,000	3039/1986	X2	BERMAN HERBERT L	WD
9/17/1996	\$900	2892/2591	11	WOOD IDAA	TD
2/1/1988	\$3,100	2015/911	11		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>
0379F	OUT	IN	AE	120279		OUT
0379F	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.

