



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.	}	
NIKOLAY & YELENA DOROFEYEV	}	
Respondent(s)	}	CASE NO.: 23-1842
	}	CERTIFIED MAIL NO.: 70223330000077967572
ADDRESS OF VIOLATION:	}	
4439 La Rosa Ave	}	
North Port, FL	}	
PARCEL ID.: 0965054433	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 12, 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.

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 10353 GRAND JUNCTION ST PORT CHARLOTTE FL 33981.

DATED: April 19, 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**

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4439 LA ROSA AVE	}	
NORTH PORT, FL	}	
PARCEL ID.: 0965054433	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

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

4/12/2023, 10:30:54 AM HBURTON Property owner has clear cut vacant lot with no permit issued. Permit for SFR was submitted on 7/20/22 and has not been approved. Photos taken and included in the case.

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

Violation Description

Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

Violation Corrective Action

Attend the required Code Enforcement Hearing to states facts concerning this violation.

(3) Field Inspection Notes:

DATED: April 12, 2023

HENLEY LEE BURTON
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 12 day of April 2023, by HENLEY LEE BURTON.



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

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North Port, FL	}	
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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 April 12, 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 10353 GRAND JUNCTION ST PORT CHARLOTTE FL 33981, 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 _____





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

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PARCEL ID.: 0965054433	}	

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 4439 LA ROSA AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 3 2023

Henley Lee Burton

 HENLEY LEE BURTON, Affiant
 Neighborhood Development Services

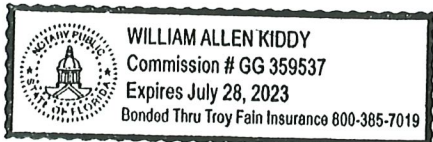
STATE OF FLORIDA
 COUNTY OF SARASOTA


Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of May 2023 by HENLEY LEE BURTON.

William Allen Kiddy

 Notary Public - State of Florida

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



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 <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>CE WK 23-1842</p> <p>NIKOLAY & YELENA DOROFEYEV</p> <p>10353 GRAND JUNCTION ST</p> <p>PORT CHARLOTTE FL 33981</p> </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<div style="text-align: center;">  9590 9402 8002 2305 9046 65 </div>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (<i>Transfer from service label</i>)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>7022 3330 0000 7796 7572</p> </div>	<p><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 0965054433

Ownership:
 DOROFEYEV NIKOLAY
 DOROFEYEV YELENA
 10353 GRAND JUNCTION ST, PORT CHARLOTTE, FL, 33981
Situs Address:
 LA ROSA AVE NORTH PORT, FL, 34286

Land Area: 20,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1562 - PORT CHARLOTTE SUB 18
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 15-39S-21E
Census: 121150027401
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOTS 33 & 34 BLK 544 18TH 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. Ⓜ
2022	\$32,200	\$0	\$0	\$32,200	\$32,200	\$0	\$32,200	\$0
2021	\$14,200	\$0	\$0	\$14,200	\$14,080	\$0	\$14,080	\$120
2020	\$12,800	\$0	\$0	\$12,800	\$12,800	\$0	\$12,800	\$0
2019	\$12,000	\$0	\$0	\$12,000	\$12,000	\$0	\$12,000	\$0
2018	\$12,800	\$0	\$0	\$12,800	\$11,220	\$0	\$11,220	\$1,580
2017	\$10,200	\$0	\$0	\$10,200	\$10,200	\$0	\$10,200	\$0
2016	\$10,200	\$0	\$0	\$10,200	\$10,200	\$0	\$10,200	\$0
2015	\$9,000	\$0	\$0	\$9,000	\$7,744	\$0	\$7,744	\$1,256
2014	\$8,000	\$0	\$0	\$8,000	\$7,040	\$0	\$7,040	\$960
2013	\$6,400	\$0	\$0	\$6,400	\$6,400	\$0	\$6,400	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/14/2021	\$37,500	2021072960	37	GOGREEN PROPERTY MGMT LLC	WD
7/17/2015	\$10,000	2015091448	01	VIVEIROS HERBERT A	WD
5/31/1995	\$2,500	2747/410	01	ROMEO DONALD C	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/11/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/10/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
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.