



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

**CODE COMPLIANCE HEARING**

CITY OF NORTH PORT, FLORIDA }  
Petitioner, }  
vs. }  
DWELL WELL INC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
8690 Bumford Ave }  
North Port, FL }  
PARCEL ID.: 0996183301 }

CASE NO.: 24-1411  
CERTIFIED MAIL NO.: 9589071052700187029914

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 12, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on June 27, 2024**, 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 *April 01, 2024*, 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 **June 27, 2024**, 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 Compliance 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.

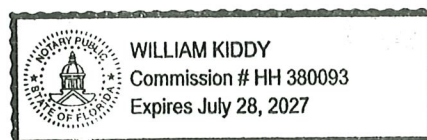
  
HEATHER FAUST, City Clerk

**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 21219 GLENDALE AVE PORT CHARLOTTE FL 33952-4237.

**DATED:** April 16, 2024

  
SERVER – CITY OF NORTH PORT





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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>DWELL WELL INC</b>	}	
Respondent(s)	}	CASE NO.: 24-1411
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>8690 BUMFORD AVE</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0996183301	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**COUNTY OF SARASOTA** :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated April 01, 2024, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Compliance Division:

3/28/2024, 2:20:12 PM CCUMMINGS RV parked on front lawn on grass. Q: What is your first name? A: Ekaterina Q: What is your last name? A: Gerasimov Q: What is your street address? A: 8689 Bumford Ave Q: What is your phone number? A: 9416317896 Q: What is your email address? A: Q: Please provide a brief description of the issue. A: RV parked on front lawn on grass

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

**Violation Description**

59-1 (c)(1), City Code 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**

Camper with unknown registration stored on right side of residence, not on an improved surface; White Motor Home FL Tag ID1-22A stored on left side of residence, not on an improved surface, as well as a utility trailer FL tag 86C-CRJ stored on left side of residence of which is not on an improved surface either.

**Violation Corrective Action**

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:**

3/29/2024, 9:29:12 AM KSCHAUER Initial inspection, I observed a camper trailer unknown registration, parked/stored on the right side of the residence not on an improved surface, a white motor home, triple e, class c, FL tag ID1-22A parked/ stored on the left side of the residence, not on an improved surface and a utility trailer FL tag 86C-CRJ parked/stored on the left side of the residence, not on an improved surface. All 3 vehicles were parked/ stored on the lawn of the residence. Also I observed the grass and weeds of this corner residence to be in excess of city ordinance. Request an NOV be prepared and sent to the property owner as it appears to be a rental unit. Photos attached. 4/12/2024, 8:02:13 AM KSCHAUER Violations remain. 2 RV's parked/stored on the grass and 1 utility trailer parked/stored on the grass. None on an improved surface in violation. Updated photos attached.

DATED: April 12, 2024



KEN SCHAUER  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

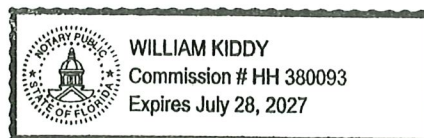
STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 12 day of Apr 2024, by KEN SCHAUER.

Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





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

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

DWELL WELL INC  
21219 GLENDALE AVE  
PORT CHARLOTTE, FL 33952-4237

**DATE:** April 1, 2024

PSI CASE NO.: 24-00001411  
REAL PROPERTY ADDRESS: 8690 BUMFORD AVE, NORTH PORT, FL  
LOT 1 LESS THE E 10 FT BLK 1833 38TH ADD TO PORT CHARLOTTE PARCEL ID #: 0996183301  
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**

59-1 (c)(1), City Code 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
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**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**DEVELOPMENT SERVICES**  
**CODE COMPLIANCE DIVISION**  
 4970 City Hall Boulevard – North Port, FL. 34286  
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
DWELL WELL INC	}	
Respondent(s)	}	CASE NO.: 24-1411
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
8690 BUMFORD AVE	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0996183301	}	

STATE OF FLORIDA :  
 : SS  
 COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On Apr 18, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 8690 BUMFORD AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Apr 18 2024

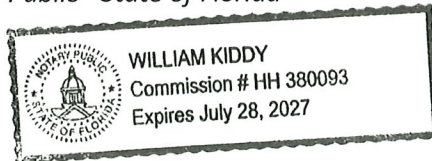
  
 \_\_\_\_\_  
 KEN SCHAUER, Affiant  
 Development Services

STATE OF FLORIDA  
 COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of Apr 2024 by KEN SCHAUER.

  
 \_\_\_\_\_  
 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 0996183301**

**Ownership:**  
 DWELL WELL INC  
 21219 GLENDALE AVE, PT CHARLOTTE, FL, 33952-4237  
**Situs Address:**  
 8690 BUMFORD AVE NORTH PORT, FL, 34287

**Land Area:** 9,895 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1594 - PORT CHARLOTTE SUB 38  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 30-39S-21E  
**Census:** 121150027211  
**Zoning:** RSF3 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 1  
**Parcel Description:** LOT 1 LESS THE E 10 FT BLK 1833 38TH ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
8690 BUMFORD AVE NORTH PORT, FL, 34287	1	2	1	0	1962	1992	1,131	767	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap.</b>
2023	\$39,200	\$79,000	\$0	\$118,200	\$40,396	\$0	\$40,396	\$77,804
2022	\$36,500	\$75,700	\$0	\$112,200	\$39,424	\$0	\$39,424	\$72,776
2021	\$17,500	\$57,300	\$0	\$74,800	\$35,840	\$0	\$35,840	\$38,960
2020	\$15,600	\$53,500	\$0	\$69,100	\$32,582	\$0	\$32,582	\$36,518
2019	\$13,000	\$38,600	\$0	\$51,600	\$29,620	\$0	\$29,620	\$21,980
2018	\$13,600	\$38,500	\$200	\$52,300	\$26,927	\$0	\$26,927	\$25,373
2017	\$6,700	\$31,900	\$300	\$38,900	\$24,479	\$0	\$24,479	\$14,421
2016	\$4,300	\$27,500	\$200	\$32,000	\$22,254	\$0	\$22,254	\$9,746
2015	\$3,900	\$20,800	\$200	\$24,900	\$20,231	\$0	\$20,231	\$4,669
2014	\$4,200	\$18,200	\$200	\$22,600	\$18,392	\$0	\$18,392	\$4,208

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**

There are no exemptions associated with this parcel. File for Homestead Exemption

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
11/25/2011	\$100	2011144895	11	KENNEDY,MYRA L	OT
7/28/2009	\$100	2011096871	11	MARFUT,CHRISTINE E	ID
1/16/1999	\$17,200	1999011133	X3	SECRETARY OF HOUSING	ID
8/5/1998	\$100	1998145801	11	PRINCIPAL RESIDENTIAL MTG CO	WD
7/10/1998	\$33,200	1998099636	11	WRIGHT STEPHEN B & DONNA M	CT
11/18/1992	\$100	2469/1992	11	WRIGHT STEPHEN B	QC
4/1/1987	\$0	1939/1491	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/11/2024

**FEMA Flood Zone (Data provided by Sarasota County Government as of 4/8/2024)**  
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<b>FIRM Panel</b>	<b>Floodway</b>	<b>SFHA ***</b>	<b>Flood Zone **</b>	<b>Community</b>	<b>Base Flood Elevation (ft)</b>	<b>CFHA *</b>
0370G	OUT	IN	AE	120279	9	OUT
0370G	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.