



**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. }  
FOTOS INVESTMENT GROUP LLC }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1528 Koltenborn Rd }  
North Port, FL }  
PARCEL ID.: 1120159917 }

CASE NO.: 23-4857  
CERTIFIED MAIL NO.: 9589071052700422905089

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *December 27, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 22, 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 *December 04, 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 **February 22, 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 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.

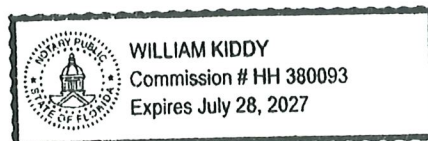
  
for \_\_\_\_\_  
HEATHER FAUST, City Clerk

**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 1304 POPLAR AVE VENICE FL 34285-7943.

**DATED:** December 28, 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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>FOTOS INVESTMENT GROUP LLC</b>	}	
Respondent(s)	}	CASE NO.: 23-4857
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1528 KOLTENBORN RD</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 1120159917	}	

**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 December 04, 2023, by first class mail, a copy of which is attached.

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

11/3/2023, 11:58:33 AM NLONG Has a truck parked in the front yard without approved surface. Also has a vehicle parked in city right of way. Will leave parking 101 flyer will reinspect.

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

**Violation Description**

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that:

- a. The vehicle is parked in the direction of traffic;
- b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians;
- c. The vehicle can be parked and moved without causing damage to the public right-of-way; and
- d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

**Violation Text**

White Volkswagen parked in City Right-of-way.

**Violation Corrective Action**

Vehicle(s) must be removed from the public right-of-way immediately.

\* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public

purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

(3) Field Inspection Notes:

11/27/2023, 11:13:45 AM NLONG Still has car parked in the city right away. White Volkswagen.  
12/27/2023, 10:20:56 AM NLONG Still in violation.

DATED: December 27, 2023



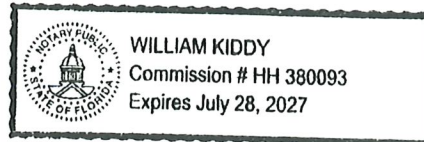
NATHAN LONG  
Inspector  
Development Services  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 27 day of Dec 2023, by NATHAN LONG.

  
\_\_\_\_\_  
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**

FOTOS INVESTMENT GROUP LLC  
1304 POPLAR AVE  
VENICE, FL 342857943

**DATE:** December 4, 2023

PSI CASE NO.: 23-4857  
REAL PROPERTY ADDRESS: 1528 KOLTENBORN RD, NORTH PORT, FL  
LOT 17 BLK 1599 32ND ADD TO PORT CHARLOTTE PARCEL ID #: 1120159917  
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 (b)(1), North Port City Code, Prohibited parking - Right-of-way. No light or heavy-duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic, b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians, c. The vehicle can be parked and moved without causing damage to the public right-of-way, and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

**Violation Text**

White Volkswagen parked in City Right-of-way.

**Violation Corrective Action**

Vehicle(s) must be removed from the public right-of-way immediately. \* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

**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:***

NATHAN LONG  
Inspector  
Neighborhood Development Services  
e-mail: [nlong@northportfl.gov](mailto:nlong@northportfl.gov)

9589 0710 5270 0422 9050 89

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT** *MD*  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 \$ \_\_\_\_\_

Postmark Here

DEC 28 2023

CE WK 23-4857

**FOTOS INVESTMENT GROUP LLC**  
**1304 POPLAR AVE**  
**VENICE FL 34285-7943**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:

CE WK 23-4857

**FOTOS INVESTMENT GROUP LLC**  
**1304 POPLAR AVE**  
**VENICE FL 34285-7943**



9590 9402 8271 3094 9958 49

2. Article Number (Transfer from service label)

9589 0710 5270 0422 9050 89

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) *FOTOS*

C. Date of Delivery *12/30/23*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery







**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1120159917**

**Ownership:**  
 FOTOS INVESTMENT GROUP LLC  
 1304 POPLAR AVE, VENICE, FL, 34285-7943  
**Situs Address:**  
 1528 KOLTENBORN RD NORTH PORT, FL, 34288

**Land Area:** 10,375 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1586 - PORT CHARLOTTE SUB 32  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-39S-22E  
**Census:** 121150027472  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 1  
**Parcel Description:** LOT 17 BLK 1599 32ND 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>
1528 KOLTENBORN RD NORTH PORT, FL, 34288	1	3	2	0	2005	2008	2,282	1,636	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	\$20,400	\$221,800	\$0	\$242,200	\$187,121	\$0	\$187,121	\$55,079
2022	\$20,900	\$214,200	\$0	\$235,100	\$187,110	\$0	\$187,110	\$47,990
2021	\$10,200	\$159,900	\$0	\$170,100	\$170,100	\$0	\$170,100	\$0
2020	\$9,100	\$147,300	\$0	\$156,400	\$156,400	\$0	\$156,400	\$0
2019	\$9,000	\$142,600	\$0	\$151,600	\$151,600	\$0	\$151,600	\$0
2018	\$8,600	\$141,200	\$0	\$149,800	\$138,987	\$0	\$138,987	\$10,813
2017	\$5,400	\$131,900	\$0	\$137,300	\$126,352	\$0	\$126,352	\$10,948
2016	\$5,100	\$121,100	\$0	\$126,200	\$114,865	\$0	\$114,865	\$11,335
2015	\$4,800	\$104,400	\$0	\$109,200	\$104,423	\$0	\$104,423	\$4,777
2014	\$3,000	\$96,400	\$0	\$99,400	\$94,930	\$0	\$94,930	\$4,470

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>
6/30/2008	\$125,000	2008093176	X3	LASALLE BANK NA TTEE,	WD
4/23/2008	\$100	2008061766	11	SELYUZHITSKIY,PAVEL	CT
12/22/2006	\$100	2007001385	11	PASHKEVICH,SVETLANA	QC
11/15/2005	\$177,800	2005258825	01	HOLIDAY BUILDERS INC,	WD
7/29/2004	\$75,600	2004149789	X2	O CONNOR STEPHEN J,	WD
4/1/1985	\$0	1774/2167	X2		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 12/26/2023

**FEMA Flood Zone (Data provided by Sarasota County Government as of 12/25/2023)**  
 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>
0403F	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.

