



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.	}	
PAUL, LILIYA & DAVID CHUYASHOV	}	
Respondent(s)	}	CASE NO.: 24-1221
	}	CERTIFIED MAIL NO.: 9589071052700187029785
ADDRESS OF VIOLATION:	}	
2400 Modern Ct	}	
North Port, FL	}	
PARCEL ID.: 1139167611	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 03, 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 *March 21, 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.

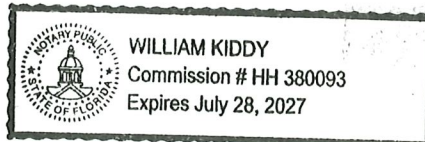

HEATHER FAUST, City Clerk

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 2400 MODERN CT NORTH PORT FL 34288-3876.

DATED: April 4, 2024


SERVER – CITY OF NORTH PORT





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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
PAUL, LILIYA & DAVID CHUYASHOV }
Respondent(s) } CASE NO.: 24-1221
} }
ADDRESS OF VIOLATION: }
2400 MODERN CT }
NORTH PORT, FL }
PARCEL ID.: 1139167611 }

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 March 21, 2024, by first class mail, a copy of which is attached.

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

3/20/2024, 1:59:23 PM DGRANDT Vehicles parked in CROW. Silver Car No Plate Red Car No Plate. And a boat on a trailer. Boat FL 6652 LU

(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

Vehicles parked in CROW to include an unlicensed Silver Car, an unlicensed Red Car, and a Boat on a trailer with Tag FL 6652LU.

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:

4/1/2024, 2:08:13 PM JPRESSON Vehicles have not been moved. Property is still in violation.

DATED: April 03, 2024

 on behalf of,

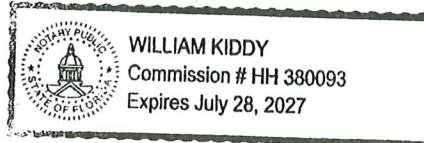
DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 3 day of Apr 2024, by DAVE GRANDT.


Notary Public - State of Florida

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**

PAUL V CHUYASHOV
LILIYA CHUYASHOV
DAVID V CHUYASHOV
2400 MODERN CT
NORTH PORT, FL 34288-3876

DATE: March 21, 2024

PSI CASE NO.: 24-00001221
REAL PROPERTY ADDRESS: 2400 MODERN CT, NORTH PORT, FL
LOT 11 BLK 1676 33RD ADD TO PORT CHARLOTTE PARCEL ID #: 1139167611
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.

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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.

PAUL, LILIYA & DAVID CHUYASHOV

Respondent(s)

CASE NO.: 24-1221

ADDRESS OF VIOLATION:

2400 MODERN CT

NORTH PORT, FL.

PARCEL ID.: 1139167611

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 5, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2400 MODERN CT, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 5 2024

John on behalf of,
DAVE GRANDT, Affiant
Development Services

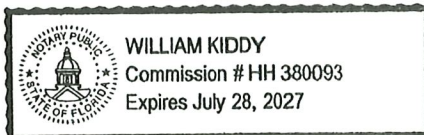
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 5 day of Apr 2024 by DAVE GRANDT.

William Kiddy
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 1139167611

Ownership:

CHUYASHOV PAUL V
 CHUYASHOV LILIYA
 CHUYASHOV DAVID V
 2400 MODERN CT, NORTH PORT, FL, 34288-3876
Situs Address:
 2400 MODERN CT NORTH PORT, FL, 34288

Land Area: 19,380 Sq.Ft.

Municipality: City of North Port
Subdivision: 1587 - PORT CHARLOTTE SUB 33
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 30-39S-22E
Census: 121150027423
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOT 11 BLK 1676 33RD ADD TO PORT CHARLOTTE

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>
2400 MODERN CT NORTH PORT, FL, 34288	1	3	2	0	2006	2011	3,835	2,600	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	Patio - concrete or Pavers	615	SF	2006
2	1	Res Photovolt. 2013 & newer- FS193.624	6.35	UT	2021

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>
2023	\$29,400	\$404,600	\$2,600	\$436,600	\$286,963	\$50,000	\$236,963	\$149,637
2022	\$30,100	\$363,400	\$2,800	\$396,300	\$292,005	\$50,000	\$242,005	\$104,295
2021	\$14,700	\$266,500	\$2,300	\$283,500	\$283,500	\$50,000	\$233,500	\$0
2020	\$13,100	\$240,700	\$2,300	\$256,100	\$256,100	\$50,000	\$206,100	\$0
2019	\$12,900	\$217,900	\$2,000	\$232,800	\$172,997	\$50,000	\$122,997	\$59,803
2018	\$12,300	\$215,200	\$2,300	\$229,800	\$169,771	\$50,000	\$119,771	\$60,029
2017	\$7,300	\$197,600	\$2,100	\$207,000	\$166,279	\$50,000	\$116,279	\$40,721
2016	\$6,600	\$200,100	\$2,100	\$208,800	\$162,859	\$50,000	\$112,859	\$45,941
2015	\$6,000	\$172,500	\$2,000	\$180,500	\$161,727	\$50,000	\$111,727	\$18,773
2014	\$3,800	\$168,800	\$500	\$173,100	\$173,100	\$50,000	\$123,100	\$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

<u>Grant Year</u>	<u>Value</u>
2021	\$25,000.00
2021	\$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>
10/21/2020	\$359,000	2020147567	01	FERRANTE THOMAS J	WD
4/10/2019	\$307,500	2019045977	01	OLIVER KEITH N	WD
7/11/2014	\$230,000	2014085484	01	BLACK WALTER C	WD
2/25/2013	\$211,900	2013029978	01	EQUITY TRUST CO CUST	WD
12/27/2012	\$155,100	2012169615	12	BAILON WILLIAM	CT
5/6/2005	\$44,900	2005098363	01	TCA DEVELOPMENT GROUP LLC,	WD
4/25/2005	\$24,000	2005094205	01	BATES,LAWRENCE W	WD
10/1/1982	\$2,800	1549/469	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/2/2024

No flood zone information available for this property.
 For general questions regarding Sarasota County flood maps, call (941) 861-5000.

