



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.	}	
ALEKSEY & NATALIYA GROSHEV	}	
Respondent(s)	}	CASE NO.: 23-624
	}	CERTIFIED MAIL NO.: 70203160000101942341
ADDRESS OF VIOLATION:	}	
4213 Grobe St	}	
North Port, FL	}	
PARCEL ID.: 0995194307	}	

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 16, 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.

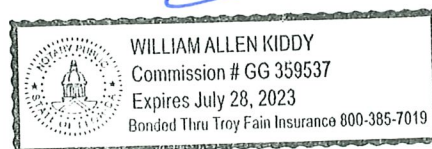
HEATHER FAUST, City Clerk

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 4213 GROBE ST NORTH PORT FL 34287-1953.

DATED: March 9, 2023

SERVER – CITY OF NORTH PORT



Violation Description

Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly Ordinary vehicle maintenance and repair is permitted, provided that visible debris shall not be left in or on the residential lot. No more than one vehicle may be in a state of wreckage or major disassembly; and if in such a state, shall be covered with a non-transparent tarp and shall not be parked or stored more than twenty-one days other than in a completely enclosed structure. To be in compliance with this section a tarp must be in good repair and free of excessive tattering. Painting of vehicles is prohibited on any residential lot except those parcels exceeding 22,000 square feet.

Violation Text

Vehicle in disrepair being stored on right side of driveway and not covered with a non transparent tarp.

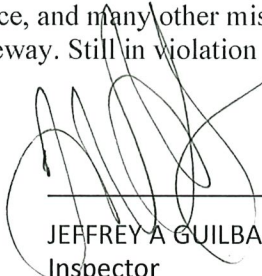
Violation Corrective Action

Auto parts and/or debris must be disposed of or stored out of sight within ten (10) days from the date of this Notice. Vehicle must be covered with a non-transparent tarp or moved to a completely enclosed structure within ten (10) days from the date of this Notice. Painting of vehicle must cease immediately.

(3) Field Inspection Notes:

Verified the complaint of accumulation of debris Throughout the rear and side yard consisting of wood, tarps, car tires, multiple other household items, Lettuce, and many other miscellaneous debris. Storing it inoperable Toyota sedan on the right side of the driveway. Still in violation

DATED: March 08, 2023



JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

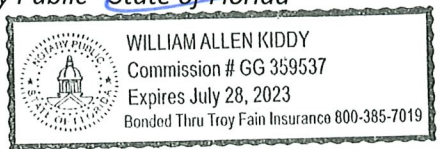
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 8 day of March 2023, by JEFFREY A GUILBAULT.



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**

ALEKSEY GROSHEV
NATALIYA GROSHEV
4213 GROBE ST
NORTH PORT, FL 34287-1953

DATE: February 16, 2023

PSI CASE NO.: 23-624
REAL PROPERTY ADDRESS: 4213 GROBE ST, NORTH PORT, FL
LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE PARCEL ID #: 0995194307
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

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 throughout the rear and side yard consisting of wood, tarps, car tires, lattice, and other miscellaneous household items.

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.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

JEFFREY A GUILBAULT
Inspector
Neighborhood Development Services
e-mail: jguilbault@northportfl.gov



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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Respondent(s)	}	CASE NO.: 23-624
	}	
ADDRESS OF VIOLATION:	}	
4213 GROBE ST	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0995194307	}	

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 4213 GROBE ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: May 3 2023



JEFFREY A GUILBAULT, 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 JEFFREY A GUILBAULT.



Notary Public - State of Florida

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



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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE



7020 3160 0001 0194 2341

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

\$

CE WK 23-624

ALEKSEY & NATALIYA GROSHEV
4213 GROBE ST
NORTH PORT FL 34287-1953

PS Form 3811, April 2015 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 23-624
ALEKSEY & NATALIYA GROSHEV
4213 GROBE ST
NORTH PORT FL 34287-1953



9590 9402 8002 2305 9025 62

2. Article Number (Transfer from service label)

7020 3160 0001 0194 2341

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Signature]

03/11/23

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

(over \$500)



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0995194307

Ownership:	Land Area: 6,500 Sq.Ft.
GROSHEV ALEKSEY	Municipality: City of North Port
GROSHEV NATALIYA	Subdivision: 1631 - PORT CHARLOTTE SUB 41
4213 GROBE ST, NORTH PORT, FL, 34287-1953	Property Use: 0100 - Single Family Detached
Situs Address:	Status: OPEN
4213 GROBE ST NORTH PORT, FL, 34287	Sec/Twp/Rge: 30-39S-21E
	Census: 121150027213
	Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY
	Total Living Units: 1
	Parcel Description: LOT 7 BLK 1943 41ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<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>
4213 GROBE ST NORTH PORT, FL, 34287	1	3	1	0	1964	1994	2,592	1,820	1

Extra Features

There are no extra features associated with this parcel

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	\$29,600	\$141,400	\$0	\$171,000	\$57,381	\$32,381	\$25,000	\$113,619
2021	\$14,600	\$119,400	\$0	\$134,000	\$55,710	\$30,710	\$25,000	\$78,290
2020	\$13,700	\$118,600	\$0	\$132,300	\$54,941	\$29,941	\$25,000	\$77,359
2019	\$11,400	\$110,100	\$0	\$121,500	\$53,706	\$28,706	\$25,000	\$67,794
2018	\$11,100	\$87,500	\$300	\$98,900	\$44,565	\$25,000	\$19,565	\$54,335
2017	\$6,100	\$76,400	\$300	\$82,800	\$43,648	\$25,000	\$18,648	\$39,152
2016	\$3,900	\$65,800	\$300	\$70,000	\$42,750	\$25,000	\$17,750	\$27,250
2015	\$3,500	\$54,600	\$300	\$58,400	\$42,453	\$25,000	\$17,453	\$15,947
2014	\$3,500	\$52,600	\$200	\$56,300	\$42,116	\$25,000	\$17,116	\$14,184
2013	\$2,900	\$46,100	\$400	\$49,400	\$41,494	\$25,000	\$16,494	\$7,906

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2002	\$7,381.00
2002	\$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>
6/29/1999	\$58,000	1999100249	01	BOROJEVIC MIKE & JUANITA	WD
9/16/1997	\$60,000	3030772	01	VUJISIC BRANISLAV	WD
8/23/1991	\$30,000	2324/683	01	HAMLIN WILLIAM G	WD
12/26/1989	\$100	2176/2397	11	HAMLIN WILLIAM G	WD
6/29/1989	\$21,200	2137/1902	01	HAMLIN WILLIAM G	WD
6/1/1986	\$29,500	1873/1422	01		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>
0370F	OUT	OUT	X500	120279		OUT
0370F	OUT	OUT	X	120279		OUT
0370F	OUT	OUT	X500	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.

