



**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. }  
VADIM OLIMPIYUK }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
2537 Mctague St }  
North Port, FL }  
PARCEL ID.: 0968058101 }

CASE NO.: 24-618  
CERTIFIED MAIL NO.: 9589071052700187022946

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 28, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 23, 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 *February 09, 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 **May 23, 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.

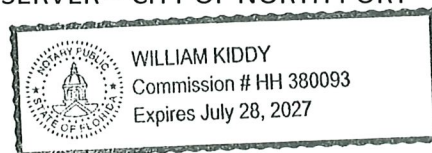
HEATHER FAUST, City Clerk

**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 6778 CROCK AVE NORTH PORT FL 34291.

**DATED:** March 1, 2024

SERVER – CITY OF NORTH PORT





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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>VADIM OLIMPIYUK</b>	}	
Respondent(s)	}	CASE NO.: 24-618
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>2537 MCTAGUE ST</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0968058101	}	

**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 February 09, 2024, by first class mail, a copy of which is attached.

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

2/8/2024, 2:37:59 PM MKUYKENDAL There is a shed on this vacant lot. You can see the shed from the Sarasota County appraisals website and you can also see it from the street there must be a primary residence and a lot further to be a shed on it.

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

**Violation Description**

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Shed on this property of which has no principal structure. The lot behind with residence is owned by same owner but properties are not combined.

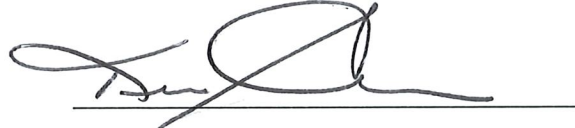
**Violation Corrective Action**

Removed the accessory structure(s) from the undeveloped lot within (10) days of the date of the Notice of Violation.

(3) Field Inspection Notes:

2/8/2024, 2:38:52 PM MKUYKENDAL There is a shed on this vacant lot. You can see the shed from the Sarasota County appraisals website and you can also see it from the street there must be a primary residence and a lot further to be a shed on it. There is a shed on this vacant lot. You can see the shed from the Sarasota County appraisals website and you can also see it from the street there must be a primary residence and a lot further to be a shed on it. 2/22/2024, 2:27:11 PM KSCHAUER Shed is still in place on a vacant, separate parcel which he owns. No application for permit has been made as of this date. I spoke with the property owner and told him that he should apply to have the 2 parcels conjoined by the county tax appraiser, but also told him that he would still need to file for the shed permit if approved.

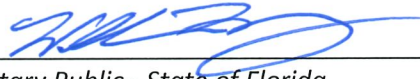
DATED: February 28, 2024



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

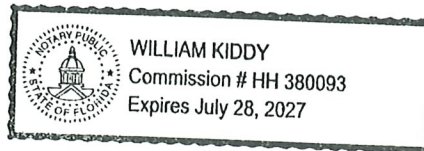
STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 28 day of Feb 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**

VADIM OLIMPIYUK  
6778 CROCK AVE  
NORTH PORT, FL 34291

**DATE:** February 9, 2024

PSI CASE NO.: 24-618  
REAL PROPERTY ADDRESS: 2537 MCTAGUE ST, NORTH PORT, FL  
LOT 1 BLK 581 18TH ADD TO PORT CHARLOTTE PARCEL ID #: 0968058101  
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**

Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.

**Violation Text**

Shed on this property of which has no principal structure. The lot behind with residence is owned by same owner but properties are not combined.

**Violation Corrective Action**

Removed the accessory structure(s) from the undeveloped lot within (10) days of the date of the Notice of Violation.

**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:***

Michael Centeno-Kuykendal  
Inspector  
Development Services  
e-mail: [mkuykendall@northportfl.gov](mailto:mkuykendall@northportfl.gov)





**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.

VADIM OLIMPIYUK

Respondent(s)

CASE NO.: 24-618

ADDRESS OF VIOLATION:

2537 MCTAGUE ST

NORTH PORT, FL.

PARCEL ID.: 0968058101

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

**AFFIDAVIT OF POSTING**

On Mar 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 2537 MCTAGUE ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Mar 1 2024

KEN SCHAUER, Affiant  
Development Services

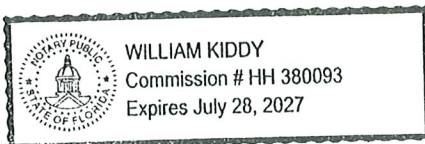
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 1 day of Mar 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 0968058101**

**Ownership:**  
 OLIMPIYUK VADIM  
 6778 CROCK AVE, NORTH PORT, FL, 34291  
**Situs Address:**  
 MCTAGUE ST NORTH PORT, FL, 34291

**Land Area:** 10,625 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1562 - PORT CHARLOTTE SUB 18  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 16-39S-21E  
**Census:** 121150027401  
**Zoning:** RSF2 - RESIDENTIAL, SINGLE FAMILY  
**Total Living Units:** 0  
**Parcel Description:** LOT 1 BLK 581 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. Ⓢ
2023	\$10,300	\$0	\$0	\$10,300	\$6,735	\$0	\$6,735	\$3,565
2022	\$16,300	\$0	\$0	\$16,300	\$6,123	\$0	\$6,123	\$10,177
2021	\$7,000	\$0	\$0	\$7,000	\$5,566	\$0	\$5,566	\$1,434
2020	\$6,800	\$0	\$0	\$6,800	\$5,060	\$0	\$5,060	\$1,740
2019	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2018	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2017	\$4,400	\$0	\$0	\$4,400	\$3,872	\$0	\$3,872	\$528
2016	\$4,600	\$0	\$0	\$4,600	\$3,520	\$0	\$3,520	\$1,080
2015	\$3,200	\$0	\$0	\$3,200	\$3,200	\$0	\$3,200	\$0
2014	\$3,600	\$0	\$0	\$3,600	\$3,600	\$0	\$3,600	\$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**

There are no exemptions associated with this parcel.

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/23/2017	\$12,000	2017065935	05	RIDER BECKY L	WD
1/31/2000	\$1,000	2000019047	11	NATIONSBANK OF FL NA,	TD
10/16/1989	\$100	2159/805	15	GENERAL DEVELOPMENT CORP	WD
6/1/1987	\$6,000	1967/943	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/27/2024

**FEMA Flood Zone (Data provided by Sarasota County Government as of 2/26/2024)**  
 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
0379F	OUT	IN	AE	120279	19.4	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.

