



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. }
ALEXANDER & GALINA SLOBODYAN }
Respondent(s) }
ADDRESS OF VIOLATION: }
2561 Mather Ln }
North Port, FL }
PARCEL ID.: 0987034319 }

CASE NO.: 23-4110
CERTIFIED MAIL NO.: 9589071052700187024254

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *September 22, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on December 7, 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 **CEH AFFIDAVIT OF VIOLATION**, dated *September 22, 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 **December 7, 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 3304 PINE RD HUNTINGDON VALLE PA 19006-4027.

DATED: October 11, 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**

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vs.	}	
ALEXANDER & GALINA SLOBODYAN	}	
Respondent(s)	}	CASE NO.: 23-4110
	}	
ADDRESS OF VIOLATION:	}	
2561 MATHER LN	}	
NORTH PORT, FL	}	
PARCEL ID.: 0987034319	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

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

9/22/2023, 4:15:15 PM JARDING Citizen complaint came in that land clear was being done without a permit. upon inspection the lot to the right of this lot was supposed to be cleared for a house to be built that has a issued house permit. The land clearing company started clearing the wrong lot and removed the underbrush and one tree. Land clear company ABM Land Development.

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

Violation Description

Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

Violation Corrective Action

Attend the required Code Enforcement Hearing to states facts concerning this violation.

(3) Field Inspection Notes:


DATED: September 22, 2023



JENNIFER ARDINGER
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 22 day of Sep 2023, by JENNIFER ARDINGER.


Notary Public - State of Florida

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





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

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AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: SS
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On Nov 22, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated October 10, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 3304 PINE RD HUNTINGDON VALLE PA 19006-4027, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Nov 22 2023



William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 22nd day of Nov 2023, by William Kiddy.



Notary Public - State of Florida

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



9589 0710 5270 0187 0242 54

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

For delivery information, visit our website at 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

\$

Tot

CE WK 23-4110

\$

ALEXANDER / GALINA SLOBODYAN

St

3304 PINE RD

Str

HUNTINGDON VALLEY PA 19006-4027

Cit

Cit

OCT 11 2023

Postmark
Here

USPS 84286



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0987034319

Ownership:
 SLOBODYAN ALEXANDER
 SLOBODYAN GALINA
 3304 PINE RD, HUNTINGDON VALLEY, PA, 19006-4027
Situs Address:
 MATHER LN NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1504 - PORT CHARLOTTE SUB 05
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 26-39S-21E
Census: 121150027432
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: LOT 19 BLK 343 5TH 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. ¹³
2023	\$15,900	\$0	\$0	\$15,900	\$8,346	\$0	\$8,346	\$7,554
2022	\$15,500	\$0	\$0	\$15,500	\$7,587	\$0	\$7,587	\$7,913
2021	\$7,300	\$0	\$0	\$7,300	\$6,897	\$0	\$6,897	\$403
2020	\$6,400	\$0	\$0	\$6,400	\$6,270	\$0	\$6,270	\$130
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,600	\$0	\$0	\$5,600	\$5,324	\$0	\$5,324	\$276
2017	\$5,300	\$0	\$0	\$5,300	\$4,840	\$0	\$4,840	\$460
2016	\$5,000	\$0	\$0	\$5,000	\$4,400	\$0	\$4,400	\$600
2015	\$4,000	\$0	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2014	\$3,800	\$0	\$0	\$3,800	\$3,800	\$0	\$3,800	\$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
4/14/2005	\$34,000	2005079541	01	GAYLE, NEIL V	WD
5/15/1995	\$100	2739/588	11	GAYLE SYDNEY & WILHELMINA	WD
9/14/1993	\$1,600	2565/2067	01	RODRIGUEZ SEBASTIAN & HELEN	WD
1/1/1972	\$300	954/2070	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/21/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 9/18/2023)
 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 *
0391F	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.