



**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. }  
IVAN MUCHAYLOVICH BOYCHENKO }  
NELLYA IVANIVNA BOYCHENKO }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
1431 Nora Ln }  
North Port, FL }  
PARCEL ID.: 0985024415 }

CASE NO.: 24-135  
CERTIFIED MAIL NO.: 9589071052700187029860

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 10, 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 25, 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.

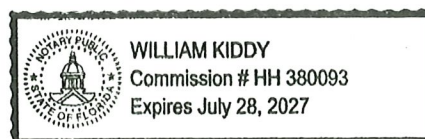


HEATHER FAUST, City Clerk

**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 1431 NORA LN NORTH PORT FL 34286-6794.

**DATED:** April 12, 2024

  
SERVER – CITY OF NORTH PORT



(3) Field Inspection Notes:

1/16/2024, 11:26:29 AM NLONG Still in violation. This was an existing case but also, a new complaint came in. Please check for Compliance They always have broken down cars along the roads and their yard As well as parking their work trucks/machines in the road/ on the side right side of Samovar Terr Which they do not own Also they have a camper parked along the road people are living out of and their things are always in the street making it extremely difficult to get by never less the eyesore it's creating for neighbors. Q: What is your first name? A: marry Q: What is your last name? A: Devalt Q: What is your street address? A: 1299 Nora Ln north port Q: What is your phone number? A: 9416778151 Q: What is your email address? A: marrydevalt@gmail.com Q: Please provide a brief description of the issue. A: They always have broken down cars along the roads and their yard As well as parking their work trucks/machines in the road/ on the side right side of Samovar Terr Which they do not own. Also they have a camper parked along the road people are living out of. 3/21/2024, 10:29:48 AM NLONG The truck was removed from the last inspection, but now they have a camper, parked in the city right of way. Still in violation. 4/8/2024, 8:41:13 AM NLONG Still in violation.

DATED: April 10, 2024



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 10 day of Apr 2024, 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 COMPLIANCE DIVISION  
4970 City Hall Boulevard – North Port, FL. 34286**

**NOTICE OF VIOLATION  
AND  
ORDER TO CORRECT**

IVAN MUCHAYLOVICH BOYCHENKO  
NELLYA IVANIVNA BOYCHENKO  
1431 NORA LN  
NORTH PORT, FL 34286-6794

**DATE:** March 25, 2024

PSI CASE NO.: 24-135  
REAL PROPERTY ADDRESS: 1431 NORA LN, NORTH PORT, FL  
LOT 15, BLK 244, 8TH ADD TO PORT CHARLOTTE PARCEL ID #: 0985024415  
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**

Camper being parked/stored in the 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  
Development Services  
e-mail: [nlong@northportfl.gov](mailto:nlong@northportfl.gov)

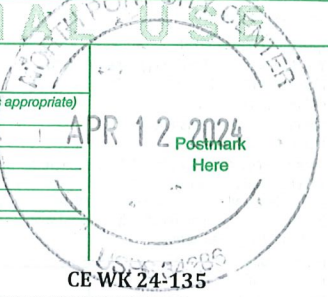
9589 0710 5270 0187 0298 60

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT** *no*  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.


**OFFICIAL RECEIPT**

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 \$  
To: IVAN MUCHAYLOVICH BOYCHENKO  
St: NELLYA IVANIVNA BOYCHENKO  
City: 1431 NORA LN  
NORTH PORT FL 34286-6794

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="text-align: right;">CE WK 24-135</p> <p><b>IVAN MUCHAYLOVICH BOYCHENKO</b> <b>NELLYA IVANIVNA BOYCHENKO</b> <b>1431 NORA LN</b> <b>NORTH PORT FL 34286-6794</b></p>  <p>9590 9402 8272 3094 0127 67</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 0187 0298 60</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input checked="" type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>







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

**Property Record Information for 0985024415**

<b>Ownership:</b> BOYCHENKO IVAN MUCHAYLOVICH BOYCHENKO NELLYA IVANIVNA 1431 NORA LN, NORTH PORT, FL, 34286-6794 <b>Situs Address:</b> 1431 NORA LN NORTH PORT, FL, 34286	<b>Land Area:</b> 10,000 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1526 - PORT CHARLOTTE SUB 08 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 25-39S-21E <b>Census:</b> 121150027452 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOT 15, BLK 244, 8TH ADD TO PORT CHARLOTTE
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**Buildings**

<a href="#">Situs - click address for building details</a> 1431 NORA LN NORTH PORT, FL, 34286	<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>
	1	3	2	0	2004	2008	2,875	2,116	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	216	SF	2004

**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	\$19,100	\$285,200	\$900	\$305,200	\$204,149	\$50,000	\$154,149	\$101,051
2022	\$20,600	\$302,400	\$1,000	\$324,000	\$218,603	\$50,000	\$168,603	\$105,397
2021	\$9,300	\$215,200	\$800	\$225,300	\$212,236	\$50,000	\$162,236	\$13,064
2020	\$8,900	\$202,000	\$800	\$211,700	\$209,306	\$50,000	\$159,306	\$2,394
2019	\$9,000	\$195,600	\$0	\$204,600	\$204,600	\$50,000	\$154,600	\$0
2018	\$9,200	\$175,500	\$0	\$184,700	\$124,263	\$50,000	\$74,263	\$60,437
2017	\$5,500	\$164,500	\$0	\$170,000	\$121,707	\$50,000	\$71,707	\$48,293
2016	\$5,100	\$165,600	\$0	\$170,700	\$119,204	\$50,000	\$69,204	\$51,496
2015	\$4,600	\$137,800	\$0	\$142,400	\$118,375	\$50,000	\$68,375	\$24,025
2014	\$3,900	\$124,900	\$0	\$128,800	\$117,436	\$50,000	\$67,436	\$11,364

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>
2019	\$25,000.00
2019	\$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>
10/23/2018	\$237,000	2018140000	01	DONETS ALEKSANDR	WD
10/11/2004	\$202,500	2004200114	01	PREMIER HOMES OF SOUTH FL CORP,	WD
5/13/2003	\$9,000	2003104470	01	WALKER ,ROBERT C	WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/9/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/8/2024)  
 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>
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.

