



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. }
DIMCE NAUMOVSKI }
Respondent(s) }
ADDRESS OF VIOLATION: }
4081 Heaton Ter }
North Port, FL }
PARCEL ID.: 1005010627 }

CASE NO.: 23-3583
REGISTERED MAIL NO.: RF 458453924 US

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *September 15, 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 **NOTICE OF VIOLATION**, dated *August 10, 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.

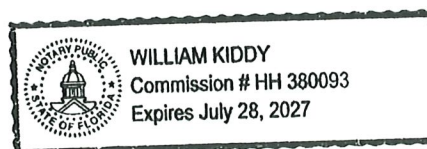

HEATHER FAUST, City Clerk

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 **Registered Mail/Return Receipt Requested** at **19 PICCADILLY RD RICHMOND HILL ON L4B 1S5**.

DATED: September 22, 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**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
DIMCE NAUMOVSKI	}	
Respondent(s)	}	CASE NO.: 23-3583
	}	
ADDRESS OF VIOLATION:	}	
4081 HEATON TER	}	
NORTH PORT, FL	}	
PARCEL ID.: 1005010627	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated August 10, 2023, by first class mail, a copy of which is attached.

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

8/9/2023, 9:45:31 AM DGRANDT Improper placement of solid waste containers. And debri consisting of wicker chair.

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

Violation Description

Chapter 62-50, North Port City Code Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Solid waste containers improperly stored on left side of property. Must be stored behind the front plane of the home.

Violation Corrective Action

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

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

Wicker Chair thrown on left side of property.

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.

(3) Field Inspection Notes:

8/11/2023, 10:15:04 AM DGRANDT POP 8/25/2023, 10:08:09 AM DGRANDT Property still in violation.

DATED: September 15, 2023



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

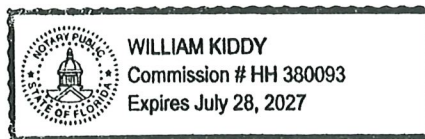
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 15 day of Sep 2023, by DAVE GRANDT.



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**

DIMCE NAUMOVSKI
19 PICCADILLY RD
RICHMOND HILL, ONTARIO, CANADA, L4B 1S5

DATE: August 10, 2023

PSI CASE NO.: 23-3583
REAL PROPERTY ADDRESS: 4081 HEATON TER, NORTH PORT, FL
LOT 27 BLK 106 7TH ADD TO PORT CHARLOTTE PARCEL ID #: 1005010627
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 62-50, North Port City Code Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.

Violation Text

Solid waste containers improperly stored on left side of property. Must be stored behind the front plane of the home.

Violation Corrective Action

Container(s) must be moved to proper storage location within three (3) days from the date of this Notice.

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

Wicker Chair thrown on left side of property.



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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
DIMCE NAUMOVSKI }
Respondent(s) } CASE NO.: 23-3583
} }
ADDRESS OF VIOLATION: }
4081 HEATON TER }
North Port, FL }
PARCEL ID.: # 1005010627 }

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 September 15, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Registered Mail) to 19 PICCADILLY RD RICHMOND HILL, ON L4B 1S5, 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

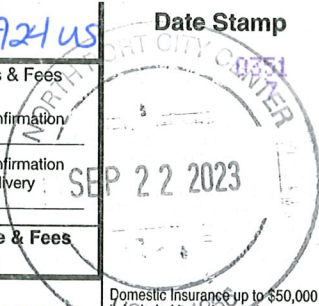
X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



Registered No. **RF54582453 924 US**

Date Stamp

To Be Completed By Post Office	Postage \$ \$1.50	Extra Services & Fees (continued)
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$
	<input type="checkbox"/> Registered Mail \$ \$20.25	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
	<input type="checkbox"/> Return Receipt (hardcopy) \$ \$5.45	Total Postage & Fees
	<input type="checkbox"/> Return Receipt (electronic) \$ \$0.00	\$ \$27.40
<input type="checkbox"/> Restricted Delivery \$ \$0.00		
Customer Must Declare Full Value \$ \$0.00	Received by 09/22/2023	Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).



OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	NORTH PORT, FL 34286
		City of North Port Code Enforcement 4970 City Hall Blvd. North Port, FL 34286
TO		CE WK 23-3583
		DIMCE NAUMOVSKI
		19 PICCADILLY RD
		RICHMOND HILL ON L4B 1S5



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

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
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NORTH PORT, FL.	}	
PARCEL ID.: 1005010627	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Sep 22, 2023 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 4081 HEATON TER, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Sep 22 2023



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 22 day of Sep 2023 by DAVE GRANDT.



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 1005010627

Ownership: NAUMOVSKI DIMCE 19 PICCADILLY RD, RICHMOND HILL , ON, L4B 1S5, CANADA Situs Address: 4081 HEATON TER NORTH PORT, FL, 34286	Land Area: 10,000 Sq.Ft. Municipality: City of North Port Subdivision: 1525 - PORT CHARLOTTE SUB 07 Property Use: 0100 - Single Family Detached Status: OPEN Sec/Twp/Rge: 35-39S-21E Census: 121150027451 Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY Total Living Units: 1 Parcel Description: LOT 27 BLK 106 7TH ADD TO PORT CHARLOTTE
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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>
4081 HEATON TER NORTH PORT, FL, 34286	1	3	2	0	2005	2008	1,936	1,360	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>
2023	\$19,100	\$216,000	\$0	\$235,100	\$180,169	\$0	\$180,169	\$54,931
2022	\$20,600	\$200,800	\$0	\$221,400	\$163,790	\$0	\$163,790	\$57,610
2021	\$9,300	\$139,600	\$0	\$148,900	\$148,900	\$0	\$148,900	\$0
2020	\$8,900	\$129,600	\$0	\$138,500	\$138,500	\$0	\$138,500	\$0
2019	\$9,000	\$126,900	\$0	\$135,900	\$135,900	\$0	\$135,900	\$0
2018	\$9,200	\$127,600	\$0	\$136,800	\$136,800	\$0	\$136,800	\$0
2017	\$5,500	\$119,000	\$0	\$124,500	\$124,500	\$0	\$124,500	\$0
2016	\$5,100	\$118,200	\$0	\$123,300	\$123,300	\$0	\$123,300	\$0
2015	\$4,600	\$98,000	\$0	\$102,600	\$99,220	\$0	\$99,220	\$3,380
2014	\$3,900	\$88,600	\$0	\$92,500	\$90,200	\$0	\$90,200	\$2,300

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. File for Homestead Exemption

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>
8/12/2015	\$121,000	2015104156	18	NAVY FEDERAL CREDIT UNION	WD
6/22/2015	\$112,100	2015076208	18	SHELDON MARK S	CT
4/29/2005	\$196,100	2005093241	03	TARLOWSKI,ROBERT	WD
2/21/2003	\$10,000	2003047672	X2	PUORRO, ALLEN	WD
10/1/1981	\$0	1479/1628	01		NA

Associated Tangible Accounts

<u>Account Number</u>	<u>Business Type</u>	<u>Owner</u>
F1005010627	531110 - Lessors of Residential Buildings and Dwellings	NAUMOVSKI DIMCE

Property record information last updated on: 8/30/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 8/28/2023)
 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>
0391F	OUT	OUT	X	120279		OUT
0391F	OUT	IN	AE	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.