



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, April 27, 2023

9:00 AM

City Commission Chambers

MEETING PROCEDURE: By placing your name and the case number you are interested in, you may express your comments during the course of the meeting. Comments on items not scheduled on the agenda will be heard under Public Comment. Comments on all scheduled agenda items will be heard immediately following the presentation by staff or petitioner. Please wait until you are recognized by the Hearing Officer, state your name and address so that your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at <http://www.cityofnorthport.com/home/showdocument?id=9593>.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [23-0682](#) Approval of Minutes for the March 23, 2023 Code Enforcement Hearing Meeting.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 22-5519](#) (JAG) NICHOLAS & TARRA ANN ADAIR, 2334 W PRICE BLVD
Sec. 1-19, Unified Land Development Code
(No permit on file for Six (6) foot wooden fence located on the property.)
- B. [Case No 22-5924](#) (JA) JOHN M BROGAN, 8074 BOCA GRANDE AVE
Sec. 59-16(c)(2), North Port City Code Parking and Storing Vehicles on a Residential Lot
(Number of vehicles on this property exceed what is permissible by City Ordinance. Seven (7) vehicles on this property consisting of a maroon Cadillac in the rear yard, Black F 150 in the front yard, White Cadillac in the front yard, Gray F 150 in the front yard, White RV in the front yard, Maroon GMC van in the front yard, and a maroon Cadillac underneath the awning right side of the property. Only six (6) vehicles permitted for this property size.)
- C. [Case No 22-5939](#) (JA) 5166 WILTON CT LAND TRUST, 5166 WILTON CT
Chapter 105.1, Florida Building Code - Permit required.

- (Roof being replaced with no permit on file.)
- D. [Case No 23-100](#) (JAG) THOMAS & JUDITH A JOSEPH, 3345 DAYTONA ST
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris throughout the property consisting of car tires, washer, dryer, tarps, aluminum, buckets, carpets, rugs, and other miscellaneous debris and trash items.)
- E. [Case No 23-115](#) (JA) 1955 REMBERT RD LAND TRUST, 6858 DENNISON AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of cabinets, blinds, buckets, woods, and other miscellaneous items.)
- F. [Case No 23-132](#) (HLB) GOOD SAMARITANS PROPERTY MAINTENANCE; 5185 SUNNYVALE RD
Chapter 1, Administrative Code - City of North Port, Sec. 110 - Inspections Site Debris
(Accumulation of debris on construction site consisting of trash, water bottles, cans, wood, buckets and tire(s).)
- G. [Case No 23-179](#) (JAG) HPA II BORROWER 2019-1 LLC; 3089 TISHMAN AVE
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.
(Pop up camper being parked in City Right-of-way.)
- H. [Case No 23-233](#) (HLB) FRANK & ANGELA KIEFER; 4717 LARAMIE CIR
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for water heater replaced in 2021.)
- I. [Case No 23-239](#) (JA) CORY HUTCHINSON, COURTNEY LAPE; 3217 GATUN ST
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired permit 21-3765 / Exp. 10-20-21)
- J. [Case No 23-244](#) (HLB) ADRIA ALMENGO; 2650 DELWOOD CT
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired permit 21-3943 6 ft wood fence permit / Exp. 10-01-2)
- K. [Case No 23-251](#) (HLB) EDUARDO VILLA AYALA; 1339 N CHAMBERLAIN BLVD
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.
(Fence Permit 22-3112 required and has never been issued or inspected.)
- L. [Case No 23-259](#) (JA) ORTIZ/MAJORCA PARTNERS LLC; 12649 S TAMIAMI TRL
Sec. 46-148 City of North Port Code (a) Camping is prohibited
(Two tents set up on this property near fence of Catty Carts Property.
Camping prohibited on this property.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of tents, tarps, camping supplies, cardboard, coolers, totes, tires, and other miscellaneous debris.)

- M. [Case No 23-318](#) (JA) STEFAN CSENERI; 4622 BULLARD ST
Chapter 70-56, North Port City Code Assigned numbers
(No visible assigned numbers affixed to residence.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of a bike, totes, cement blocks,
exercise equipment, buckets, pallets, and other miscellaneous debris.)
- N. [Case No 23-436](#) (JA) ALEKSANDR & LARISA KHOROSHENKO; 3713 BASKET ST
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris on property consisting of glass green house that is
falling apart, debris from home that was damaged in fire, storing building
materials, lawn equipment, chicken coops, bins, metal, pots, wire fencing,
and other miscellaneous debris. All debris must be removed from
property.)
Sec. 104.13 -FBC All buildings, structures, electrical, gas, mechanical or
plumbing systems which are unsafe, unsanitary
(No valid permit for demo of this property, this property is also not properly
secured.)
- O. [Case No 23-496](#) (HLB) NIKOLAY BOGDANOV, 3081 YACOLT AVE
Chapter 58-104, North Port City Code Occupancy of any building is
prohibited until the type of occupancy has been established and said
building is in compliance.
(Home is being lived in with no certificate of occupancy, and underlying
inspections required per Florida Building Code.)
Sec. 59-16(F)(1), North Port City Code, Parking Off Public Roadway
(Unlicensed vehicle parked in City Right-of-way.)
Sec. 59-16(f)(2), North Port City Code, Parking Off Public Roadway
(Vehicle parked in City Right-of-way, in front of residence, is parked in the
incorrect direction of traffic.)

7. CONTINUED CASES

- A. [Case No 23-444](#) (HLB) LOUIS JULNER TELCY, MARIE CLAUDIE TELCY, 7865 ORIOLE
ST
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning
this violation.)

Attachments: [Case Files 23-444.pdf](#)

8. 1ST HEARING CASES

- A. [Case No 22-827](#) (JAG) GEORGE W GOODSPEED III / LYNNSEE MARIE TAYLOR, 7270
HIAWATHA TER
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Fence/gate on vacant lot with no accessory structure which is
unpermitted.)

Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of miscellaneous items. Please remove debris from lot returning it back to its natural state.)

Attachments: [Case Files 22-827.pdf](#)

- B.** [Case No 22-5742](#) (DG) RPM MANAGEMENT GROUP LLC, 3546 OASIS AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris on property consisting of miscellaneous trash items, and a shopping cart. In addition, there is tree debris on rear of property.)

Attachments: [Case Files 22-5742.pdf](#)

- C.** [Case No 22-5942](#) (JAG) JCU ALL IN ENTERPRISES LLC, 14530 TAMIAMI TRL
Chapter 105.1, Florida Building Code - Permit required.
(Per Building Inspector Tom Prindiville There is no permit on file for a commercial renovation at this unit)

Attachments: [Case Files 22-5942.pdf](#)

- D.** [Case No 23-77](#) (JA) LEOPOLD O WAGNER (LIFE EST) JANEY S JACOBS, DEBORAH WAGNER, 5004 KINGSLEY RD
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of yard waste and tree debris throughout the property.)
Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly
(Two (2) vehicles in disrepair, also appear to be abandoned, in driveway.)

Attachments: [Case Files 23-77.pdf](#)

- E.** [Case No 23-104](#) (JAG) ANNETTA L AGARRATT, 2423 MISTLETO LN
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area
(Accumulation of debris in the City Right-of-way consisting of car tires, television, and other miscellaneous items.)
Chapter 70-56, North Port City Code Assigned numbers
(Assigned numbers affixed to residence missing 1 or more digits. Address is reading 2_23. The 4 has fallen off and has not being re affixed.)
Chapter 62-50, North Port City Code Refuse container(s)
(Solid waste containers improperly stored in front of residence. Must be stored behind the front plane of the home)

Attachments: [Case Files 23-104.pdf](#)

- F.** [Case No 23-128](#) (HLB) VIKTOR KLYMETS, ANNA GAZENKO; 5694 GILROY AVE
Chapter 70-21, North Port City Code It shall be unlawful
(Driving through City Right-of-way to access property, with no Right-of-way use permit.)
Sec. 59-16(f)(3), North Port City Code No motor vehicle

(Damage to Swale Area, from driving through to access property.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris throughout the rear of property.)
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors,
trailers, boats and recreational vehicles are prohibited from parking on the
berm, shoulder and/or swale right-of-way area.
(Trailer parked in City Right-of-way.)

Attachments: [Case Files 23-128.pdf](#)

- G.** [Case No 23-134](#) (HLB) PATRICIA A LEGER TRUST, PATRICIA A LEGER; 1118 ENSLEY CT
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of miscellaneous debris throughout the property)
Chapter 62-50, North Port City Code Refuse container(s)
(Solid waste containers improperly stored in front yard, and must be stored
behind the front plane of the home.)

Attachments: [Case Files 23-134.pdf](#)

- H.** [Case No 23-234](#) (HLB) JULIE W HAYS; 3491 MATADOR RD
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit for SFR #21-3095)

Attachments: [Case Files 23-234.pdf](#)

- I.** [Case No 23-277](#) (JAG) JULIE A NOLAN; 2354 MCMINN ST
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-4001; for replacement of concrete driveway. Exp.
10/16/2021)

Attachments: [Case Files 23-277.pdf](#)

- J.** [Case No 23-294](#) (JA) ELENA TOBEI; 6229 MORNING AVE
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-4464; for Residential Remodel Exp. 10/18/2022)

Attachments: [Case Files 23-294.pdf](#)

- K.** [Case No 23-304](#) (HLB) JOHN WEBSTER JR: 3763 FIREGLOW CIR
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Shed on Vacant lot, as well as Fence on Vacant lot, both of which are not
permissible on a lot with no principal structure.)
Sec. 46-148 City of North Port Code (a) Camping is prohibited
(Camping on Vacant lot. Camping prohibited on this property.)
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a
residential lot.
(Inhabited RV being stored on this vacant lot.)
Sec. 59-16(f)(3), North Port City Code No motor vehicle
(Damage to City Right-of-way, with no Right-of-way use permit on file.)

Attachments: [Case Files 23-304.pdf](#)

- L. [Case No 23-376](#) (JA) DARRYL W & CLARA J HENRY; 5111 RICHMOND TER
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-8504; for Water Heater. Exp. 01/08/22)
Attachments: [Case Files 23-376.pdf](#)
- M. [Case No 23-751](#) (DG) RPM MANAGEMENT GROUP LLC; 3546 OASIS AVE
Chapter 105.1, Florida Building Code - Permit required.
(Re-roof completed with no permit on file.)
Attachments: [Case Files 23-751.pdf](#)
- N. [Case No 23-1117](#) (JA) MF2 PARTNERS LLC; 1589 BOSWELL ST
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning
this violation.)
Attachments: [Case Files 23-1117.pdf](#)
- O. [Case No 23-1190](#) (DG) CHAD & JAYMI BROUSSEAU; 2666 CALABASH LN
***REPEAT VIOLATIONS ***
Chapter 70-21, North Port City Code It shall be unlawful for any person to
move or cause to be moved,drive or operate in, upon or across or depart
from or enter upon any City road in any vehicle
(-REPEAT VIOLATION-Driving through City Right-of-way causing Damage
to swale. This is a repeat violation concerning the same violation from case
21-4602 – Inspector Kiddy-10/18/2021.)
Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in
section (a) shall be parked on the berm, shoulder or swale right-of-way
area adjacent to any residential lot where the owner of the vehicle is not
also lawfully residing at the property
(-REPEAT VIOLATION-Damage to Swale Area, from stone put down to
drive through Right-of-way. This is a repeat violation concerning the same
violation from case 21-4602 - Inspector Kiddy10/18/2021.)
Chapter 105.1, Florida Building Code - Permit required.
(-REPEAT VIOLATION-No permit on file for shed on property. This is a
repeat violation concerning the same violation from case 21-4602 -
Inspector Kiddy-10/18/2021.)
Attachments: [Case Files 23-1190.pdf](#)

9. 2ND HEARING CASES

- A. [Case No 22-5592](#) (HLB) OFFERTICO LLC, 5064 ALAMETOS TER
Chapter 105.1, Florida Building Code - Permit required.
(Interior remodel done on residence with no permit on file.)
Attachments: [Case Files 22-5592.pdf](#)
- B. [Case No 22-5729](#) (DG) CAYLA LYNNE MARIE MCKENZIE, CODY J MCKENZIE, 2244
PENGUIN LN

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.

(Trailers being parked on vacant lot down the road from residence, that has a different owner.)

Chapter 34-23, North Port City Code Any person who engages in any business, occupation or profession who does not pay the required business tax within 150 days after the notice that the tax is due and who does not obtain the required local business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00 in addition to cost of business tax.

(Expired business tax receipt for business being operated from this residence.)

Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.

(Damage to City Right-of-way/swale area in front of this property.)

Sec. 53-122 - Prohibited Uses and Structures, ULDC D. The operation of a business unless specifically permitted as a home occupation. There shall not be evidence of business activity on the premises, including the parking and storage of commercial vehicles, material storage, inordinate vehicular traffic, outside storage, or advertising signs.

(Evidence of business being ran from this residence. Construction supplies being stored on this property, blocking the road with heavy duty trailers and deliveries of cement and other materials.)

Attachments: [Case Files 22-5729.pdf](#)

- C. [Case No 22-5765](#) (JAG) JACQUELINE E THOMAS, 1501 DEXTER RD
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.
(Three (3) trucks and trailers parked on the vacant lot to the right of this residence with no principle structure and not owned by same owner.)

Attachments: [Case Files 22-5765.pdf](#)

- D. [Case No 22-5838](#) (HLB) KENNETH ALFRED BECKOM, 6739 PUNTING CIR
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.
(Trailer parked in City Right-of-way.)
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.
(Accumulation of debris in City Right-of-way consisting of lumber.)

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.

(RV and other vehicles being stored on a vacant lot with no principal structure.)

Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris throughout the property consisting of camping material, trash, chairs, pallets, and other miscellaneous items.)

Chapter 70-21, North Port City Code It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. (Driving through City Right-of-way to access property with no Right-of-way use permit on file.)

Attachments: [Case Files 22-5838.pdf](#)

- E. [Case No 22-5921](#) (JA) TURMUTUS M COX, 5975 SPEARMAN CIR
Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of vegetative debris throughout this property.)

Attachments: [Case Files 22-5921.pdf](#)

- F. [Case No 22-5953](#) (JAG) SUMTER SQUARE LLC, Parcel ID:1002160121
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged stop signs throughout this parcel (This is a private road))

Attachments: [Case Files 22-5953 Mail Receipt 70222410000235445391.pdf](#)
[Case Files 22-5953.pdf](#)

- G. [Case No 22-5954](#) (JAG) SUMTER SQUARE LLC, Parcel ID:1002170011
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged stop signs throughout this parcel. This is a private road.)

Attachments: [Case Files 22-5954.pdf](#)

- H. [Case No 22-5955](#) (JAG) NORTH PORT GATEWAY EAST ASSOCIATION INC, C/O N DWAYNE GRAY JR ESQ, Parcel ID:1002180121
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged signs throughout this parcel.)

Attachments: [Case Files 22-5955.pdf](#)

- I. [Case No 22-5959](#) (JA) TURMUTUS M COX, 5975 SPEARMAN CIR
Sec. 104.13 -FBC All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or which do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are to be considered unsafe building or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of Section 115 of this Chapter, the International Property Maintenance Code (2012) Section 108 as revised or other applicable local ordinance,
(Building deemed unsafe per Building Official Derek Applegate.)
- Attachments:** [Case Files 22-5959.pdf](#)
- J. [Case No 23-21](#) (JA) SEAN MURPHY, JESSICA COFFEE, 6349 SAN SALVADOR RD
Chapter 70-56, North Port City Code Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street.
(No visible assigned numbers affixed to residence.)
- Attachments:** [Case Files 23-21.pdf](#)
- K. [Case No 23-71](#) (JA) DARRYL W & CLARA J HENRY, 5111 RICHMOND TER
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in rear yard consisting of a ladder, antenna, as well as possible clothes line in tree. In addition dead trees/bushes in rear yard need to be removed.)
- Attachments:** [Case Files 23-71.pdf](#)
- L. [Case No 23-119](#) (HLB) CAMERON ROSS HAYES, BRITTANY ALISE HAYES, 4000 BARBARY LN
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-2974 NON-STRUCTURAL FENCE.)
- Attachments:** [Case Files 23-119.pdf](#)

10. GENERAL BUSINESS

11. PUBLIC COMMENT

12. ADJOURNMENT

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.