



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, August 28, 2025

9:00 AM

City Commission Chambers

This meeting will commence after the completion of the posted 9:00am agenda.

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

<https://www.northportfl.gov/Building-Planning/Code-Enforcement/Code-Enforcement-Hearing>

1. CALL TO ORDER

2. PUBLIC COMMENT

3. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

4. COMPLIANT CASES

B-CASE-25-00328 (JP) Zwiercan Homes Inc, 4533 Denmark Ave
105.4.1.1, Florida Building Code - Permit has expired
(Residential New | Permit Expired - 21-00005900(02/08/2025))

Attachments: [Acceptance Scan Report 25-00328 \(1\).pdf](#)
[Acceptance Scan Report 25-00328.pdf](#)
[Affidavit of Violation 25-00328.pdf](#)
[Notice of Mandatory Hearing 25-00328.pdf](#)
[Notice of Violation 25-00328.pdf](#)
[Order for Compliance 25-00328.pdf](#)
[Photo 1 25-00328.jpg](#)
[USPS 25-00328 \(1\).pdf](#)
[USPS 25-00328.pdf](#)

5. CONTINUED CASES

CASE-24-4292 (KMR) Minh Nguyen, 5000 S Chamberlain Blvd.
2-511 NPCC - Fines and Liens, Tree Protection Regulations
(Permit Required (Total of 172 trees cut down on property without permit))

Attachments: [Acceptance Scan Report 24-4292.pdf](#)
 [Affidavit of Mailing and Posting 24-4292.pdf](#)
 [Affidavit of Posting 24-4292.pdf](#)
 [Affidavit of Violation 24-4292.pdf](#)
 [Motion for Continuance 24-4292.pdf](#)
 [Motion to Consolidate 24-4292.pdf](#)
 [Motion to Dismiss 24-4292.pdf](#)
 [Notice of Aggrieved and Adversely Affected Person 24-4292.pdf](#)
 [Notice of Continuance 24-4292.pdf](#)
 [Notice of Mandatory Hearing 24-4292.pdf](#)
 [S Chamberlain - Final Site Inspection 24-4292.pdf](#)
 [Subpoena Duces Tecum 24-4292.pdf](#)
 [USPS Delivery 24-4292.pdf](#)

[CASE-24-429](#) (KMR) Minh Nguyen, 5200 S Chamberlain Blvd
[3](#) 2-511 NPCC - Fines and Liens, Tree Protection Regulations
 (Permit Required (Total of 172 trees cut down on property without permit))

Attachments: [Acceptance Scan Report 24-4293.pdf](#)
 [Affidavit of Mailing and Posting 24-4293.pdf](#)
 [Affidavit of Posting 24-4293.pdf](#)
 [Affidavit of Violation 24-4293.pdf](#)
 [Motion for Continuance 24-4293.pdf](#)
 [Motion to Consolidate 24-4293.pdf](#)
 [Motion to Dismiss CASE-24-4293.pdf](#)
 [Notice of Aggrieved and Adversely Affected Person Case 24-4293.pdf](#)
 [Notice of Continuance 24-4293.pdf](#)
 [Notice of Mandatory Hearing 24-4293.pdf](#)
 [S Chamberlain - Final Site Inspection 24-4293.pdf](#)
 [Subpoena Duces Tecum 24-4293.pdf](#)
 [USPS Delivery 24-4293.pdf](#)

[CASE-25-001](#) (JP) Sun Coast Plaza Property Owners Association Inc., Sun Market Pl
[82](#) (0984-07-0095)
 IPMC 2021, 302.7 Accessory structures
 (A green light pole is knocked down on the sidewalk next to Sunmarket
 Place.)
 IPMC 2021, 302.3 Sidewalks and driveways
 (Pothole next to storm drain in the center of the roadway on Sundown
 Lane.)

Attachments: [Acceptance Scan Report 25-00182.pdf](#)
 [Affidavit of Violation 25-00182.pdf](#)
 [Notice of Continuance 25-00182.pdf](#)
 [Notice of Mandatory Hearing 25-00182.pdf](#)
 [Notice of Violation 25-00182.pdf](#)
 [Photo 1 25-00182.jpeg](#)
 [Photo 2 25-00182.jpeg](#)
 [Photo 3 25-00182.jpeg](#)
 [Photo 4 25-00182.jpg](#)
 [Photo 5 25-00182.jpg](#)
 [Photo 6 25-00182.jpg](#)
 [Supporting Document 25-00182.pdf](#)
 [USPS 25-00182.pdf](#)

6. 2ND HEARING CASES

[CASE-25-004](#) (LC) Palladio Development LLC, 2431 Manheim Ave.
[82](#) IPMC 2021, 304 Exterior Structure - 304.1 General. 304.1.1 Unsafe
 conditions.
 (Unsafe conditions house needs to be boarded up)
 105.4.1.1, Florida Building Code - Permit has expired
 (Permit is expired)

Attachments: [Acceptance Scan Report 25-00482 \(1\).pdf](#)
 [Acceptance Scan Report 25-00482.pdf](#)
 [Affidavit of Violation 25-00482.pdf](#)
 [Notice of Mandatory Hearing 25-00482.pdf](#)
 [Notice of Violation 25-00482.pdf](#)
 [Order for Compliance 25-00482.pdf](#)
 [Photo 1 25-00482.jpg](#)
 [Photo 2 25-00482.jpg](#)
 [Photo 3 25-00482.jpg](#)
 [Photo 4 25-00482.jpg](#)
 [Photo 5 25-00482.jpg](#)
 [USPS 25-00482 \(1\).pdf](#)
 [USPS 25-00482.pdf](#)

[CASE-25-002](#) (LC) David M Bates, 4255 Grobe St
[94](#) 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way
 (Camper on property)
 59-1 (c)(1) NPCC, Allowed parking
 (Pull behind camper on property with what appears to have someone living
 in it.)

Attachments: [Acceptance Scan Report 25-00294 \(1\).pdf](#)
 [Acceptance Scan Report 25-00294.pdf](#)
 [Affidavit of Violation 25-00294.pdf](#)
 [Notice of Mandatory Hearing 25-00294.pdf](#)
 [Notice of Violation 25-00294 \(1\).pdf](#)
 [Notice of Violation 25-00294.pdf](#)
 [Order for Compliance 25-00294.pdf](#)
 [Photo 1 25-00294.jpg](#)
 [USPS 25-00294 \(1\).pdf](#)
 [USPS 25-00294.pdf](#)

7. GENERAL BUSINESS

CASE NO. Case No. 25044659 Trespass Appeal - Boyarkin - 12200 San Servando
25044659 Ave. (Warm Mineral Springs)

Attachments: [CAD](#)
 [Trespass Warning](#)
 [Trespass Warning Appeal](#)
 [Incident Report](#)
 [Exemptions](#)

8. PUBLIC COMMENT

9. 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.