



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Code Enforcement Hearing

Thursday, April 28, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:08 a.m.

Also Present

Assistant City Attorney Michael Golen, Code Enforcement Division Manager Kevin Raducci, Code Enforcement Administrative Service Specialist Terri Hasker, Code Enforcement Recording Secretary Michele Ross, Code Enforcement Inspectors Jeffrey Guilbault, Jennifer Ardinger and William Kiddy, and Recording Secretary Susan Hale.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

Andrea Segal: support of Millard Eheart and spoke to progress of bringing violations into compliance.

4. APPROVAL OF MINUTES

- A. [22-2738](#) Approval of Minutes for the March 24, 2022 Code Enforcement Hearing Meeting.

Hearing Officer Toale approved the Minutes as presented.

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

Hearing Officer Toale provided an overview of procedures and Ms. Hale swore in all those wishing to provide testimony.

6. COMPLIANT CASES

- A. [Case No 21-4060](#) (WK) Shadeenah Bolden, 6740 S Biscayne Dr Chapter 105.1, Florida Building Code (Digging up City Right-of-way, placing cement, sand, and bricks with no permit on file for work being performed.)

This case was brought into compliance with no further action required.

- B. [Case No 21-4582](#) (WK) Alexander Rokovets, 4187 Aba Lane Sec. 59-16(f)(4), North Port City Code (Two (2) Construction open trailers parked in City Right-of-way)

Sec. 59-16(f)(3), North Port City Code

(Damage to swale with tire ruts)

Sec. 59-16(d), North Port City Code

(Disassembled grey car on driveway. Many tires, tools, and parts left in front side and rear of home.)

Sec. 53-122D, Unified Land Development Code

(Business activity on premises consisting of parking and storing commercial vehicles, material storage, and inordinate vehicular traffic.)

Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash, and other household items being stored outside).

Chapter 70-56, North Port City Code

(No visible assigned numbers affixed to residence.)

Section 105.4.1.1, Florida Building Code

(Expired permit 14-4026, for detached garage on property)

Sec. 53-239(l)(12), Home Occupations/Special Circumstances Unified Land Development Code

(Outside storage of materials used in connection with business, such as construction equipment, materials used in construction and miscellaneous parts.)

This case was brought into compliance with no further action required.

C. [Case No. 21-4829](#)

(WK) Wayne E & Donna J Scheiner & Jason F Erickson, 1141 Plant Ter

Chapter 70-21, North Port City Code

(Driving through the City right of way with vehicles.)

Section 105.4.1.1, Florida Building Code

(Permit 18-7077 for window replacement expired February 18, 2019.)

This case was brought into compliance with no further action required.

D. [Case No. 21-4892](#)

(WK) Jericho June Minnix, 2518 Margaret Ln

Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash in front of home, cardboard and household items spilling out from garage. Also, there are stacks of bricks on front yard)

Chapter 62-50, North Port City Code

(Solid Waste Containers improperly stored at the street outside the time frame permissible by City Code. Pick up for this area is on Friday. Violation observed on a Monday.)

This case was brought into compliance with no further action required.

E. [Case No. 21-5074](#)

(HLB) Valeriy Kushnir, 2836 Abbeville Rd

Sec. 59-16(i), North Port City Code

(White semi-truck parked in the City right of way in front of this property)

This case was brought into compliance with no further action required.

-
- F. [Case No 21-5084](#) (HLB) Kenneth N Carignan Jr, 3520 Johannesburg Rd
Chapter 42-23, North Port City Code
(Debris consisting of wooden fencing post around property.)
Sec. 1-19, Unified Land Development Code
(No Permit on file for the fence posts around this property.)
This case was brought into compliance with no further action required.
- G. [Case No 21-5151](#) (WK) Evelyn Y & Eduardo Javier Sedlar, 4461 Pocatella Ave
Sec. 59-16(c)(2), North Port City Code
(Number of vehicles (12) on property exceeds which is permissible by City Code for this property size)
Sec. 53-122D, Unified Land Development Code
(Active Lawn Service Business being ran from home with parking and storage of commercial vehicles, trailers, and material storage)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of wood, stone, pavers, concrete blocks, and lawn mower parts.)
Sec. 59-16(f)(4), North Port City Code
(Trucks and Trailers parked in City Right-of-way.)
This case was brought into compliance with no further action required.
- H. [Case No 21-5268](#) (HLB) Adonys & Leonor Martinez, 2775 LaCasa Rd
Chapter 105.1, Florida Building Code
(No Permit on file for the shed that is in the backyard of this property.)
This case was brought into compliance with no further action required.
- I. [Case No 22-14](#) (JA) LSF10 Master Participation Trust, 8314 Drolet Ave
Sec. 59-16(i), North Port City Code
(Bucket truck parked in the driveway of this property.)
This case was brought into compliance with no further action required.
- J. [Case No 22-30](#) (HLB) TDP-FL LLC, 5339 Inkwood Dr
Chapter 42-23, North Port City Code
(Debris on this property consisting of portable carport, camping materials, different types of fencing, trash and other miscellaneous items.)
Chapter 70-21, North Port City Code
(Driving over right of way to access this property.)
This case was brought into compliance with no further action required.
- K. [Case No 22-47](#) (HLB) Phillee Properties LLC, 1561 Craleigh St
Chapter 42-23, North Port City Code
(Accumulation of debris in front yard consisting of mattresses and box springs, in addition debris around yard consisting of toolbox parts, tires, trash, and other miscellaneous items)

This case was brought into compliance with no further action required.

- L. [Case No 22-114](#) (WK) Confidential 119.071FS, 6830 Dalewood Cir
Section 42-24(a)(5) North Port City Code
(Accumulation of Debris in City Right-of-way consisting of miscellaneous household items, loose trash, as well trash that has been left at curb for more than 48 hours with no scheduled bulk pick up)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored at the street outside the time frame permissible by City Code. Pick up day for this area is Wednesday, violation observed on a Thursday)

This case was brought into compliance with no further action required.

- M. [Case No 22-128](#) (HLB) RM1 SFR PROPCO A LP, 1686 Mincey Ter
Sec. 59-16(f)(4), North Port City Code
(Boat Parked in City Right-of-way, in front of a vacant lot.)
Sec. 59-16(f)(3), North Port City Code
(Boat parked in City Right-of-way, in front of a Vacant lot.)

This case was brought into compliance with no further action required.

- N. [Case No 22-129](#) (HLB) FKH SFR PROPCO G LP, 2673 Vizza Ln
Sec. 59-16(f)(4), North Port City Code
(Trailer parked in City Right-of-way, to the left of property)

This case was brought into compliance with no further action required.

- O. [Case No 22-140](#) (JA) Peter D & Noreen M Zeoli, 5484 Sister Ter
Sec. 59-16(f), North Port City Code
(Enclosed trailer parked in City Right-of-way.)

This case was brought into compliance with no further action required.

- P. [Case No 22-176](#) (WK) Mikhail G Bublik, 3842 Gaskins Cir
Chapter 42-23, North Port City Code
(Accumulation of debris throughout property consisting of vehicle parts, loose trash, and tires.)

This case was brought into compliance with no further action required.

- Q. [Case No 22-200](#) (HLB) Coelho Investments USA LLC, 3505 Brownwood Ter
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

This case was brought into compliance with no further action required.

- R. [Case No 22-281](#) (JAG) Michael Peavley, 6490 Harmony Rd
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)

This case was brought into compliance with no further action required.

- S. [Case No 22-282](#) (JAG) Jan P O'Rourke, 7567 Hanchey St
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)
This case was brought into compliance with no further action required.
- T. [Case No 22-292](#) (JA) Vladimir Kirasirov & Tatyana Berketova, 3663 Samoa Ave
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of tire(s), car parts, buckets, and other miscellaneous items in driveway.)
This case was brought into compliance with no further action required.
- U. [Case No 22-307](#) (JAG) Angela L Johnson, 6837 Beedla St
Section 105.4.1.1, Florida Building Code
(Expired permit for Land Clear #19-1216; Expired Permit for Culvert Pipe Installation #19-1380; Expired Permit for Electric on site #19-1381. Please contact the Building and Permitting department.)
Chapter 42-23, North Port City Code
(Accumulation of debris on property consisting of construction materials, cinder blocks, outboard boat engine, tarps, scaffolding, lumber etc. Downed trees and stumps, littering the property)
Sec. 59-16(c), North Port City Code
(Parking vehicles on vacant property next to residence, with no principal structure to include, an open trailer, a white Ford Pickup, a Generator, as well as a Large Camper.)
This case was brought into compliance with no further action required.
- V. [Case No 22-328](#) (JAG) Javier E & Karla X Martinez, 6323 S Biscayne Dr
Section 42-24(a)(2)(b) North Port City Code
(Damaging the sidewalk along Sooner St. This is a combined lot.)
This case was brought into compliance with no further action required.
- W. [Case No 22-355](#) (JAG) Second Avenue SFR Holdings I LLC, 8617 Shumock Ave
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)
This case was brought into compliance with no further action required.
- X. [Case No 22-372](#) (HLB) Nicholas & Kelly Seiders, 3512 Madagascar Ave
Chapter 42-23, North Port City Code
(Accumulation of debris in driveway consisting of yard waste.)
This case was brought into compliance with no further action required.

- Y. [Case No 22-377](#) (JAG) Joshua E Thomas, 5527 Galambos St
Chapter 42-23, North Port City Code
(Accumulation of debris on this vacant lot consisting of 2x4's, pieces of wood, cut down trees, branches, and other debris)
This case was brought into compliance with no further action required.
- Z. [Case No 22-379](#) (JAG) Howard E Thomas & Floreliz B Springstun, 5513 Galambos St
Chapter 42-23, North Port City Code
(Accumulation of debris on this vacant lot consisting of cut down trees left on the property)
This case was brought into compliance with no further action required.
- AA. [Case No 22-396](#) (WK) Zwiercan Homes Inc 3162 Rufus Rd
Chapter 1, Administrative Code - City of North Port, Sec. 110
(Accumulation of debris which is being improperly managed on construction site consisting of loose trash, and construction waste, which is blowing into surrounding lots, and to the other side of the street. Clean up required of all areas.)
This case was brought into compliance with no further action required.
- AB. [Case No 22-398](#) (JAG) Tuscola Commons Condominium Association LLC, Tuscola Blvd
Sec. 29-6(F) Unified Land Development Code
(Stop Sign behind advance auto has been painted completely white. Also, in front of Stop Sign is a large pothole that needs to be repaired.)
This case was brought into compliance with no further action required.
- AC. [Case No 22-449](#) (WK) Priscilla Bolta & Alfred Bolta, 2815 Silas Ave
Sec. 59-16(f)(3), North Port City Code
(Parking open trailer with construction equipment in front of vacant lot across street from house. Page 2 of 2 Prohibited and prior case for same issue Case#21-2297. Upon another visit orange lift trailer parked in front of vacant lot again.)
Sec. 59-16(c), North Port City Code
(Parking open trailer full of debris within vacant lot across street from home; Prohibited. Also, Parking white covered trailer on vacant lot to the left of home; prohibited as well.)
Chapter 105.1, Florida Building Code
(Permit required; no permit found for shed which appears to be within rear easement of property)
This case was brought into compliance with no further action required.
- AD. [Case No 22-450](#) (WK) WJHFL LLC, 3134 Ikola Ave
Chapter 1, Administrative Code - City of North Port, Sec. 110
(Accumulation of debris on construction site consisting of loose trash with

no dumpster on site. Containment is required, and cleanup is necessary at this time.)

This case was brought into compliance with no further action required.

AE. [Case No 22-451](#)

(WK) WJHFL LLC, 3108 Ikola Ave

Chapter 1, Administrative Code - City of North Port, Sec. 110

(Accumulation of debris on construction site consisting of trash with no dumpster on site. Containment required and cleanup is necessary at this time.)

This case was brought into compliance with no further action required.

AF. [Case No 22-455](#)

(WK) Barbara A Rines, 5037 Brack Ave

Chapter 42-23, North Port City Code;

(Accumulation of debris consisting of loose trash, miscellaneous household items on property to the right of the driveway.)

Section 42-24(a)(5) North Port City Code

(Accumulation of debris in City Right-of-way consisting of couch that has been left at street beyond 48 hours from service date.)

This case was brought into compliance with no further action required.

AG. [Case No 22-470](#)

(JA) Staci L Gordon-Somers, 4210 Palisades Ave

Chapter 105.1, Florida Building Code

(No permit on file for front door change out.)

This case was brought into compliance with no further action required.

AH. [Case No 22-484](#)

(JAG) Opendoor Property J LLC, 5781 Talbrook Rd

Chapter 70-56, North Port City Code

(No visible assigned numbers affixed to this residence)

This case was brought into compliance with no further action required.

AI. [Case No 22-491](#)

(JAG) Stanislav A Proydakov, 3237 Tally Ho Rd

Section 33-7C(3), Unified Land Development Code

(Silt fencing down along the right side of the construction site.)

This case was brought into compliance with no further action required.

AJ. [Case No 22-507](#)

(JA) Tatsiana Tarasevich, 1797 Turrell St

Section 33-7C(3), Unified Land Development Code

(Silt fence down and needs to be put back up)

Chapter 1, Administrative Code - City of North Port, Sec. 110

(Accumulation of construction site debris throughout property)

This case was brought into compliance with no further action required.

AK. [Case No 22-585](#)

(WK) Igor A & Oksana Kazimirov, 1470 Atwater Dr

Chapter 42-23, North Port City Code

(Accumulation of debris consisting of household items, and a metal cage moved into vacant lot. Please remove item(s) from vacant lot and return property back to its natural state.)

This case was brought into compliance with no further action required.

AL. [Case No 22-615](#)

(HLB) William A & Wendy L Straitwell, 2423 Kamsler Ave
Sec. 59-16(f)(4), North Port City Code
(Enclosed trailer in the City Right-of-way to the right of residence.)

This case was brought into compliance with no further action required.

AM. [Case No 22-624](#)

(JAG) Nahomie Almira-Dorgeron, 6167 Freemont St
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of multiple fence panels)
Sec. 1-19, Unified Land Development Code
(No permit on file for the New six (6) foot wooden and pvc fence that was installed on property.)

This case was brought into compliance with no further action required.

AN. [Case No 22-670](#)

(JAG) Hester Dallemand, 3781 Rockman St
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored at the street outside the time frame permissible by City Code.)
Chapter 70-56, North Port City Code
(Assigned numbers affixed to residence missing 1 or more digits. House numbers read 37_1. The 8 has fallen off)

This case was brought into compliance with no further action required.

AO. [Case No 22-705](#)

(JAG) Melissa A Courts, 8361 Chorley Ave
Chapter 62-50, North Port City Code
(Solid waste containers are being stored incorrectly on the property in front of the garage door to the left of the driveway)

This case was brought into compliance with no further action required.

AP. [Case No 22-708](#)

(JAG) Kimberly D Kennedy, 3838 N Biscayne Dr
Chapter 62-50, North Port City Code
(Solid waste containers are being stored incorrectly on the property in front of the garage door.)

This case was brought into compliance with no further action required.

AQ. [Case No 22-710](#)

(JAG) Vida Radovic-Colic, 2307 N Biscayne Dr
Chapter 62-50, North Port City Code
(Solid waste containers are being stored incorrectly on the property in front of the garage door)

This case was brought into compliance with no further action required.

- AR. [Case No 22-712](#) (JAG) 2018-1 IH Borrower LP, 1720 S Biscayne Dr
Chapter 62-50, North Port City Code
(Solid waste containers are being stored incorrectly on the property in front of the garage door)

This case was brought into compliance with no further action required.

- AS. [Case No 22-728](#) (JAG) Roseann Perri, 7182 Dogwood Ct
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

This case was brought into compliance with no further action required.

- AT. [Case No 22-732](#) (JA) Jeffrey Cutter, 5307 Kenvil Dr
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

This case was brought into compliance with no further action required.

- AU. [Case No 22-927](#) (HLB) Evolutin Property Investments USA, 4526 Jaslo Ave
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

This case was brought into compliance with no further action required.

7. CONTINUED CASES

- A. [Case No 21-4539](#) (WK) Millard W Eheart, 4047 Suburban Ln
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of Loose trash in front sides and rear of house, piles of metal on driveway, wood, plastic and other household items that need to be removed or stored enclosure, also Motor cart in disrepair on driveway.)
Section 105.4.1.1, Florida Building Code
(Expired permit 17-6437/ INT-COMplete CHANGE OUT)
Sec. 59-16(d), North Port City Code
(Disabled vehicle on driveway; RV with flat tires and parts on driveway)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions and there was no change regarding debris removal.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4539 4047 Suburban Lane to be in violation of Chapter 42-23, North Port City Code for accumulation of debris in front, sides, and rear of house, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4539 4047 Suburban Lane to be in violation of Section 105.4.1.1, Florida Building Code for expired permit and imposed a fine of \$10 a day with a maximum of \$5000 to

commence on June 18, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4539 4047 Suburban Lane to be in compliance regarding Section 59-16(d), North Port City Code for disabled vehicles on driveway with no further action required.

B. [Case No 21-4602](#)

(WK) Chad & Jaymi Brousseau, 2666 Calabash Ln

Sec. 59-16(f)(3), North Port City Code

(Damage to Swale from Tire Ruts)

Chapter 70-21, North Port City Code

(Driving through City Right-of-way, causing damage.)

Sec. 53-239(l)(12), Home Occupations/Special Circumstances

(Outside storage of construction materials, pavers, and equipment.)

Chapter 105.1, Florida Building Code

(No permit on file for two accessory structures and deck on right side of property. Permit also required for City Right-of-way work performed, and two pipes installed, as well of rocks throughout. None of which is to code)

Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash, wood pallets, household items, plastic buckets, tires, and other miscellaneous items that should be stored within enclosed structure)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he had contact with the property owner, spoke to permit missing data, and submitted photos into evidence.

Property owner Chad Rousseau, being duly sworn, addressed progress bringing property into compliance.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4602 2666 Calabash Lane to be in violation of Section 59-16(f)(3), North Port City Code for damage to swale and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4602 2666 Calabash Lane to be in violation of Chapter 70-21, North Port City Code for driving through City right-of-way causing damage and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4602 2666 Calabash Lane to be in compliance with Section 53-239(l)(12), Home Occupations/Special Circumstances with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4602 2666 Calabash Lane to be in violation of Chapter 105.1, Florida Building Code for no permit on file for two accessory structures and deck and imposed a fine of \$10 a day with a maximum of \$5000 to commence on June 18, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4602 2666 Calabash Lane to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2022.

- C. [Case No 21-4637](#) (WK) Jesse Demello, 2518 Ridgewood Dr
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of tree trunks, branches, and yard waste all along the City Right-of-way area in multiple piles. Loose trash, wood, cardboard, oil containers, and miscellaneous household items scattered about City Right-of-way as well.)

Inspector Kiddy, being duly sworn, noted property was inspected on multiple occasions, he had contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4637 2518 Ridgewood Drive to be in violation of Section 42-24(a)(5), North Port City Code for accumulation of debris in the City right-of-way and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.
- D. [Case No 22-333](#) (WK) John A Deblasio & Ute Deblasio, 3102 Rufus Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Case No. 22-333 was heard with Case No. 22-340.

Inspector Kiddy, being duly sworn, noted the number of trees removed is undetermined and submitted photos into evidence for both properties.

Michael Schuchat, representing John A Deblasio, being duly sworn, spoke to owner clearing land, intent was to beautify property, two palm trees removed from first property, and eight to ten trees removed from second property.

Based on evidence presented, Hearing Officer Toale found Case No. 22-333 3102 Rufus Road to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$500.
- E. [Case No 22-335](#) (WK) Aleksandr & Larisa Y Khoroshenko, 3713 Basket St
Chapter 42-23, North Port City Code
(Accumulation of debris throughout the exterior of the property consisting of a large amount of burned household items, bricks, wood, metal, loose trash, construction materials, vehicle parts, miscellaneous Page 2 of 2 household items. All items must be removed from the exterior of house in front, sides, and rear yard or the city will take action to abate.)

Case No. 22-335 was heard with Case No. 22-342.

Inspector Kiddy, being duly sworn, noted the property was in compliance and cautioned the property owner regarding repeat violations.

Based on evidence presented, Hearing Officer Toale found Case No. 22-335 3713 Basket Street to be in compliance with Chapter 42-23, North Port City Code for accumulation of debris throughout the exterior of the property with no further action required.
- F. [Case No 22-340](#) (WK) John Deblasio & Ute Deblasio, 3087 Seth Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Case No. 22-340 was heard with Case No. 22-333.

Based on evidence presented, Hearing Officer Toale found Case No. 22-340 3087 Seth Road to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$2500.

G. [Case No 22-342](#)

(WK) Aleksandr & Larisa Y Khoroshenko, 3713 Basket St

Sec. 59-16(F)(1), North Port City Code

(White Car with expired plate, parked in City Right-of-way in front of vacant lot.)

Sec. 59-16(c), North Port City Code

(Grey Van, unlicensed, parked on vacant lot to the left of the house, which has no principal structure.)

Sec. 59-16(d), North Port City Code

(Grey car on driveway in disrepair state, missing major components, and visibly not drivable.)

Section 105.4.1.1, Florida Building Code

(Demo permit on file 21-2970 has expired.)

Case No. 22-342 was heard with Case No. 22-335.

Inspector Kiddy, being duly sworn, noted the property was in compliance and cautioned the property owner regarding repeat violations.

Based on evidence presented, Hearing Officer Toale found Case No. 22-342 3713 Basket Street to be in compliance with Chapter 42-23, North Port City Code for accumulation of debris throughout the exterior of the property with no further action required.

8. 1ST HEARING CASES

A. [Case No 21-4698](#)

(WK) Donald A & Linda Marie Johnston, 8231 Lombra Ave

Sec. 59-16(f)(4), North Port City Code

(Black covered trailer being parked in City Right-of-way.)

Sec. 59-16(c)(5), North Port City Code

(Red Car parked in front of fire hydrant within easement.)

Sec. 59-16(c)(2), North Port City Code

(Number of vehicles on property exceeds the amount permissible by City Code for this property size. Number of vehicles permitted is six (6), number of vehicles counted is eight (8).)

Section 53-122, Unified Land Development Code

(Evidence of activity on the premises, including material storage as well as outside storage.)

Inspector Kiddy, being duly sworn, noted Section 53-122, Unified Land Development Code (ULDC) for activity and storage on property is in compliance, submitted photos into evidence, and cautioned the property owner regarding repeat violations.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4698 8231 Lombra Avenue to be in violation of Section 59-16(f)(4), North Port City Code for covered trailer parked in City right-of-way and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4698 8231 Lombra Avenue to be in violation of Section 59-16(c)(5), North Port City Code for car parked in front of fire hydrant within easement and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4698 8231 Lombra Avenue to be in violation of Section 59-16(c)(2), North Port City Code for exceeding number of vehicles allowable on property and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4698 8231 Lombra Avenue to be in compliance with Section 53-122, Unified Land Development Code (ULDC) for storing materials outside with no further action required.

B. [Case No 22-60](#)

(JAG) Lukyan M Hritsko, 8341 W Price Blvd
Sec. 1-19, Unified Land Development Code
(No permit on file for the six (6) foot wooden fence around the rear yard.)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-60 8341 West Price Boulevard to the May 26, 2022 Code Enforcement Hearing.

C. [Case No 22-65](#)

(HLB) Stephen Charles Seed Jr, 6315 Beedla St
Chapter 105.1, Florida Building Code
(No permit on file for construction on property. There are three dirt piles and heavy equipment on property.)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-65 6315 Beedla Street to the May 26, 2022 Code Enforcement Hearing.

D. [Case No 22-125](#)

(JAG) Christopher John Van Drus, 8535 Dorothy Ave
Chapter 42-23, North Port City Code;
(Accumulation of debris throughout the property consisting of boxes, coolers, bins, pieces of wood, tables, couches, and other miscellaneous items.)
Sec. 59-16(f)(4), North Port City Code
(Parking a black open trailer in City Right-of-way, as well as parking a black closed trailer in City Right-of-way.)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of boxes, pieces of wood, picture frames and other miscellaneous items.)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 21-125 8535 Dorothy Avenue to the June 23, 2022 Code Enforcement Hearing.

- E. [Case No 22-216](#) (JAG) Juan Carlos Jiminez, 6230 Old Court St
Chapter 105.1, Florida Building Code
(Numerous large, dump trucks putting dirt fill or removing dirt from property. Permit needed to do so. Culvert pipe permit on file (#21-6079), is on hold per zoning/ R&D. Must stop work until permit is approved.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, a permit was tendered but never issued, and submitted photos into evidence.

Property owner Carlos Jiminez, being duly sworn, spoke to acquiring permits and was told to attend the hearing first.

Mr. Raducci, being duly sworn, spoke to multiple permits required from City and State.

Mr. Jiminez noted his intent to build a home.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-216 6230 Old Court Street to the May 26, 2022 Code Enforcement Hearing.
- F. [Case No 22-265](#) (WK) C C Properties & Lands Development LLC, 2956 Button St
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of large amount of loose trash and household items dumped on vacant lot.)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-265 2956 Button Street to be in violation of Chapter 42-23, North Port City Code for accumulation of debris dumped on vacant lot and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.
- G. [Case No 22-290](#) (WK) Michael Gamble, 2972 Button St
Sec. 1-19, Unified Land Development Code
(No permit on file for fence located on property)
Sec. 59-16(c), North Port City Code
(Parking RV trailer on vacant lot with no principal structure)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions and submitted one photo into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-290 2972 Button Street to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no fence permit on file and imposed a fine of \$10 a day with a maximum of \$2000 to commence on May 24, 2022.

Based on evidence presented, Hearing Officer Toale found Case No 22-290 2972 Button Street to be in violation of Section 59-16(c), North Port City Code for parking RV trailer on vacant lot and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

- H. [Case No 22-293](#) (JA) Karen R Wasinger Revocable Trust, 4112 Blueridge St
Section 53-240(5), Unified Land Development Code
(Shed to the right side of the property is encroaching on the easement, and the roof is caving in. Shed should be fixed and moved to the original location that it was permitted for)

Inspector Ardinger, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-293 4112 Blueridge Street to the May 26, 2022 Code Enforcement Hearing.
- I. [Case No 22-400](#) (JA) Kendall Carrington Ellis, 5034 Globe Ter
Chapter 105.1, Florida Building Code
(No permit on file for the concrete slab poured in rear of property with no permit)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-400 5034 Globe Terrace to be in violation of Chapter 105.1, Florida Building Code for no permit on file for poured concrete slab and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 24, 2022.
- J. [Case No 22-426](#) (WK) Kevin Schenck, 2857 Bignay Rd
Sec. 59-16(c), North Port City Code
(RV parked on vacant lot).

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-426 2857 Bignay Road to be in violation of Section 59-16(c), North Port City Code for RV parked on vacant lot and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.
- K. [Case No 22-431](#) (WK) Brian R Snyder Revocable Living Trust, 8153 Pale Ct
Chapter 42-23, North Port City Code
(Accumulation of debris on property consisting of loose trash, wood, and other household items.)
Chapter 105.1, Florida Building Code
(No permit on file for structures located on vacant lot.)
Sec. 46-148 City of North Port Code
(Camping prohibited on this property. (If this is not anyone you gave permission to, please contact North Port PD 941-740-1048 or email: communitypolicing@northportpd.com))

Case No. 22-431 was heard with Case No. 22-432.

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, violation of Section 46-148, North Port City Code for camping on property is in compliance, he had contact with the property owner, and submitted photos into evidence.

Matthew Lenfest, representing his father-in-law, being duly sworn, spoke to verbal permission being received from Mr. Raducci, referred to State law regarding composting, submitted photos into evidence, discussed property with Ms. Carol Kozabo and thereafter provided details regarding the shooting range, grounds maintenance, and cameras covering grounds.

Mr. Raducci, being duly sworn, spoke to a pole barn being defined in City Code as a structure and having no knowledge regarding other City departments determination of violations.

Mr. Lenfest noted being told to apply for a Special Exception permit after a determination by the hearing officer today,

Mr. Kiddy quoted City Code regarding structures.

Mr. Golen, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-431 8153 Pale Court regarding Section 46-148, North Port City Code for camping on property to the May 26, 2022 Code Enforcement Hearing.

L. [Case No 22-432](#)

(WK) Brian R Snyder Revocable Living Trust, 8121 Pale Ct
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash, wood, and other miscellaneous household items on property)

Chapter 105.1, Florida Building Code

(No permit on file for structures placed on vacant lot.)

Sec. 46-148 City of North Port Code

(Camping prohibited on this vacant lot. Is also affecting multiple lots, allowing access to other properties from this lot. (If this is not anyone you gave permission to, please contact North Port Police Department 941-740-1048 or email: Communitypolicing@northportpd.com))

Case No. 22-432 was heard with Case No. 22-431.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-432 8121 Pale Court, to the May 26, 2022 Code Enforcement Hearing.

M. [Case No 22-441](#)

(WK) Richard Allen Vanstone, 6892 Marlberry Rd

Section 53-265(A)(2) Unified Land Development Code

(Shipping container seen on property; this is a repeat violation. Cases 17-336, and 20-2209)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, Section 53-265(A)(2) being a repeat violation of Case No. 17-336 and Case No. 220-2209, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-441 6892 Marlberry Road to be a repeat violation of Section 53-265(A)(2), Unified Land Development Code (ULDC) for shipping container property and imposed a fine of \$5000.

- N. [Case No 22-492](#) (WK) Richard Parsons, 2501 Bignay Rd
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of loose trash, fencing, silt screen, and other miscellaneous household items on property.)
Sec. 59-16(c), North Port City Code
(RV trailer, white truck, tan truck, grey car, and construction equipment and generators running being parked on vacant lot with no principal structure or permits.)
Sec. 46-148 City of North Port Code
(Camping prohibited, vacant lot affecting multiple lots, allowing access to other properties from this lot. RV trailer, tents, and other tarped structures, not owned or ownership permission evidence of vehicles, trash, and animals on site during this visit. (If this is not anyone you gave permission to please contact North Port Police Department 941-740-1048 or email communitypolicing@northportpd.com))

Case No. 22-492 was heard with Case No. 22-533.

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he had contact with property owner, violation of Chapter 42-23, North Port City Code being a repeat violation of Case No. 20-1134, violation of Section 59-16(c), North Port City Code being a repeat violation of Case No. 20-1134, violation of Section 46-148, North Port City Code being a repeat violation of Case No. 20-1134, and submitted photos into evidence.

Property owner Richard Parsons, being duly sworn, and Darlene Wolff, having power of attorney and being duly sworn, addressed having no knowledge of squatters on property during Mr. Parson's illness, spoke to removing people from property, and serving a notice of eviction.

Mr. Kiddy spoke to the case being on-going and his request to see results.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-492 2501 Bignay Road to the May 26, 2022 Code Enforcement Hearing.

- O. [Case No 22-500](#) (JA) CSMA BLT LLC, 5180 Prime Ter
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of tires, metal, tarps, and a ladder on right side of property. Also, broken furniture in boxes, thrown in culvert pipe area, and furniture, boxes and oven in the driveway)
Sec. 59-16(d), North Port City Code
(Vehicle damaged in driveway and not covered with non-transparent tarp.)

Inspector Ardinger, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-500 5180 Prime Terrace to the May 26, 2022 Code Enforcement Hearing.

- P. [Case No 22-533](#) (WK) Richard Parsons, 2501 Bignay Rd
Chapter 70-21, North Port City Code
(Driving through City Right-of-way onto vacant lot causing damage.)

Sec. 1-19, Unified Land Development Code
(No permit for fenced gate on property.)

Case No. 22-533 was heard with Case No. 22-492.

Inspector Kiddy, being duly sworn, spoke to this violation being new.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-533 2501 Bignay Road to the May 26, 2022 Code Enforcement Hearing.

Q. [Case No 22-535](#)

(WK)Frances L Jackson, 1318 Koltenborn Rd
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash in left side yard and bags on left side of house not disposed of in containers.)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, is now in compliance, and cautioned the property owner regarding repeat violations.

Based on evidence presented, Hearing Officer Toale found Case No. 22-535 1318 Koltenborn Road to be in compliance with Chapter 42-23, North Port City Code for accumulation of debris with no further action required.

R. [Case No 22-546](#)

(JA) Harlequin Properties LLC, 1560 Price Creek Way
Chapter 34-23, North Port City Code

(No fully completed Business Tax Receipt on file. Application still needing attachments.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, and an incomplete business application remains in the Neighborhood Development Department.

Based on evidence presented, Hearing Officer Toale found Case No. 22-546 1560 Price Creek Way to be in violation of Chapter 34-23, North Port City Code for uncompleted Business Tax Receipt on file and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

S. [Case No 22-551](#)

(JA) Rene Alejandro Fernandez Vera & Carol Edita Valdes Levia,
2076 Cover Ln

Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, number of trees removed is undetermined, and submitted photos into evidence.

Co-Property owner Andres Gerra, being duly sworn, spoke to pulling documents to receive permits, date lot was cleared, and eight to ten palm trees being removed.

Based on evidence presented, Hearing Officer Toale found Case No. 22-551 2076 Cover Lane to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$2500.

T. [Case No 22-614](#)

(JAG) Leopold O Wagner, Janey S Jacobs & Deborah L Wagner
5004 Kingsley Rd

Sec. 59-16(d), North Port City Code

(Two (2) Inoperable vehicles parked on this property. One is a Silver Dodge Caravan, and the other is a Dodge Pickup Truck. This is a repeat violation and no changes have been made. 1. Case Number 20-1158, Inspector Burton-Initiated 3/9/20. Case went to hearing and was assessed \$10.00 a day, capping at \$1,000).

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, violation of Section 59-16(d) North Port City Code being a repeat violation of Case No.20-1158, and submitted one photo into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-614 5004 Kingsley Road to be a repeat violation of Section 59-16(d), North Port City Code for inoperable vehicles parked on property and imposed a fine of \$5000

U. [Case No 22-629](#)

(JAG) Stephanie L Chronister, 6292 Sooner St
Chapter 70-56, North Port City Code
(No house numbers are affixed to this residence.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, and tarp on roof obscured house numbers.

Property owner Stephanie Wagner, being duly sworn, spoke to house numbers being affixed and a temporary tarp on roof.

Based on evidence presented, Hearing Officer Toale found Case No. 22-629 6292 Sooner Street to be in violation of Chapter 70-56, North Port City Code for no house numbers affixed to residence and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 24, 2022.

V. [Case No 22-931](#)

(JA) Walter F & Debra L Brown, 3476 Briant St
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had contact with the property owner, number of trees removed is undetermined, and submitted photos into evidence.

Property owner Debra Brown, being duly sworn, addressed difficulty obtaining a permit, issues corrected, lot combined, and removal of four palm and two pine trees.

Ms. Ardinger spoke to a land clearing permit.

Based on evidence presented, Hearing Officer Toale found Case No. 22-931 3476 Briant Street to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$750.

W. [Case No 22-951](#)

(WK) Dawn Marie Brown, 3793 Basket St
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, number of trees removed is undetermined, evidence of squatters, and submitted photos into evidence.

Property owner Dawn Brown, being duly sworn, submitted photos into evidence, spoke to inability to obtain a tree survey, future building plans, and no trees being removed.

Based on evidence presented, Hearing Officer Toale found Case No. 22-951 3793 Basket Street to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$250.

- X. [Case No 22-975](#) (WK) Kove Kapital LLC, 5573 Notch Ct
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, number of trees is undetermined, evidence of people living in trailers, and submitted photos into evidence.

Property owner Terrance Hebda, being duly sworn, addressed bee boxes, vehicles on property, and submitted one photo into evidence.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-975 5573 Notch Court regarding Section 45-5A, Unified Land Development Code for no permit on file for land clearing with no further action required.

- Y. [Case No 22-1038](#) (JAG) WJHFL LLC, 1754 Torgerson St
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Guilbault, being duly sworn, noted property was inspected on multiple occasions, number of trees removed is undetermined, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1038 1754 Torgerson Street to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and imposed a fine of \$2500.

- Z. [Case No 22-1250](#) (JAG) Chad E & Jennifer D Jackson, E River Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Guilbault, being duly sworn, requested the case be closed due to no permit required for land clearing on agricultural property.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-1250 East River Road regarding Section 45-5(A), Unified Land Development Code (ULDC) for no permit on file for land clearing and no further action is required.

9. 2ND HEARING CASES

- A. [Case No 21-222](#) (JAG) Aracelis M Colome, 5233 Bullard St
Chapter 105.1, Florida Building Code
(No permit on file for 6-foot fence installed on this property.)
Chapter 105.1, Florida Building Code
(Verified no permit on file for the carport being enclosed)

Inspector Guilbault, being duly sworn, noted an engineer was hired and is making

progress.

Mr. Toale addressed the last option to retain control of the violation.

Attorney Ryan Dugan, representing the property owner and being duly sworn, addressed bringing property into compliance, onsite inspections, work confirmation from engineer, and requested a 30-day continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 21-222 5233 Bullard Street regarding Chapter 105.1, Florida Building Code for no permit on file for 6-foot fence installed on this property to the May 26, 2022 Code Enforcement Hearing.

Based on evidence presented, Hearing Officer Toale continued Case No. 21-222 5233 Bullard Street regarding Chapter 105.1, Florida Building Code for no permit on file for enclosed carport to the May 26, 2022 Code Enforcement Hearing.

B. [Case No 21-4986](#)

(WK) Domka & Alena Tarasenko, 5498 Densaw Rd
Section 105.4.1.1, Florida Building Code

(Permit 18-4791 is expired for six (6) windows, and slider impact, needs to be reactivated or revoked. Contact permitting for solution.)

Inspector Kiddy, being duly sworn, noted no changes to property and requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-4986 5498 Densaw Road to the May 26, 2022 Code Enforcement Hearing.

C. [Case No 21-5141](#)

(WK) Home SFR Borrower IV LLC, 5362 Trekell St
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of yard waste, trash, unused household items piled up, boxes, and carpet.)

Section 105.4.1.1, Florida Building Code

(Expired permit 19-8875 on file, inspection required.)

Inspector Kiddy, being duly sworn, noted no changes were evident on the property, property was inspected on multiple occasions, and requested the Order be signed imposing the fine.

Based on Evidence presented, Hearing Officer Toale found Case No. 21-5141 5362 Trekell Street to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and signed the Order imposing the fine.

Based on Evidence presented, Hearing Officer Toale found Case No. 21-5141 5362 Trekell Street to be in violation of Section 105.4.1.1, Florida Building Code for expired Permit No. 19-8875 and signed the Order imposing the fine.

D. [Case No 21-5198](#)

(HLB) Christopher Roland Barber PMA, 7610 Cottagemaid St
Chapter 42-23, North Port City Code

(Accumulation of debris on vacant lot consisting of miscellaneous items)

Sec. 59-16(c), North Port City Code

(Two (2) vehicles and trailer being parked on vacant lot with no principal structure.)

Chapter 105.1, Florida Building Code

(Two (2) sheds located on vacant lot with no permit on file)
Sec. 59-16(h), North Port City Code, Living or Camping in Vehicles
(RV parked on vacant lot appears to be inhabited)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, no changes to property, submitted one photo into evidence, and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 32-5198 7610 Cottagemaid Street to be in violation of Chapter 42-23, North Port City Code for accumulation of debris on vacant lot and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 32-5198 7610 Cottagemaid Street to be in violation of Section 59-16(c), North Port City Code for vehicles and trailer being parked on vacant lot and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 32-5198 7610 Cottagemaid Street to be in violation of Chapter 105.1, Florida Building Code for 2 sheds located on vacant lot and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 32-5198 7610 Cottagemaid Street to be in violation of Section 59-16(h), North Port City Code, for RV parked on vacant lot and signed the Order imposing the fine.

E. [Case No 22-27](#)

(HLB) Ahmed Khamis, 2891 Chinabox St
Chapter 42-23, North Port City Code
(Debris consisting of pallets, camping materials, trash and other miscellaneous items.)
Sec. 46-148 City of North Port Code
(Owner is camping on this vacant lot.)
Sec. 59-16(c), North Port City Code
(RV camper being stored on this property without a principal structure)

Inspector Guilbault, being duly sworn, noted no changes were evident on the property, property was inspected on multiple occasions, submitted one photo into evidence, and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-27 2891 Chinabox Street to be in violation of Chapter 42-23, North Port City Code for debris and other miscellaneous items on property and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-27 2891 Chinabox Street to be in violation of Section 46-148, North Port City Code for owner camping on vacant lot and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-27 2891 Chinabox Street to be in violation of Section 59-16(c), North Port City Code for camper being stored on this property without a principal structure and signed the Order imposing the fine.

F. [Case No 22-224](#)

(JAG) Diana Andrade & Michael Andrade, 8050 Porto Chico Ave
Sec. 59-16(f)(4), North Port City Code
(Camper parked in the city right-of-way.)

Chapter 14-20 Adoption of Florida Building
(No power or water deeming this property unfit for human occupancy, Red Card posted on 1/21/2022)

Inspector Guilbault, being duly sworn, noted no changes were evident on the property, water turned off, and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-224 8050 Porto Chico Avenue to be in violation of Section 59-16(f)(4), North Port City Code for camper parked in the City right-of-way and signed the Order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-224 8050 Porto Chico Avenue to be in violation of Chapter 14-20 Adoption of Florida Building Code for no power or water, property unfit for human occupancy, and signed the Order imposing the fine.

G. [Case No 22-518](#)

(WK) Reinvest Homes LLC, 1309 Nackman Rd
Section 105.4.1.1, Florida Building Code
(Expired permit for single family home residence)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, no changes were evident on the property, and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-518 1309 Nackman Road to be in violation of Section 105.4.1.1, Florida Building Code for expired permit for single family home residence and signed the Order imposing the fine.

10. GENERAL BUSINESS

There was no General Business

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 11:57 a.m.

James E. Toale, Hearing Officer

Minutes were approved on the ____ day of _____, 2022.