



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Compliance Hearing

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Thursday, February 22, 2024

9:00 AM

City Commission Chambers

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**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**

[24-0184](#) Approve Minutes for the January 25, 2024 Code Enforcement Hearing Meeting

**Attachments:** [Minutes](#)

#### **5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH**

#### **6. COMPLIANT CASES**

[Case No 23-4380](#) (DG) MATTHEW G & STEPHANIE CALLEIA, TAMARA CALLEIA; 4437 GORGAS ST  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired Permit 19-1034 for Water Heater Electric is Expired.)

[Case No 23-4519](#) (DG) RPM MANAGEMENT GROUP LLC; 6520 ELMWOOD RD  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in rear of property consisting of bicycles, chairs, plastic buckets, and other miscellaneous items. There is also debris on right side of house consisting of plastic wrap. Debris in front of house consisting of a downed basketball hoop.)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Debris in City Right-of-way consisting of a chair.)  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid Waste Containers improperly stored. Containers must be stored

behind the front plane of the home.)

[Case No  
23-4526](#)

(MCK) JOHN B & JANICE E SCHENK; 4523 ALADDIN AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris consisting of a tattered tarp on the roof, of which  
pieces are flying around the neighborhood. Tarp needs to be removed and  
replaced.)

[Case No  
23-4661](#)

(NL) BIG JIM VIII LLC; 1075 INNOVATION AVE UNIT 103  
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.  
(Pro Seller LLC is is operating business without a change of occupancy.)

[Case No  
23-4759](#)

(DG) CIRCLE K STORES INC; 13280 TAMIAMI TRL  
Sec. 37-29(H)(3) Unified Land Development Code – Roadway Design and  
Construction Standards  
(Large pot hole in the Alley behind this building.)

[Case No  
23-4772](#)

(NL) JAMES & BROOK KIEFER; 2142 KOWAL AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Truck & Trailer parked in City Right-of-way.)

[Case No  
23-4783](#)

(DG) DOBRICA DJORDEJEVIC; 8409 TRIONFO AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in rear of property consisting of metal and  
aluminum.)

[Case No  
23-4829](#)

(DG) STACY CONERY 2018 TRUST; 7514 TASCOS DR  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired roofing permit #22-17735.)

[Case No  
23-4873](#)

(DG) THOMAS G & PAMELA L BLAKOWITZ; 8149 COCO SOLO AVE  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence.)

[Case No  
23-4900](#)

(DG) CHERYL & MICHAEL LASCOLA; 4705 PAN AMERICAN BLVD  
59-1 (c)(1), City Code Allowed parking  
(Vehicles parked at residence not on an improved surface.)

[Case No  
23-4904](#)

(DG) KEITH P MAHONEY, PATRICIA LAWRENCE; 4780 PAN  
AMERICAN BLVD  
59-1 (c)(1), City Code Allowed parking  
(Vehicles on this property not parked on an improved surfaced which is  
required per City Code.)

[Case No  
23-4923](#)

(NL) CIARA MARIE MARRERO, JOSE OJEDA RAFAEL LEBRON; 5073  
BARCELONA DR  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Multiple cars parked in the City Right-of-way across the street from  
residence.)

- [Case No 23-4925](#) (DG) JULIE A LIGHTBODY; 7131 TOTEM AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Dilapidated fence on the property with missing panels. Fence must be removed, repaired, or replaced.)  
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.)
- [Case No 23-4930](#) (NL) JEFFREY P & JUNE ANTMANN; 1629 EXCHANGE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Multiple vehicles and a trailer parked in City Right-of-way.)
- [Case No 23-4935](#) (KS) STEPHEN P MALLON; 6309 LACHINE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Grey Nissan Sentra parked in City Right-of-way.)
- [Case No 23-4936](#) (MCK) AMERICAN MOMENTUM BANK; 1670 W PRICE BLVD  
Sec. 37-29(H)(3) Unified Land Development Code – Roadway Design and Construction Standards, general requirements.  
(Pothole in corner of drive near Toledo Blade and W. Price.)
- [Case No 23-4949](#) (NL) VLADIMIR KIRASIROV, TATYANA BERKETOVA; 2535 SANBORN AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Vehicles being parked in City Right-of-way.)
- [Case No 23-4986](#) (MCK) WILLIAM & CHARLENE GUILLEM; 2099 SNOVER AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris throughout the property consisting of dollies, scrap metal, cardboard, and other miscellaneous debris.)  
59-1 (b)(4) City Code, Prohibited Parking – Inoperable vehicle.  
(Vehicle on jacks and in a disrepair state.)
- [Case No 23-5010](#) (MCK) BRIAN & LEEANNA OHALLORAN; 4462 SYMCO AVE  
59-1(d), City Code, Vehicles under repair  
(Vehicle in disrepair on driveway with flat tires, and a tattered tarp which is only partially covering vehicle.)
- [Case No 23-5013](#) (MCK) D HENDERSON RILEY JR, MELISSA ONIKA MALA BAILEY RILEY; 4396 LANGTREE AVE  
59-1 (c)(1), City Code Allowed parking  
(One (1) camper, two (2) vehicles, as well as two (2) trailer parked on the grass in this yard and not on an improved surface.)
- [Case No 23-5095](#) (KS) JEFFREY SCOTT BOWELL; 2351 MORTON RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Boat and Trailer parked in City Right-of-way, across the street from residence, in front of an undeveloped lot.)

[Case No](#)  
[23-5132](#) (KS) VALERIU & MIRELA ROMANEL; 8029 LARRIMORE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Detached cargo trailer parked in City Right-of-way, across the street from residence, in front of an undeveloped lot.)

[Case No](#)  
[23-5134](#) (MCK) HOLLIMAN CAPITAL GROUP LLC; 2063 SNOVER AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Unlicensed Ford F350, as well as a boat and unlicensed trailer parked in City Right-of-way.)  
59-1 (c)(1), City Code Allowed parking  
(Vehicle parked in grass next to driveway, and not on an improved surface.)

[Case No](#)  
[23-5141](#) (DG) SHREERAM REVABA LLC; 14000 TAMIAMI TRL  
Section 37-50 C (1) & (2), Unified Land Development Code All lighting  
(Lighting on this property is causing a glare onto residential properties.)

[Case No](#)  
[23-5144](#) (DG) PATRICIA MALINARO; 8215 AGRESS AVE  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of debris in City Right-of-way consisting of broken up wood.)

[Case No](#)  
[23-5288](#) (MCK) CORI ELYSE MATZEN, TAYLOR BERRY; 2223 ARMENIA RD  
Section 53-240(A)(3) Unified Land Development Code, Special Structures  
(Light tan shed placed on this undeveloped lot, with no principal structure.)

## **7. CONTINUED CASES**

[Case No](#)  
[23-2099](#) (DG) GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR; 7270 HIAWATHA TER  
Section 53-240(A)(3) Unified Land Development Code, Special Structures  
( Accessory / Lot with Principal Fence/gate on vacant lot with no accessory structure which is un-permitted.)

**Attachments:** [Case Files 23-2099.pdf](#)

[Case No](#)  
[23-4120](#) (NL) ROBERTO MENDEZ; 2805 BREWSTER RD  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for driveway and or culvert pipe. Lot is an UDL owned by the property adjacent to it. Lot must be combined before permit can be applied for.)

**Attachments:** [Case Files 23-4120.pdf](#)

## **8. 1ST HEARING CASES**

[Case No](#)  
[23-538](#) (DG) MARTY & TINA WOLF; 1634 RONALD ST  
Section 53-265(A)(2) Unified Land Development Code - Exemption from temporary use and special event permits.  
(Illegal shipping container on property since January and is prohibited per City Code.)

**Attachments:** [Case Files 23-538.pdf](#)

**Case No** (DG) FELIX O CRUZ OCASIO, MARIA RIVERA; 7314 LARGELEAF ST  
**23-4186** Section 53-240(A)(3) Unified Land Development Code, Special Structures  
(Wooden fence erected onto this undeveloped property. This property is a  
UDL with no principle structure.)

**Attachments:** [Case Files 23-4186.pdf](#)

**Case No** (NL) EDWARD R BONACORSI (E LIFE EST), PATRICIA A  
**23-4273** BONACORSI(E LIFE EST); 4040 KENVIL DR  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired permit 18-4182 for INT complete system change out.)

**Attachments:** [Case Files 23-4273.pdf](#)

**Case No** (MCK) TIM PRUITT; 3500 W PRICE BLVD  
**23-4620** 59-1 (b)(4) City Code, Prohibited Parking – Inoperable vehicle.  
(Tan four door Pontiac Bonneville on jacks in driveway.)

**Attachments:** [Case Files 23-4620.pdf](#)

**Case No** (NL) REGGIE & KELLY JOHNSON; 5067 ANDRIS ST  
**23-4673** Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area.  
(Accumulation of debris in City Right-of-way consisting of a large tree of  
which has branches encroaching onto the roadway.)

**Attachments:** [Case Files 23-4673.pdf](#)

**Case No** (NL) JOSHUA LEE MENDENHALL; 1266 BILLY CT  
**23-4703** 59-1 (c)(1), City Code Allowed parking  
(Four (4) Vehicles parked on this property without a principal structure.)  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for the Shed located on the property.)

**Attachments:** [Case Files 23-4703.pdf](#)

**Case No** (KS) SIMONE & SHERNETTE &, SHAWNAH D S BRYAN; 7027 DE  
**23-4713** BRITA RD  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired SFR permit 19-8243.)

**Attachments:** [Case Files 23-4713.pdf](#)

**Case No** (NL) FOTOS INVESTMENT GROUP LLC; 1528 KOLTENBORN RD  
**23-4857** 59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(White Volkswagen parked in City Right-of-way.)

**Attachments:** [Case Files 23-4857.pdf](#)

**Case No** (MCK) ALAN & KATHLEEN QUACKENBUSH; 3326 TUSKET AVE  
**23-4890** Section 42-24(a)(5) North Port City Code - Maintenance of stormwater

drainage area.

(Accumulation of debris in City Right-of-way consisting of drywall, a cooler, pallets, yard waste, as well as a big bull dumpster.)

**Attachments:** [Case Files 23-4890.pdf](#)

**Case No**  
**23-4915**

(NL) MICHAEL REGINALD MORRIS, YVONNE MORRIS; 1832  
ATWATER DR  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Camper and Vehicles parked in City Right-of-way.)

**Attachments:** [Case Files 23-4915.pdf](#)

**Case No**  
**23-4916**

(NL) DONNA M BIRCH; 2516 ATWATER DR  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Vehicles parked in City Right-of-way)

**Attachments:** [Case Files 23-4916.pdf](#)

**Case No**  
**23-4993**

(NL) SHANICA GRACE ANN SENIOR, VAUGHN E FARQUHARSON;  
2001 JEANNIN DR  
70-21, NPCC - 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. There is no permit filed for a culvert or  
an apron to be able to drive on and off this property.)

**Attachments:** [Case Files 23-4993.pdf](#)

**Case No**  
**23-5025**

(DG) JASON L MEAD, BONNIE J SCATES; 6328 PAN AMERICAN  
BLVD  
Chapter 42-22A North Port City Code - Excessive Growth of  
Grass/Weeds;  
(Grass and/or weeds on this property are excessive in height and is in  
violation of City Code.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Dead plant growth, and miscellaneous items that are blocking the entry  
path into the rear yard.)

**Attachments:** [Case Files 23-5025.pdf](#)

**Case No**  
**23-5065**

(DG) GULF COAST ASSEMBLY OF GOD INC; 2800 PAN AMERICAN  
BLVD  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for commercial remodel/lanai enclosure done on this  
residence.)

**Attachments:** [Case Files 23-5065.pdf](#)

[Case No 23-5078](#) (DG) JIM BERGER; 6230 FREEMONT ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in front of property consisting of black roofing material.)

**Attachments:** [Case Files 23-5078.pdf](#)

[Case No 23-5193](#) (DG) ALEKSEY & NATALIYA GROSHEV; 4213 GROBE ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Vehicles on this property are not parked on an improved surface.)

**Attachments:** [Case Files 23-5193.pdf](#)

[Case No 23-5205](#) (KS) GLENDA L PEREZ AGUILAR DE SANCHEZ, DANIEL AMILCAR SANCHEZ; 4891 ALMANAC 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 23-5205.pdf](#)

[Case No 23-5323](#) (MCK) GLENDA L PEREZ AGUILAR DE SANCHEZ, DANIEL AMILCAR SANCHEZ; 2337 SULTAN AVE  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

**Attachments:** [Case Files 23-5323.pdf](#)

[Case No 23-5324](#) (MCK) GLENDA L PEREZ AGUILAR DE SANCHEZ, DANIEL AMILCAR SANCHEZ; 2329 SULTAN AVE  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

**Attachments:** [Case Files 23-5324.pdf](#)

[Case No 23-5326](#) (NL) PRESTIGE DEVELOPMENT BUILDERS; 1224 GOSHEN RD  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris  
(Dumpster overflowing on this construction site with trash and debris scattered throughout.)

**Attachments:** [Case Files 23-5326.pdf](#)

[Case No 23-5327](#) (NL) PRESTIGE DEVELOPMENT BUILDERS; 1204 GOSHEN RD  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris  
(Dumpster is full and overflowing on construction site with miscellaneous debris scattered without.)

**Attachments:** [Case Files 23-5327.pdf](#)

[Case No 23-5447](#) (KS) JOHN & AMANDA C SULLIVAN; 6308 STARFISH AVE Chapter 42-23, North Port City Code; Accumulation of Debris (Debris consisting of household trash around the entire property and into the City Right-of-way. Additionally there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.)

**Attachments:** [Case Files 23-5447.pdf](#)

## **9. 2ND HEARING CASES**

[Case No 23-2106](#) (DG) CLOUD TEN MARKETING GROUP LLC; 1350 BOBCAT TRL Section 105.4.1.1, Florida Building Code- Permit has expired. (Expired Permits #18-6646 ELECTRIC WORK ONLY #17-7474 COMMERCIAL REMODEL)

**Attachments:** [Case Files 23-2106](#)

[Case No 23-2107](#) (PM) CLOUD TEN MARKETING GROUP LLC, 1350 BOBCAT TRL Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference. (1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023  
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023  
3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

**Attachments:** [Case Files 23-2107](#)

[Case No 23-2109](#) (PM) CLOUD TEN MARKETING GROUP LLC, 1400 BOBCAT TRL Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference. (1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023  
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023)



3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

**Attachments:** [Case Files 23-2109](#)

**Case No** (DG) WOODROW A STEWART; 13588 TAMIAMI TRL  
**23-4576** Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris consisting miscellaneous junk items tossed in front yard and an abandoned yard waste trailer.)

**Attachments:** [Case Files 23-4576.pdf](#)

**Case No** (DG) JASON L MEAD, BONNIE J SCATES; 6328 PAN AMERICAN  
**23-4589** BLVD Chapter 59-1(c)(1), North Port City Code; Allowed parking (Vehicle is parked in the front yard of property.)

**Attachments:** [Case Files 23-4589.pdf](#)

**Case No** (NL) CLOUD TEN MARKETING GROUP LLC; 1350 BOBCAT TRL  
**23-4825** Chapter 42-23, North Port City Code; Accumulation of Debris (Dilapidated fence on has fallen down and is blocking sidewalk on Woodhaven Drive. It is in front of parcel number 1140 00 1011.)

**Attachments:** [Case Files 23-4825.pdf](#)

## **10. GENERAL BUSINESS**

**Case No** Case No. 24-007155 Parking Ticket Appeal - 1100 S Main St North Port,  
**24-007155** Florida

**Attachments:** [Parking Ticket](#)

[Parking Appeal](#)

[Parking Report](#)

## **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.

