



Meeting Minutes
Code Compliance Hearing

Thursday, February 22, 2024

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:01 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

Also Present:

Police Legal Advisor Katlyn Coughlin, Code Enforcement Division Manager Kevin Raducci, Code Compliance Recording Secretary William Kiddy, Code Enforcement Inspectors Dave Grandt, Nathan Long, and Kenneth Schauer, Development Services Director Alaina Ray, and City Clerk Heather Faust

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

[24-0184](#)

Approve Minutes for the January 25, 2024 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. Faust swore in all those wishing to provide testimony.

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.)

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

[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.)

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

[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.)

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

[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 operating business without a change of occupancy.)

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

[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.)

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

[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.)

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

[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.)

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

[Case No
23-4829](#)

(DG) STACY CONERY 2018 TRUST; 7514 TASCO DR

Section 105.4.1.1, Florida Building Code- Permit has expired.

(Expired roofing permit #22-17735.)

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

[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.)

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

[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.)

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

[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.)

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

[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.)

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

[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.)

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

[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.)

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

[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.)

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

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

[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.)

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

[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.)

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

[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.)

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

[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.)

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

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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 23-2099, 7270 Hiawatha Terrace, to the March 28, 2024 Code Compliance Hearing.

[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.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, contact with property owner, property and survey status, and request for continuous.

Roberto Mendez, property owner, being duly sworn, spoke to permit and survey.

This Continued Case was continued

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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, spoke to inspection, violation, and photographs submitted into evidence.

Marty and Tina Wolf, property owners, being duly sworn, spoke to result of hurricane, insurance/appraiser scheduling, hardships, and responded to questions regarding lot combination with main structure lot, estimated time frame for flooring in home, and storage availability.

Mr. Raducci spoke to remediation options.

Mr. and Mrs. Wolf spoke to costs associated and responded to questions regarding permit application.

Mr. Raducci spoke to code regulations regarding shipping containers, permitting, tie down requirements, and responded to questions regarding temporary use permit parameters.

Mr. and Mrs. Wolf spoke to temporary use permit denial.

Ms. Ray, being duly sworn, spoke to temporary use permit for storage parameters, staff authority, emergency order expiration, Florida Building Code parameters, Unified Land Development Code (ULDC) re-write, and current code requirements.

Mr. and Mrs. Wolf spoke to complaint filed and shipping containers used throughout the City.

Based on evidence presented, Hearing Officer Toale found Case No. 23-528, 1634 Ronald Street, to be in violation of Section 53-265(A)(2), Unified Land Development Code, for illegal shipping container on property and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on May 8, 2024.

[Case No
23-4186](#)

(DG) FELIX O CRUZ OCASIO, MARIA RIVERA; 7314 LARGELEAF ST
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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, violation, and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 23-4186, 7314 Largeleaf Street, to be in violation of Section 53-240(A)(3), Unified Land Development Code, for fence on undeveloped property and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on March 19, 2024.

[Case No
23-4273](#)

(NL) EDWARD R BONACORSI (E LIFE EST), PATRICIA A 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.)

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

[Case No
23-4620](#)

(NL) TIM PRUITT; 3500 W PRICE BLVD
59-1 (b)(4) City Code, Prohibited Parking – Inoperable vehicle.
(Tan four door Pontiac Bonneville on jacks in driveway.)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, provided a presentation including inspections, violation, communication with property owner, safety concerns, and remediation options.

Based on evidence presented, Hearing Officer Toale found Case No. 23-4620, 3500 W. Price Boulevard, to be in violation of Section 59-1(b)(4), North Port City Code, for inoperable vehicle on property and imposed a find of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

[Case No
23-4673](#)

(NL) REGGIE & KELLY JOHNSON; 5067 ANDRIS ST
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.)

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

[Case No
23-4703](#)

(NL) JOSHUA LEE MENDENHALL; 1266 BILLY CT
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.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, violations, photographs submitted into evidence, and contact with property owner.

Joshua Mendenhall, property owner, being duly sworn, spoke to remediation.

Based on evidence presented, Hearing Officer Toale found Case No. 23-4703, 1266 Billy Court, to be in violation of Section 59-1(c)(1), North Port City Code, for

vehicles parked without principal structure and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

Based on evidence presented, Hearing Officer Toale found Case No. 23-4703, 1266 Billy Court, to be in violation of Chapter 105.1, Florida Building Code, for shed without a permit on file and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on March 19, 2024.

[Case No
23-4713](#)

(KS) SIMONE & SHERNETTE &, SHAWNAH D S BRYAN; 7027 DE BRITA RD

Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired SFR permit 19-8243.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violation, and photographs submitted into evidence.

Shawnah Bryan, property owner, being duly sworn, spoke to pandemic and hardships.

Hearing Officer Toale spoke to remediation and questioned property owner on intent with property.

Ms. Bryan spoke to conversation with building department regarding permit extension.

Mr. Raducci spoke to permit renewal and building official approval required.

Hearing Officer Toale spoke to continuance process.

Ms. Bryan spoke to closing the permit and selling property.

Based on evidence presented, Hearing Officer Toale continued Case No. 23-4713, 7027 De Brita Road, to the March 28, 2024 Code Compliance Hearing.

[Case No
23-4857](#)

(NL) FOTOS INVESTMENT GROUP LLC; 1528 KOLTENBORN RD
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(White Volkswagen parked in City Right-of-way.)

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

[Case No
23-4890](#)

(NL) ALAN & KATHLEEN QUACKENBUSH; 3326 TUSKET 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 drywall, a cooler, pallets, yard waste, as well as a big bull dumpster.)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, provided a presentation including inspection, hurricane damage, violation, and remediation.

Alan and Kathleen Quackenbush, property owners, being duly sworn, spoke to contractor issues.

Mr. Raducci spoke to permitting for pods, lawn mowing, and removal of bull bag contents.

Based on evidence presented, Hearing Officer Toale found Case No. 23-4890, 3326 Tuskett Avenue, to be in violation of Section 42-24(a)(5) North Port City Code, for debris in right-of-way and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

[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.)

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

[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)

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

[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.)

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

[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.)

This case was heard with Case No. 23-4589.

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, violation, contact with property owner, contractor unable to mow, and responded to questions regarding grass height.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5025, 6328 Pan American Boulevard, to be in violation of Section 42-22A, North Port City Code, for excessive growth and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5025, 6328 Pan American Boulevard, 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 \$1,000 to commence on March 19, 2024.

[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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, violation, contact with property owner, and permit activity.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5065, 2800 Pan American Boulevard, to be in violation of Chapter 105.1, Florida Building Code, for commercial remodel/lanai enclosure without a permit on file and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on March 19, 2024.

[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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, violation, and photograph submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5078, 6230 Freemont Street, to be in violation of Chapter 42-23, North Port City Code, for accumulation of debris and imposed a fine of \$10 with a maximum of \$1,000 to commence on March 19, 2024.

[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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, violation, and photograph submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5193, 4213 Grobe Street, to be in violation of Chapter 59-1(b)(1), North Port City Code for a vehicle parked on an unimproved surface and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

[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)

This case was heard with Case Nos. 23-5323 and 5324.

Hearing Officer Toale announced the item.

Ms. Faust administered the interpreter oath.

Elmer N. Perez Aguilar, interpreter on behalf of Glenda and Daniel Sanchez, being duly sworn, spoke to conjoined lots.

Inspector Schauer, being duly sworn, provided a presentation including inspections, violations, property zoning, number of oak tree stumps, lot size, photographs submitted into evidence, and estimated mitigation amount.

Mr. Aguilar spoke to not knowing permit was needed and underbrush permit obtained.

Hearing Officer Toale spoke to number of trees known and fine determination.

Mr. Raducci spoke to permit, tree removal, and future clearing.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5205, 4891 Almanac Street, to be in violation of Section 45-5A, Unified Land Development Code, for removal of nine trees and imposed a fine of \$5,300.

[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.)

Hearing Officer Toale announced the item.

Discussion took place regarding case notes.

Mr. Raducci, being duly sworn, spoke to inspections, inspector, and underbrush clearing without permit.

Hearing Officer Toale spoke to incorrect violation code referenced.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 23-5323, 2337 Sultan Avenue.

[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.)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, spoke to underbrush removal and oak tree removal, and estimated mitigation amount.

Elmer N. Perez Aguilar, interpreter on behalf of Glenda and Daniel Sanchez, being duly sworn, spoke to hurricane damage and tree cutting.

Mr. Raducci submitted photographs into evidence.

Mr. Aguilar spoke to tree leaning on another tree and permit.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5324, 2329 Sultan Avenue, to be in violation of Section 45-5A, Unified Land Development Code, and imposed a fine of \$1,200.

[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.)

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

[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.)

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

[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 an into the City Right-of-way. Additionally there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspections, violation, photos submitted into evidence, contact with property owner, hurricane damage, and responded to questions regarding other debris.

Amanda Sullivan, property owner, being duly sworn, spoke to contact with Inspector Schauer, hurricane damage, toys in yard, and yard and debris pickup.

Questions and discussion took place regarding fence violation and dumpster rental.

Mr. Raducci, being duly sworn, spoke to bulk pickup.

Ms. Sullivan spoke to status of home, insurance and mortgage issues, and fence location.

Mr. Raducci spoke to remediation of the violation.

Hearing Officer Toale spoke to safety concerns and securing the fence.

Ms. Sullivan spoke to communications sent to/from Inspector Schauer.

Mr. Raducci spoke to prior citations, courtesy notice, and documentation mailed.

Ms. Sullivan spoke to prior citations.

Mr. Raducci spoke to property postings and toys in yard.

Discussion and questions continued regarding current property status, recent photos, and bulk pickup status.

Based on evidence presented, Hearing Officer Toale found Case No. 23-5447, 6308 Starfish Avenue, to be in violation of Chapter 42 23, North Port City Code, for debris consisting of household trash and dilapidated fence and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 19, 2024.

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)

This case was heard with Case Nos. 23-2107 and 23-2109.

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including violation, permit status, and request ed order assessing fines be signed.

Richard Smith, property owner, being duly sworn, spoke to permit status.

Mr. Raducci, being duly sworn, spoke to prior meeting request for continuance and request to find violation with fines assessed.

Mr. Toale spoke to start date of fine and fine amount as of today.

Mr. Smith spoke to prior hearing, error in permit system, and authorization of funds.

Mr. Raducci spoke to initial violation time and additional 30 days given at last hearing.

Discussion took place regarding fine payment procedure.

Based on evidence presented, Hearing Officer Toale found Case No. 23 2106, 1350 Bobcat Trail, to be in violation of Chapter 105.4.1.1, Florida Building Code, for expired Permit No. 18 6646 electric work only and expired Permit No. 17 7474 commercial remodel and signed order assessing the fine.

[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)

This case was heard with Case Nos. 23-2106 and 23-2109.

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, introduced both cases.

Peter Marietti, Fire Marshal, being duly sworn, spoke to compliance testing and contact with property owner.

Richard Smith, property owner, being duly sworn, responded to questions regarding vendor status.

Questions and discussion took place regarding communication with vendors.

Mr. Marietti spoke to working with Mr. Smith, case continuation, and working with vendors.

Mr. Smith responded to questions regarding remediation by the next hearing date.

Mr. Raducci spoke to safety concerns.

Mr. Marietti requested Mr. Smith provide weekly updates.

Based on evidence presented, Hearing Officer Toale continued Case No. 23-2107, 1350 Bobcat Trail, to the March 28, 2024 Code Compliance Hearing.

[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)

This case was heard with Case Nos. 23-2107 and 23-2106.

Based on evidence presented, Hearing Officer Toale continued Case No. 23-2107, 1400 Bobcat Trail, to the March 28, 2024 Code Compliance Hearing.

[Case No 23-4576](#) (DG) WOODROW A STEWART; 13588 TAMIAMI TRL
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.)

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

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

This case was heard with Case No. 23-5025.

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, stated there is no change.

Based on evidence presented, Hearing Officer Toale found Case No. 23 4589, 6328 Pan American Boulevard, to be in violation of Chapter 59 1(c)(1), North Port City Code, for a vehicle parked in the front yard of property and signed order accessing the fine.

[Case No 23-4825](#) (NL) CLOUD TEN MARKETING GROUP LLC; 1350 BOBCAT TRL
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.)

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

10. GENERAL BUSINESS

[Case No 24-007155](#) Case No. 24-007155 Parking Ticket Appeal - 1100 S Main St North Port, Florida

Ms. Coughlin, being duly sworn, requested the Case be continued to the March 28, 2024 Code Compliance Hearing.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 11:38 a.m.

James E. Toale, Hearing Officer