



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final Code Enforcement Hearing

Thursday, May 26, 2022

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:00 a.m.

Also Present

Assistant City Attorney Michael Golen, Code Enforcement Administrative Service Specialist Terri Hasker, Code Enforcement Recording Secretary Michele Ross, Code Enforcement Inspectors Jeffrey Guilbault, Henley Burton, William Kiddy, Planner III Carl Benge, and Recording Secretary Susan Hale.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

- A. [22-2936](#) Approval of Minutes for the April 28, 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 21-4698](#) (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.)

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

- B.** [Case No 22-52](#) (JAG) Nathan & Judith A Rosenfeld, 7826 Taplin Ave
Chapter 105.1, Florida Building Code
(No permit on file for the shed in the rear yard at this property)
This case was brought into compliance with no further action required.
- C.** [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.)
This case was brought into compliance with no further action required.
- D.** [Case No 22-232](#) (JAG) Kimberly S Wobschall, 8261 Randwick Ct
Chapter 105.1, Florida Building Code
(No permit on file for Plastic shed installed in the Rear Yard.)
This case was brought into compliance with no further action required.
- E.** [Case No 22-179](#) (JAG) B24 Properties LLC, 6384 Malaluka 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.
- F.** [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)
This case was brought into compliance with no further action required.
- G.** [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)
This case was brought into compliance with no further action required.
- H.** [Case No 22-381](#) (JAG) Tom L & Penny S Peyton, 6118 Myrtlewood Rd
Chapter 70-56, North Port City Code
(No visible house numbers affixed to the residence.)
This case was brought into compliance with no further action required.

- I. [Case No 22-437](#) (WK) Cody Blair Pierson, 3063 Briarcliff Ave
Chapter 105.1, Florida Building Code
(No Permit on file for structures placed on vacant lot)
Sec. 1-19, Unified Land Development Code
(No permit on file for fenced area/gate on property.)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of trash, fencing, silt screen, plastic containers, furniture, and household items)
Sec. 59-16(c), North Port City Code
(RV trailer, red truck, and construction equipment parked on vacant lot with no principal structure)
Chapter 70-21, North Port City Code
(Driving through City Right-of-way causing damage)
Sec. 46-148 City of North Port Code
(Camping prohibited. (If this is not anyone you have given permission to please contact North Port PD 941-740-1048 or email communitypolicing@cityofnorthportpd.com)
This case was brought into compliance with no further action required.
- J. [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.)
This case was brought into compliance with no further action required.
- K. [Case No 22-548](#) (JAG) 5074 Trott Circle LLC, 5074 Trott Cir
Chapter 58-104, North Port City Code
(Per Permitting, a Change of Occupancy is needed from the business operating at this address)
This case was brought into compliance with no further action required.
- L. [Case No 22-583](#) (HLB) NAPA LLC, 3862 Coquina Ave
Chapter 1, Administrative Code
(There is no dumpster or corral on this construction site.)
This case was brought into compliance with no further action required.
- M. [Case No 22-604](#) (JAG) John Newton Cloe IV & Sophia Cloe, 3243 Upson Ter
Chapter 66-62 (c), North Port City Code
(Basketball hoop is being left in City Right-of-way when not in use.)
This case was brought into compliance with no further action required.

- N. [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.)
This case was brought into compliance with no further action required.
- O. [Case No 22-637](#) (JA) Tanner Green, 4037 Allure Ln
Chapter 34-23, North Port City Code
(No business tax receipt for T-Greens automotive, which is being operated from this residence)
Section 105.4.1.1, Florida Building Code
(Garage permit expired, permit 19-6698, Expired permit for land clear permit 19-2996.)
Sec. 53-122 - Prohibited Uses and Structures, ULDC D
(Running automotive repair business from this location, registered business also found on Sunbiz using this address.)
This case was brought into compliance with no further action required.
- P. [Case No 22-795](#) (HLB) CSMA BLT LLC, 2509 N Chamberlain Blvd.
Chapter 42-23, North Port City Code
(Accumulation of debris throughout the backyard and driveway consisting of pallets, buckets, boxes, and other miscellaneous items.)
This case was brought into compliance with no further action required.
- Q. [Case No 22-797](#) (HLB) John Keeling, 2288 Ann Arbor Rd
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 Tuesday, violation observed Friday 3/4/22)
This case was brought into compliance with no further action required.
- R. [Case No 22-818](#) (JAG) Cupola Homes27 LLC, 6667 Carovel Ave
Chapter 62-50, North Port City Code
(Solid waste containers left at the street outside the time frame permissible by City Code. Pick up for this area is on Thursday, violation observed on a Friday.)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of couches, tables, boxes, buckets, car tires, and other miscellaneous items.)
This case was brought into compliance with no further action required.
- S. [Case No 22-875](#) (JAG) Shilcayo LLC, 14525 Tamiami Trail 7
Chapter 105.1, Florida Building Code
(No permit on file for the shed that was installed on the back side of this building. This is behind unit 7 which is the 100 Church.)

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

- T. [Case No 22-893](#) (JA) Junior Rafael Carrasco Tatis & Roxxanne Perez Arredondo, 2620 Colonade Ln
Chapter 66-62 (c), North Port City Code
(Basketball hoop stored in City Right-of-way in front of residence.)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of a chair, drywall, and a bag of garbage, outside of normal pick-up day. Pick up day is Friday, violation observed on a Tuesday)

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

- U. [Case No 22-905](#) (HLB) Michael D & Rita E Bramlett, 3322 Point St
Sec. 1-19, Unified Land Development Code
(Homeowner is installing new fence on property of which has no current permit. Homeowner has a permit for old fence which was closed in 2011)

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

- V. [Case No 22-920](#) (JAG) Wing SF Holdings LLC, 4358 N Biscayne Dr
Chapter 42-23, North Port City Code
(Accumulation of debris on property consisting of tarps, car seats, plastic totes, pillows, and other miscellaneous items)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of boxes, chairs, plastic bags, kids' toys, and other miscellaneous items.)

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

- W. [Case No 22-928](#) (JAG) John & Carolyn Ciukaj, 1410 Yakutat 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.

- X. [Case No 22-930](#) (JAG) Oksana V Sumin & Jeffrey C Munce, 1528 Botello Rd
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)
Chapter 66-62 (c), North Port City Code
(Basketball hoop being left in the City Right-of-way, in front of the vacant lot across the street from residence. Must be stored on own property and away from City Right-of-way, when not in use)

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

- Y. [Case No 22-945](#) (WK) David & Mildred C Pressler, 5293 Basket St
Section 105.4.1.1, Florida Building Code
(Expired permit on file #18-1093)

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

- Z. [Case No 22-949](#) (WK) Yandy Soler Quero, 4226 Jody Ave
Sec. 59-16(f)(3), North Port City Code
(Grey SUV parked in City Right-of-way, in front of a vacant lot)
Sec. 59-16(f)(2), North Port City Code
(Grey SUV parked in City Right-of-way, in front of vacant lot, not facing the direction of which traffic is flowing)

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

- AA. [Case No 22-958](#) (JA) Edwin & Delia Jean, 3876 Nemo Ave
Sec. 59-16(f)(4), North Port City Code
(Enclosed trailer being parked in City Right-of-way in front of residence.)
Section 105.4.1.1, Florida Building Code
(Permit for above ground pool is expired. Please contact Building and Permitting department to schedule final inspection.)

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

- AB. [Case No 22-1052](#) (WK) Michael S & Lori L Canup, 2546 Jarvis St
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of loose trash, tires, furniture and other miscellaneous household items on property)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of Loose trash, and household items. Items should not be put out to curb until 48 hours prior to a scheduled bulk pickup.)

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

- AC. [Case No 22-1064](#) (JA) EB&G Holdings LLC, 3723 Pinstar Ter
Sec. 59-16(f)(2), North Port City Code
(Parking unregistered vehicle in City Right-of-way in front of house, not facing the direction of traffic.)
Sec. 59-16(F)(1), North Port City Code, Parking Off Public Roadway
(Unlicensed vehicle in City Right-of-way.)

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

- AD. [Case No 22-1079](#) (JA) Jacob & Kate Pifer, 5367 Easter Ter
Sec. 59-16(f)(3), North Port City Code
(Damage to City Right-of-way from parking.)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way across the street from residence in front of vacant lot, consisting of loose garbage, concrete, and fill dirt.)
Chapter 66-62 (c), North Port City Code

(Basketball hoop stored across street from house in City Right-of-way in front of vacant property)

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

AE. [Case No 22-1080](#)

(JA) Brent Robert & Cher Bozich, 5295 Easter Ter
Sec. 59-16(f)(3), North Port City Code
(Two vehicles parked to the right of this property in the city right-of-way)

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

AF. [Case No 22-1107](#)

(JAG) Antonio Olivero Sr, 7938 Jeffery Ave
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 in this area is on Monday, violation observed on a Tuesday)
Chapter 70-56, North Port City Code
(Assigned numbers affixed to residence missing 1 or more digits. Numbers reading 7x38, the 9 has fallen off and has not been replaced.)

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

AG. [Case No 22-1111](#)

(JAG) Jultilde Charles, 5860 Spearman Cir
Chapter 70-56, North Port City Code
(Assigned numbers affixed to residence missing 1 or more digits. Assigned numbers reading 5x60. The 8 has fallen off and has not been replaced.)

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

AH. [Case No 22-1123](#)

(JAG) ARVM 5 LLC, 6988 Ketona Rd
Chapter 42-23, North Port City Code
(Accumulation of debris throughout the front and rear of this property consisting of trash bags, cabinet doors, coolers, Styrofoam, miscellaneous trash, and items scattered in yard.)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in the City Right-of-way consisting of cardboard boxes, bags, and other miscellaneous items.)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored, at the road on Wednesday at 950am. Pick up for this area is on Thursday)

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

AI. [Case No 22-1124](#)

(JAG) Jack Roush & Cathy McGuire, 6123 Fabian Rd
Sec. 59-16(c)(4), North Port City Code
(Boat parked on trailer in front yard, and not on an improved surface)

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

- AJ.** [Case No 22-1147](#) (JA) Mercel David Cook Jr, 4808 McKibben Dr
Chapter 42-23, North Port City Code
(Debris consisting of a fence in disrepair, needs to be repaired, removed or replaced.)
Sec. 59-16(d), North Port City Code
(Truck parked in the driveway with flat tires and uncovered)
This case was brought into compliance with no further action required.
- AK.** [Case No 22-1158](#) (WK) Pavel Kovtunovich, 4625 Rhapsody Ave
Chapter 1, Administrative Code - City of North Port, Sec. 110
(Construction site debris no being contained, consisting of loose construction materials throughout the site.)
Section 42-24(a)(5) North Port City Code
(Debris consisting of loose trash, lunch wrappers, plastic, bottles, cans, Styrofoam scattered within the city right-of-way on both sides of street and blowing into neighboring vacant lots.)
This case was brought into compliance with no further action required.
- AL.** [Case No 22-1159](#) (WK) Pavel Kovtunovich, 4609 Rhapsody Ave
Section 42-24(a)(5) North Port City Code
(Debris consisting of loose trash, lunch wrappers, plastic, bottles, cans, Styrofoam scattered in the city right-of-way on both sides of street and along sides blowing into neighboring vacant lots.)
Chapter 1, Administrative Code - City of North Port, Sec. 110
(Construction debris no being contained, consisting of loose construction materials throughout the site)
This case was brought into compliance with no further action required.
- AM.** [Case No 22-1178](#) (JAG) Harvey and Frances Spates Trust, 3207 Cabo St
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.
- AN.** [Case No 22-1192](#) (JA) Richard James & Julie Williams, 1833 Marconi Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for the fence that is on this property.)
This case was brought into compliance with no further action required.
- AO.** [Case No 22-1210](#) (JAG) Bonnie Jean Geddes, Christopher Michael Rayson & Bacilio Geddes-Canton, 8365 Senate Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for the fence that is in the rear yard.)
This case was brought into compliance with no further action required.

- AP.** [Case No 22-1227](#) (JAG) Jordan Waring & Deidra Pearse, 7124 Totem Ave
Chapter 70-56, North Port City Code
(No visible house numbers are affixed to the residence)
This case was brought into compliance with no further action required.
- AQ.** [Case No 22-1234](#) (HLB) HP Florida I LLC, 2006 Macaris Ave
Sec. 59-16(f)(4), North Port City Code
(Enclosed trailer and an RV trailer parked in the city right-of-way in front of the residence.)
Sec. 59-16(f)(3), North Port City Code
(Multiple vehicles and trailers parked in the city right-of-way in front of a vacant lots down from the property.)
This case was brought into compliance with no further action required.
- AR.** [Case No 22-1258](#) (JA) Patrick John Daniel Hayes & Allison Joy Garrett, 4512 Kenvil Dr
Sec. 59-16(F)(1), North Port City Code, Parking Off Public Roadway
(Unlicensed vehicle in City Right-of-way to left of property.)
Sec. 59-16(f)(3), North Port City Code
(Unlicensed vehicle parked in City Right-of-way, in front of vacant lot, to the left of property.)
This case was brought into compliance with no further action required.
- AS.** [Case No 22-1302](#) (HLB) LSF9 Master Participation Trust, 3681 Lundale Ave
Chapter 66-62 (c), North Port City Code
(Basketball hoop at the street and not put away after use.)
This case was brought into compliance with no further action required.
- AT.** [Case No 22-1387](#) (JAG) Faith B Hettler, 2242 Mistleto Ln
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in front of the garage door.)
This case was brought into compliance with no further action required.
- AU.** [Case No 22-1391](#) (JAG) Jason F & Shannon Westmoreland, 2279 Mistleto Ln
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in front of the garage door.)
Chapter 70-56, North Port City Code
(Numbers affixed to residence are the same color as the home. Please paint numbers a contrasting color, or place on a contrasting Background.)
This case was brought into compliance with no further action required.
- AV.** [Case No 22-1396](#) (JAG) Irmine Rema, 2243 Mistleto Ln
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in front of the garage door)
This case was brought into compliance with no further action required.

AW. [Case No 22-1397](#) (JAG) Lisha Laguerre, 2224 Mistleto Ln
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in front of garage door.)

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

AX. [Case No 22-1421](#) (WK) Ramon & Maria Plumey, 4248 Lanark Ave
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for hot water heater replacement)

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

7. CONTINUED 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 the property was inspected on multiple occasions and requested the Order be signed imposing the fine.

Attorney Ryan Dugan, representing property owner Aracelis Colome, being duly sworn, addressed the scope of services and the progress being made.

Based on evidence presented, Hearing Officer Toale found Case No. 21-222 5233 Bullard Street to be in violation of Chapter 105.1, Florida Building Code for no permit on file for the carport enclosure and signed the Order imposing the fine.

B. [Case No 21-4015](#) (WK) Barbarba Pierkowski, 7873 McPhail Ave
Chapter 105.1, Florida Building Code
(Wood fence that was never permitted on property and more than 5 feet into neighboring property under development which has been surveyed.)
Sec. 59-16(d), North Port City Code
(Vehicle with tarp in disrepair on driveway no wheels up on blocks with trash and debris underneath and shall not be stored more than 21 days other than in a completely enclosed structure.)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in front of house, in driveway.)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of loose trash leading up to front door, wood, A/C window units, cardboard boxes and spoiled food with foul stench.)

Inspector Kiddy, being duly sworn, noted the 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. 21-4015 7873 McPhail Avenue to be in violation of Chapter 105.1, Florida Building Code for wood fence that was never permitted on property, impinging more than 5-feet into

neighboring property and imposed a fine of \$50 a day with a maximum of \$5000 to commence on June 21, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4015 7873 McPhail Avenue to be in violation of Section 59-16(d), North Port City Code for vehicle with tarp in disrepair on driveway, up on blocks with no wheels, stored more than 21 days outside and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4015 7873 McPhail Avenue to be in violation of Chapter 62-50, North Port City Code for solid waste containers improperly stored in front of house and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4015 7873 McPhail Avenue to be in violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash leading up to front door, wood, A/C window units, cardboard boxes, spoiled food with foul stench and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

C. [Case No 21-4864](#)

(JA) Maria A Carrasquillo, 8495 Cristobal Ave
Chapter 105.1, Florida Building Code
(No permit on file for carport enclosure.)

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

Property owner Maria Carrasquillo, being duly sworn, submitted a letter into evidence and spoke to installation of hurricane shutters.

Mr. Kiddy addressed health/safety issues and advised Ms. Carrasquillo to meet with Building Department to review the violation.

Hearing Officer Toale spoke to screened enclosure vs.walled enclosure and components of outside carport wall.

Based on evidence presented, Hearing Officer Toale found Case No. 21-4864 8495 Cristobal Avenue to be in violation of Chapter 105.1, Florida Building Code for no permit on file for carport enclosure and imposed a fine of \$50 a day with a maximum of \$5000 to commence on August 10, 2022.

D. [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 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. 21-4986 5498 Densaw Road to be in violation of Section 105.4.1.1, Florida Building Code for expired permit for window installation and imposed a fine of \$50 a day with a maximum of \$5000 to commence on June 21, 2022.

- E. [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 Burton, 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. 22-65 6315 Beedla Street in violation of Chapter 105.1, Florida Building Code for no permit on file for construction on property and imposed a fine of \$1000 a day with a maximum of \$5000 to commence on June 21, 2022.

- F. [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, he had contact with the property owners, and submitted photos into evidence.

Planner III Carl Bengé, being duly sworn, spoke to the Unified Land Development Code (ULDC) definitions for structures.

Hearing Officer Toale stated the ULDC is not part of the violation.

Matthew Lenfest, representing property owner Brian R. Snyder, being duly sworn, spoke to staff issuing citations drawn from technicalities, property maintenance, no primary structure being planned, a variance not a viable option, and removal of shed and port-a-potty.

Hearing Officer Toale spoke to non-prohibited activities and the structure issue.

Mr. Bengé spoke to ULDC accessory structure definitions and the existing structure violation.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-431 8153 Pale Court without prejudice regarding the violation of Chapter 42-23, North Port City Code for accumulation of debris on property consisting of loose trash, wood, and other household items with no further action required.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-431 8153 Pale Court finding no violation of Chapter 105.1, Florida Building Code for no permit on file for structures located on vacant lot with no further action required.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-431 8153 Pale Court without prejudice regarding the violation of Section 46-148, City of North Port Code for camping prohibited on this property with no further action required.

G. [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 dismissed Case No. 22-432 8151 Pale Court without prejudice regarding the violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash, wood, and other miscellaneous household items on property with no further action required.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-432 8151 Pale Court finding no violation of Chapter 105.1, Florida Building Code for no permit on file for accessory structures placed on vacant lot with no further action required.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-432 8151 Pale Court without prejudice regarding the violation of Section 46-148, City of North Port Code for camping prohibited on this vacant lot with no further action required.

H. [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 and Case No. 22-1380.

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

Darlene Wall, representing property owner Richard Parsons, being duly sworn, submitted documents from Sarasota County Clerk of Courts, confirmed the trespassers were served the writ, and are being evicted.

Hearing Officer Toale spoke to posting a no trespassing sign.

Based on evidence presented, Hearing Officer Toale found Case No. 22-492 2501 Bignay Road to be in violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash, fencing, silt screen, and other miscellaneous household items on property and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 10, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-492 2501 Bignay Road to be in violation of Section 59-16(c), North Port City Code for RV trailer, trucks, construction equipment and generators parked on vacant lot with no principal structure or permits and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 10, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-492 2501 Bignay Road to be in violation of Section 46-148, North Port City Code for camping prohibited, vacant lot affecting multiple lots, allowing access to other properties from this lot, RV trailer, tents, and other structures not owned or no ownership permission, evidence of vehicles, trash, and animals on site during this visit and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 10, 2022.

I. [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 and Case No. 22-1380.

Based on evidence presented, Hearing Officer Toale found Case No. 22-533 2501 Bignay Road to be in violation of Chapter 70-21, North Port City Code for driving through City right-of-way onto vacant lot causing damage and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 10, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-533 2501 Bignay Road to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit for fenced gate on property and imposed a fine of \$25 a day with a maximum of \$2000 to commence on August 10, 2022.

8. 1ST HEARING CASES

A. [Case No 22-389](#)

(WK) Ivan & Nellya Boychenko, 3134 Whiptree Cir
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash, vehicle parts, and tires on property.)

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

(Accumulation of debris in City Right-of-way consisting of Vehicle parts and Tires)

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

(Multiple vehicles, semi-trailers, cars, trucks, and construction equipment with no principal structure.)

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

(Vehicle repair, maintenance, disassembled parts scattered all around property and into neighboring vacant lot. Vehicle being left in state of wreckage or disrepair state not allowed on vacant land.)

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

(Prohibited parking on roadway, semi and tractor trailer.)

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

(Prohibited parking in front of a vacant lot.)

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

(Prohibited parking and storage of prohibited vehicles. Truck Tractor, Construction equipment, Heavy equipment, tractor, and semi-trailer.)

Inspector Kiddy, being duly sworn, noted the property was inspected on multiple occasions, he did not have contact with the property owner, and submitted photos into evidence.

Property Owner Ivan Boychenko, being duly sworn, spoke to trucks on the property and removal of debris/equipment.

Mr. Toale stated he will not issue a fine but will read the case as being in violation in case it is committed again wherein it will be treated as a repeat offense

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash, vehicle parts, and tires on property and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 16, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Section 42-24(a)(5), North Port City Code for accumulation of debris in City right-of-way consisting of vehicle parts and tires and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 16, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Section 59-16(c), North Port City Code for multiple vehicles, semi-trailers, cars, trucks, and construction equipment with no principal structure and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 16, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in compliance with Section 59-16(d), North Port City Code for vehicle repair, maintenance, disassembled parts scattered around property and into neighboring vacant lot, vehicle being left in state of wreckage or disrepair not

allowed on vacant land and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 16, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Section 59-16(e), North Port City Code for parking vehicles in the City right-of-way but came into compliance and no further action is required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Section 59-16(f)(3), North Port City Code but came into compliance and no further action is required..

Based on evidence presented, Hearing Officer Toale found Case No. 22-389 3134 Whiptree Circle to be in violation of Section 59-16(i), North Port City Code for prohibited parking and storage of prohibited vehicles and heavy equipment and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 16, 2022.

- B. [Case No 22-488](#) (WK) Marjory Griffin, 1538 Scarlett Ave
Chapter 105.1, Florida Building Code
(Permit required for Extension of concrete deck and screen cage no permit for work done)

Inspector Kiddy, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-488 1538 Scarlett Avenue to the June 23, 2022 Code Enforcement Hearing.

- C. [Case No 22-544](#) (JAG) Sandra Pacheco & Oscar Antonio Lopez Hernandez, 3609 Lullaby Rd
Chapter 105.1, Florida Building Code
(No permit on file for shed being built in the rear yard without a permit.)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-544 3609 Lullaby Road to the August 25, 2022 Code Enforcement Hearing.

- D. [Case No 22-658](#) (WK) Nicole Armbuster, 2913 Candlelight Rd
Chapter 42-23, North Port City Code
(Debris consisting of loose trash, household items, camping items and materials, property must go back to natural state.)
Sec. 46-148 City of North Port Code
(Camping prohibited, if this is not anyone that you have gave permission to please contact the North Port Police@communitypolice@northportpd.com)
Chapter 70-21, North Port City Code
(Driving through the City right-of-way to access this vacant lot without a Culvert or apron)
Sec. 59-16(c), North Port City Code
(Green car, Red SUV, Grey SUV, White RV and a Silver RV trailer parked on this vacant lot without a principal structure.)
Chapter 105.1, Florida Building Code

(No Permits on file for an accessory structure or work installing rock and a culvert pipe on this vacant lot.)

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

Attorney Ryan Dugan, representing the property owner Nicole Armbuster, being duly sworn, spoke to an engineer being retained, citation received, homeowner's health issues, filing a property access permit, future structure, and intent to cure the violation conditions.

Inspector Kiddy spoke to 30-day camper regulation and significant progress needed.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-658 2913 Candlelight Road to the June 23, 2022 Code Enforcement Hearing.

E. [Case No 22-742](#)

(WK) John Goldsmith & LuAnn Michaud, 3086 Oberon Cir
Chapter 42-23, North Port City Code

(Debris consisting of loose trash, camping materials, and household items on this property. (Must go back to natural state))

Sec. 46-148 City of North Port Code

(Camping prohibited on a vacant lot (If this is not anyone you gave permission to please contact North Port PD 941-740-1048 or email: communitypolicing@northportpd.com)

Chapter 70-21, North Port City Code

(Driving through the city right-of-way onto this vacant lot.)

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

(Parking on a vacant lot a RV trailer and a Red/Tan truck with no principal structure.)

Inspector Kiddy, being duly sworn, noted he contacted the property owner and requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-742 3086 Oberon Circle to the June 23, 2022 Code Enforcement Hearing.

F. [Case No 22-769](#)

(JAG) HP Florida I LLC, 8279 Amendola Ave

Chapter 105.1, Florida Building Code

(No permit on file for shed in rear of property)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-769 8279 Amendola Avenue to the June 23, 2022 Code Enforcement Hearing.

G. [Case No 22-777](#)

(JAG) WJHFL LLC, 3158 Alwood St

Chapter 105.1, Florida Building Code

(No building permit in the permit box at this construction site)

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

Based on evidence presented, Hearing Officer Toale found Case No. 22-777 3158

Allwood Street to be in violation of Chapter 105.1, Florida Building Code for no building permit in the permit box at this construction site and imposed a fine of \$10 a day with a maximum of \$5000 to commence on June 21, 2022.

H. [Case No 22-798](#)

(HLB) Sasha Marita Bissat, 2156 Altitude Ave
Sec. 59-16(d), North Port City Code

(Homeowner has inoperable truck in driveway and not covered with a non-transparent tarp.)

Chapter 42-23, North Port City Code; Accumulation of Debris

(Accumulation of debris in driveway consisting of parts, tires, trash and boat parts.)

Inspector Burton, being duly sworn, noted the 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 dismissed Case No. 22-798 2156 Altitude Avenue for the violation of Section 59-16(d), North Port City Code for inoperable truck in driveway, not covered with a non-transparent tarp with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-798 2156 Altitude Avenue to be in violation of Chapter 42-23, North Port City Code for accumulation of debris in driveway consisting of parts, tires, trash, and boat parts and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

I. [Case No 22-830](#)

(JAG) Alexander J Skulitz, 7599 Parrish St
Section 105.4.1.1, Florida Building Code

(Permit #20-8928 is expired. Please contact our building and permitting department for further direction.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, and submitted a copy of the expired permit into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-830 7599 Parrish Street to be in violation of Section 105.4.1.1, Florida Building Code for expired permit for an HVAC changeout and imposed a fine of \$10 a day with a maximum of \$5000 to commence on June 21, 2022.

J. [Case No 22-846](#)

(HLB) Cape Coral Holdings LLC, 2450 W Price Blvd
Chapter 105.1, Florida Building Code

(Model home has sign in front Distinction homes with no sign permit on file.)

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

Based on evidence presented, Hearing Officer Toale continued Case No. 22-846 2450 West Price Boulevard to the June 23, 2022 Code Enforcement Hearing.

K. [Case No 22-897](#)

(JA) Gregory & Kayla Mutty, 4700 Abadan St
Sec. 1-19, Unified Land Development Code

(Property is fenced with no permit on file.)

Inspector Kiddy, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-897 4700 Abadan Street to the June 23, 2022 Code Enforcement Hearing.

L. [Case No 22-911](#)

(HLB) William & Charlene Guillem, 2099 Snover Ave
Sec. 1-19, Unified Land Development Code

(No permit on file for chain link fence on property surrounding the backyard.)

Inspector Burton, 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. 22-911 2099 Snover Avenue to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit for chain link fence on property surrounding the backyard. and imposed a fine of \$10 a day with a maximum of \$2000 to commence on June 21, 2022.

M. [Case No 22-1223](#)

(JA) VM Pronto LLC, 5142 Escalante Dr
Chapter 62-50, North Port City Code

(Solid Waste Containers improperly stored at the curb outside the time frame permissible by City Code.)

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

(Accumulation of debris at curb outside the normal pick-up day consisting of Pallets, boxes, cooler and other miscellaneous debris. Pick up day is Friday, today is Monday)

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. 22-1223 5142 Escalante Drive to be in violation of Chapter 62-50, North Port City Code for solid waste containers improperly stored at the curb outside the time frame permissible by City Code and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1223 5142 Escalante Drive to be in violation of Section 42-24(a)(5), North Port City Code for accumulation of debris at curb outside the normal pick-up day consisting of pallets, boxes, cooler and other miscellaneous debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

N. [Case No 22-1276](#)

(JAG) FYN Group Inc, 8735 Cristobal Ave
Chapter 105.1, Florida Building Code
(No permit on file for residential remodel.)

Inspector Guilbault, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-1276 8735 Cristobal Avenue to the August 25, 2022 Code Enforcement Hearing.

- O. [Case No 22-1299](#) (HLB) Pierre E Savain, 3819 N Chamberlain Blvd
Chapter 42-23, North Port City Code; Accumulation of Debris
(Debris on left side of this property consisting of appliances, carpet and other miscellaneous items)
Sec. 59-16(c)(2), North Port City Code Parking and Storing Vehicles on a Residential Lot
(Seven (7) vehicles parked on this driveway; maximum number of vehicles allowed is six (6).)
Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly
(Three (3) disabled vehicles stored in the driveway with flat tires and uncovered.)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, he had contact with the property owner, automobiles were removed, submitted photos into evidence, and cautioned the property owner regarding repeat violations.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1299 3819 North Chamberlain Boulevard to be in violation with Chapter 42-23, North Port City Code for accumulation of debris but is now in compliance and no fine issued.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1299 3819 North Chamberlain Boulevard to be in violation of Section 59-16(c)(2), North Port City Code parking and storing vehicles on a residential lot but is now in compliance and no fine issued.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1299 3819 North Chamberlain Boulevard to be in violation of Section 59-16(d), North Port City Code for vehicle repair and maintenance and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.

- P. [Case No 22-1311](#) (HLB) Anthony Rebkowec, Kellie Rebkowec & Tracy Rebkowec, 2337 Sultan Ave
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 22-1311 2337 Sultan Avenue to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing, with mitigating circumstances that the work was not performed by them and no fine was issued.

The Special Magistrate did not dismiss the case due to the fact that a violation was committed, but he ordered a fine of \$0 due to mitigating circumstances that the property owner lives out of the country and had no knowledge of the trees being removed from their property.

- Q.** [Case No 22-1312](#) (HLB) Katydid Holdings LLC, 2345 Sultan Ave
Section 42-24(a)(5) North Port City Code
(Debris consisting of land clearing material in the city right-of-way.)
Inspector Burton, 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. 22-1312 2345 Sultan Avenue to be in violation of Section 42-24(a)(5), North Port City Code for debris consisting of land clearing material in the City right-of-way and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 21, 2022.
- R.** [Case No 22-1313](#) (HLB) Anthony Rebkowec, Kellie Rebkowec & Tracy Rebkowec, 2337 Sultan Ave
Section 42-24(a)(5) North Port City Code
(debris in the city right-of-way consisting of land clear debris)
Inspector Burton, being duly sworn, requested a continuance.
Based on evidence presented, Hearing Officer Toale continued Case No. 22-1313 2337 Sultan Avenue to the June 23, 2022 Code Enforcement Hearing.
- S.** [Case No 22-1375](#) (JA) 2017-2 IH Borrower LP, 2519 E Price Blvd
Sec. 1-19, Unified Land Development Code
(Original Chain Link Fence (permit pulled in 99) has been replaced with a wood fence with no permit on file.)
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. 22-1375 2519 East Price Boulevard to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit on file to replace fence and imposed a fine of \$25 a day with a maximum of \$2000 to commence on June 21, 2022.
- T.** [Case No 22-1379](#) (WK) Stephen C Crain, 7635 English Cir
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)
Inspector Kiddy, being duly sworn, requested a continuance.
Based on evidence presented, hearing Officer Toale continued Case No. 22-1379 7635 English Circle to the June 23, 2022 Code Enforcement Hearing.
- U.** [Case No 22-1380](#) (WK) Richard Parsons, 2501 Bignay Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)
Case No. 22-1380 was heard with Case No. 22-492 and Case No. 22-533.
The tree clearing was not done by the property owner and thus will be not be fined the maximum assessment for tree clearing.
Based on evidence presented, Hearing Officer Toale found Case No. 22-1380 2501

Bignay Road to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing and under mitigating circumstances imposed a fine of \$500.

- V. [Case No 22-1486](#) (HLB) Sven Lukk, 4257 Mermell Cir
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, the number of trees removed is undetermined, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1486 4257 Mermell Circle to be in violation of Section 45-5A, Unified Land Development Code (ULDC as amended) for no permit on file for land clearing and imposed a fine of \$15,000.

- W. [Case No 22-1552](#) (HLB) Bruce A Stubbs, 9008 Falcon Ct
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, he had no contact with the property owner, no trees were removed, permit not required for underbrush removal and submitted photos into evidence.

Property Owner Bruce Stubbs, being duly sworn, spoke to invasive tress being removed.

Mr. Burton addressed an after-the-fact permit.

Hearing Officer Toale clarified there being a violation but no fine imposed.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-1552 9008 Falcon Court for the violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing with no further action required.

9. 2ND HEARING CASES

- A. [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, requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4637 2518 Ridgewood Drive to be in violation of Section 42-24(a)(5), North Port City Code for 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 and signed the Order imposing the fine.

- B.** [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, requested the Order be signed imposing the fine.

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 consisting of large amount of loose trash and household items dumped on vacant lot and signed the Order imposing the fine.
- C.** [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 Kiddy, being duly sworn, requested the Order be signed imposing the fine.

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 the concrete slab poured in rear of property and signed the Order imposing the fine.
- D.** [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, requested the Order be signed imposing the fine.

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 signed the Order imposing the fine.
- E.** [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 Kiddy, being duly sworn, noted the property was inspected on multiple occasions, no permit was obtained, and requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-546 1560 Price Creek Way to the June 23, 2022 Code Enforcement Hearing.

10. GENERAL BUSINESS

- A.** [22-2915](#) Case No. 22017820 Trespass Appeal -- David Winston/Omar Branch -- 6207 West Price Boulevard, North Port FL 34287 (Morgan Family Community Center)

Hearing Officer Toale presided.

Ms. Hale swore in all those wishing to provide testimony.

Mr. Golen, being duly sworn, addressed the trespass circumstances and trespass appeals filed by David Winston and Omar Branch who were not present.

Officer Sergio Ramirez, being duly sworn, provided his account of the trespass violation and testified the Police Report is an accurate depiction of the incident.

Based on evidence presented, Hearing Officer Toale, found Case No. 22017820 Trespass Appeal, that the trespass warning was issued properly and appeal is denied.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 12:17 p.m.

James E. Toale, Hearing Officer

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