



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, March 23, 2023

9:00 AM

City Commission Chambers

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

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 22-2559](#) (HLB) JHS BUILDERS LLC, 3315 LA GOY ST
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to state facts concerning this violation.)
Attachments: [Gopher Tortoise Report and Map](#)
- B. [Case No 22-4179](#) (JA) EMPIRE HORIZONS LLC, 7960 SYDNEY AVE
Section 42-72, North Port City Code
(Abandoned property required to be registered by City of North Port.)
Attachments: [22-4179 Case File.pdf](#)
- C. [Case No 22-5121](#) (JA) MICHAEL B MYCHALCZUK, 8646 LA BOCA AVE
Chapter 105.1, Florida Building Code
(Extensive storm damage to rear enclosed room off of the patio.
Residential remodel permit needed.)
- D. [Case No 22-5656](#) (HLB) JEAN LEONCE FRANCOIS FAMILY TR, 3498 WENTWORTH ST
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.

(Pontoon boat parked in City Right-of-way across the street from residence.)

Sec. 59-16(f)(3), North Port City Code - No motor vehicle

(Truck and pontoon boat parked in City Right-of-way across the street from residence, in front of a vacant lot.)

- E. [Case No 22-5734](#) (JA) DWELL WELL INC, 6145 DEMING AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris throughout the rear and side yards consisting of miscellaneous bulk items and yard waste. There is also a broken shed in rear yard that is encroaching on to neighboring property.)
Sec. 104.13 -FBC All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or which do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are to be considered unsafe building or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of Section 115 of this Chapter, the International Property Maintenance Code (2012) Section 108 as revised or other applicable local ordinance, (Front of property is falling apart, and part of roof is missing and is open to all elements.)
- F. [Case No 22-5806](#) (JA) JERRY MAX VANEPPS (E LIFE EST), 4245 GORGAS ST
Chapter 42-23, North Port City Code; Accumulation of Debris
Accumulation of debris throughout the property consisting of household items, furniture, car parts, appliances and other miscellaneous items.)
- G. [Case No 22-5820](#) (JAG) EUSEBLO PEREZ PERALTA, 2778 FLAGAMI LN
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of buckets, coolers, drywall, bins, and multiple other miscellaneous items.)
- H. [Case No 22-5837](#) (JA) ANDREW & CHARLOTTE SPEVAK, 7090 ELYTON DR
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris throughout property which appears to be an eviction.)
- I. [Case No 22-5868](#) (JA) DIANE INC, 2502 TRIANNA ST
Sec. 59-16(f), North Port City Code Parking off public roadway.
(Trailer being parked in City Right-of-way.)
- J. [Case No 22-5891](#) (JA) YEHUDA A ZOLTY, 6605 RUE CT
Per Section 104.5 of the Florida Building Code, this structure has been inspected and deemed unsafe for occupancy by the Building Official.
(Damaged canopy on property that a tree has fallen into, that needs to be repaired or removed. In addition the tree should also be removed.)
- K. [Case No 22-5894](#) (JA) JOHN J NICHOLSON, 4126 NELE ST
Chapter 105.1, Florida Building Code - Permit required.

- (No permit on file for shed located on property.)
- L. [Case No 22-5899](#) (JA) MARGARET CROSS-SHELNUTT, 5149 BULLARD ST
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for lanai/carport converted into a living area without a permit.)
- M. [Case No 22-5928](#) (HLB) DAMIAN WOODARD, 2538 VINEYARD CIR
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for under brushed vacant lot.)
Sec. 46-148 City of North Port Code (a) Camping is prohibited
(Camping prohibited on this vacant lot.)
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.
(RV being stored on vacant lot with no principal structure.)
Chapter 70-21, North Port City Code 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 to access property with no right-of-way use permit.)
- N. [Case No 22-5929](#) (JAG) EVELYN YURIDIA SEDLAR, EDUARDO JAVIER SEDLAR, 4461 POCATELLA AVE
Sec. 59-16(e), North Port City Code Parking Prohibited on Public Roadway
(Two (2) trucks and trailers are parked in the middle of the road blocking traffic.)
Sec. 59-16(i), North Port City Code - The storage or overnight parking of any of the following vehicles is prohibited, except as permitted in Section 59-16(c)(1):
(Bobcat being parked on the right side of the property.)
Sec. 59-16(f), North Port City Code Parking off public roadway.
(Blocking sidewalk with trucks and trailers.)
Sec. 59-16(c)(2), North Port City Code Parking and Storing Vehicles on a Residential Lot The following combined total maximum number of vehicles and/or boats shall be permitted to be parked in the front, side or rear yards of a residential lot based on lot size: Under 11,000 square feet – 6 11,000 to 22,000 square feet – 8 Over 22,000 square feet - 8 with 1 additional for every 10,000 square feet over 22,000 with a maximum of 12 total.
(Number of vehicles on this property exceeds the amount permissible by City Ordinance, which is six (6). Ten (10) were counted to include, Chevy SUV with trailer behind it, Box Truck, Black trailer, Gray Chevy Tahoe, Trailer, White Ford Truck, White Dodge Truck, White trailer in the rear yard, as well as a bobcat on right side of property.)

Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris consisting of a large pile of pallets in the front yard and other miscellaneous items.)
Sec. 53-122D, Unified Land Development Code The operation of a business unless specifically permitted as a home occupation. There shall not be evidence of business activity on the premises, including the parking and storage of commercial vehicles, material storage, inordinate vehicular traffic, outside storage, or advertising signs.
(Storing materials for business at this property.)

- O. [Case No 22-5935](#) (HLB) VTALY SHAPIOR, ANNA KLEIN, 5344 ARLEY RD
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.
(White enclosed trailer parked in City Right-of-way.)
- P. [Case No 22-5945](#) (HLB) CHRISTINA A CALABRO, JENNIFER SCHAEFER, 4153 PIQUA AVE
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.
(Enclosed trailer being parked in City Right-of-way.)
- Q. [Case No 22-5963](#) (JAG) HOME SFR BORROWER LLC, C/O HAVENBROOK HOMES, 5651 LINGLE ST
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for residential remodel which is required per City Code.)
- R. [Case No 23-02](#) (JAG) IVAN LATYSHEV & JORDAN LESLIE, 3285 TUSKET AVE
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Two expired permits on file, 20-52, as well as 20-3786.)
- S. [Case No 23-10](#) (JA) BERNARD & JANE MC DERMOTT, 6593 KENWOOD DR
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for new garage door installed.)
- T. [Case No 23-15](#) (JA) RAHEEM AHMAD KHAN, 6097 TANEYTOWN ST
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Two (2) expired permits on file with the City, 21-109 Culvert/ Right of Way, as well as permit 20-3904 for Window Replacement.)
- U. [Case No 23-42](#) (JAG) VADYM KOZHARKO, IRINA NIKOLAYEVNA GALCHUK, 5638 ANSONIA TER
Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris throughout property consisting of car parts, windshields, seats from vehicles, buckets, cardboard boxes, aluminum shelving, Washer/Dryer, boxes of wood, mattresses, box springs and other miscellaneous items.)
Sec. 59-16(F)(1), North Port City Code, Parking Off Public Roadway (Unlicensed Gray minivan parked in City Right-of-way.)

Sec. 59-16(f)(3), North Port City Code - No motor vehicle
(White BMW being parked and worked on in City Right-of-way, in front of the vacant lot to the right of the property.)

Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly Ordinary vehicle maintenance and repair
(White BMW being worked on in City Right-of-way, in front of vacant lot to the right of property.)

Sec. 59-16(c)(3) North Port City Code Parking & Storing Vehicles on a Residential Lot
(There are three (3) unlicensed vehicles associated with this property. Gray Sedan in the rear yard, Gray Minivan out by the road, as well as a White BMW in the City Right-of-way.)

Chapter 62-50, North Port City Code Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence. (Solid waste containers improperly stored at the street outside the time frame permissible by City Code.)

- V. [Case No 23-45](#) (JAG) SPENCER W HOLLERAN, HOLLY HOLLERAN, 2063 S CRANBERRY BLVD
Section 105.4.1.1, Florida Building Code- Permit has expired. (Expired Permit 21-1409 -RESIDENTIAL REMODEL.)
- W. [Case No 23-58](#) (JAG) ELIZABETH LYNN, 1778 NABATOFF ST
Section 105.4.1.1, Florida Building Code- Permit has expired. (Expired permit: 21-2496 PREFAB SHED 121-200 SF 03/04/2021)
- X. [Case No 23-668](#) (DG) TAMMY J DELLIQUADRI, 2817 ZANDER TER
Section 45-5A, Unified Land Development Code - Land Clearing (Attend the required Code Enforcement Hearing to states facts concerning this violation.)

7. CONTINUED CASES

- A. [Case No 22-4778](#) (JA) CATHERINE PC LLC, 8030 CRISTOBAL AVE
Section 105.4.1.1, Florida Building Code
(Expired permit #19-4250 for Residential, Expired permit 14-4631 for Electric Service Change out, Expired permit #17-3114 for Electric work. Please contact North Port Building and permitting department 941-429-7044 option 3.)
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence, Numbers must be painted a contrasting color, or place on a contrasting Background.)

Attachments: [22-4778 Case File](#)
[Email from City Arborist](#)

- B. [Case No 23-62](#) (JAG) JACKSONVILLE 1 LLC, 6348 N CRANBERRY BLVD
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

Attachments: [Backup Reports and Photos](#)

8. 1ST HEARING CASES

- A. [Case No 22-5729](#) (DG) CAYLA LYNNE MARIE MCKENZIE, CODY J MCKENZIE, 2244 PENGUIN LN
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.
(Trailers being parked on vacant lot down the road from residence, that has a different owner.)
Chapter 34-23, North Port City Code Any person who engages in any business, occupation or profession who does not pay the required business tax within 150 days after the notice that the tax is due and who does not obtain the required local business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00 in addition to cost of business tax.
(Expired business tax receipt for business being operated from this residence.)
Sec. 59-16(f)(3), North Port City Code No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.
(Damage to City Right-of-way/swale area in front of this property.)
Sec. 53-122 - Prohibited Uses and Structures, ULDC D. The operation of a business unless specifically permitted as a home occupation. There shall not be evidence of business activity on the premises, including the parking and storage of commercial vehicles, material storage, inordinate vehicular traffic, outside storage, or advertising signs.
(Evidence of business being ran from this residence. Construction supplies being stored on this property, blocking the road with heavy duty trailers and deliveries of cement and other materials.)
- B. [Case No 22-5765](#) (JAG) JACQUELINE E THOMAS, 1501 DEXTER RD
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.
(Three (3) trucks and trailers parked on the vacant lot to the right of this residence with no principle structure and not owned by same owner.)
- C. [Case No 22-5838](#) (HLB) KENNETH ALFRED BECKOM, 6739 PUNTING CIR
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors,

trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.

(Trailer parked in City Right-of-way.)

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.

(Accumulation of debris in City Right-of-way consisting of lumber.)

Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.

(RV and other vehicles being stored on a vacant lot with no principal structure.)

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

(Accumulation of debris throughout the property consisting of camping material, trash, chairs, pallets, and other miscellaneous items.)

Chapter 70-21, North Port City Code 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 to access property with no Right-of-way use permit on file.)

- D. [Case No 22-5843](#) (HLB) ZACHARY SIMPSON, MEAGHAN SMITH, 6836 LONGAN RD Section 45-5A, Unified Land Development Code - Land Clearing (Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- E. [Case No 22-5887](#) (HLB) RICHARD PARSONS, 2501 BIGNAY RD REPEAT VIOLATION - Chapter 42-23, North Port City Code; Accumulation of Debris (-This is a REPEAT violation- Accumulation of debris on this vacant lot consisting of tents, tarps, generators, trash, and other miscellaneous items. All debris on this property must be removed returning property back to its natural state. Case Number 20-1134- Inspector Ardinger 03/06/2020, case became in compliance after 1st hearing. Case Number 22-492- Inspector Kiddy 02/23/2022, Fines were assessed after hearing.)
Sec. 46-148 City of North Port Code (a) Camping is prohibited (*This is a repeat violation* Camping prohibited on this vacant lot. If this is not anyone that you have given permission to, please contact North Port Police department non-emergency line to begin trespass affidavit violation. Case Number 20-1134- Inspector Ardinger 3/06/2020, case became in compliance after 1st hearing. Case Number 22-492- Inspector Kiddy 02/23/2022, Fines were assessed after hearing.)
- F. [Case No 22-5915](#) (JAG) AMY L & RAYMOND R GRIM, 2779 CHEROKEE ST Chapter 105.1, Florida Building Code - Permit required.

- (No permit on file for a garage conversion into livable space)
- G. [Case No 22-5921](#) (JA) TURMUTUS M COX, 5975 SPEARMAN CIR
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of vegetative debris throughout this property.)
- H. [Case No 22-5943](#) (JAG) WHITE WING CAPITAL LLC, 5550 S SALFORD BLVD
Chapter 105.1, Florida Building Code - Permit required.
(Permit required for residential remodel due to tree falling and crushing roof as well as significantly damaging property)
- I. [Case No 22-5953](#) (JAG) SUMTER SQUARE LLC, Parcel ID:1002160121
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged stop signs throughout this parcel (This is a private road))
- J. [Case No 22-5954](#) (JAG) SUMTER SQUARE LLC, Parcel ID:1002170011
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged stop signs throughout this parcel. This is a private road.)
- K. [Case No 22-5955](#) (JAG) NORTH PORT GATEWAY EAST ASSOCIATION INC, C/O N DWAYNE GRAY JR ESQ, Parcel ID:1002180121
Sec. 37-29(H)(5) Unified Land Development Code, Roadway Design and Construction Standards
(Missing and damaged signs throughout this parcel.)
- L. [Case No 22-5959](#) (JA) TURMUTUS M COX, 5975 SPEARMAN CIR
Sec. 104.13 -FBC All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or which do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are to be considered unsafe building or service systems. All such unsafe buildings, structures, or service systems are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of Section 115 of this Chapter, the International Property Maintenance Code (2012) Section 108 as revised or other applicable local ordinance, (Building deemed unsafe per Building Official Derek Applegate.)
- M. [Case No 23-21](#) (JA) SEAN MURPHY, JESSICA COFFEE, 6349 SAN SALVADOR RD
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.)
- N. [Case No 23-71](#) (JA) DARRYL W & CLARA J HENRY, 5111 RICHMOND TER
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in rear yard consisting of a ladder, antenna, as well as possible clothes line in tree. In addition dead trees/bushes in

rear yard need to be removed.)

- O. [Case No 23-119](#) (HLB) CAMERON ROSS HAYES, BRITTANY ALISE HAYES, 4000 BARBARY LN
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-2974 NON-STRUCTURAL FENCE.)
- P. [Case No 23-444](#) (HLB) LOUIS JULNER TELCY, MARIE CLAUDIE TELCY, 7865 ORIOLE ST
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- Q. [Case No 23-496](#) (HLB) NIKOLAY BOGDANOV, 3081 YACOLT AVE
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.
(Home is being lived in with no certificate of occupancy, and underlying inspections required per Florida Building Code.)
Sec. 59-16(F)(1), North Port City Code, Parking Off Public Roadway
(Unlicensed vehicle parked in City Right-of-way.)
Sec. 59-16(f)(2), North Port City Code, Parking Off Public Roadway
(Vehicle parked in City Right-of-way, in front of residence, is parked in the incorrect direction of traffic.)
- R. [Case No 23-693](#) (JA) PALLADIO DEVELOPMENTS LLC, 2850 ESCAMBIA CIR
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

9. 2ND HEARING CASES

- A. [Case No 22-4178](#) (JA) EMPIRE HORIZONS LLC, 7960 SYDNEY AVE
Section 104.5, Florida Building Code
(Front and back of property open and unsecured. Roof wide open and pieces falling down. Structure needs to be repaired)
- Attachments:** [22-4178 Case File.pdf](#)
- B. [Case No 22-5320](#) (JA) 211 MONITOR LLC, 4317 LOS RIOS ST
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for re-roof that was done on this residence.)

10. GENERAL BUSINESS

- A. [23-0464](#) Case No. 23-009779 Trespass Appeal - Stern - 4970 City Hall Boulevard (City Hall)

Attachments: [Police Department Incident Report](#)
[Police Department Call Detail Report](#)
[Written Notice Trespass Warning](#)
[Trespass Warning Appeal](#)
[Final Petioners Brief 4873-8590-0891](#)
[Exhibit B-Ordinance No. 2021-02](#)

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.