



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Compliance Hearing

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Thursday, January 25, 2024

9:00 AM

City Commission Chambers

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**MEETING PROCEDURE:** By placing your name and the case number you are interested in, you may express your comments during the course of the meeting. Comments on items not scheduled on the agenda will be heard under Public Comment. Comments on all scheduled agenda items will be heard immediately following the presentation by staff or petitioner. Please wait until you are recognized by the Hearing Officer, state your name and address so that your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at <http://www.cityofnorthport.com/home/showdocument?id=9593>.

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC COMMENT

#### 4. APPROVAL OF MINUTES

- A. [24-0013](#) Approve Minutes for the December 7, 2023 Code Enforcement Hearing Meeting

Attachments: [Minutes](#)

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

#### 6. COMPLIANT CASES

- A. [Case No 23-2291](#) (DG) DIEUPROMAITRE HYPPOLITE, MARCELINE CORRIELANT; 3451 S CHAMBERLAIN BLVD Chapter 105.1, Florida Building Code - Permit required. (No permit on file for shed located in the rear of property.)

Attachments: [Case Files 23-2291](#)

- B. [Case No 23-3248](#) (DG) THOMAS M MC GUIRE; 4718 ITALY AVE Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris on this property consisting of a hot water heater and a large downed tree.) Section 105.4.1.1, Florida Building Code- Permit has expired. (Permit 22-17936 for hot water heater, is expired.)

Attachments: [Case Files 23-3248](#)

- C. [Case No 23-3468](#) (MCK) ASHLEY CORBIN, 5237 SIMRAK ST 2012 International Property Maintenance Code Section 108.1.1 - Unsafe

structures.

(Exterior wall is crumbling. Wall must be repaired, to make building safe and secure.)

- D. [Case No 23-3739](#) (MCK) LILIYA POTOTSKAYA, ANATOLIY POTOTSKIY; 7516 JOPPA ST

Chapter 105.1, Florida Building Code - Permit required.

(New deck built in backyard with no permit, additionally there is an above ground pool swimming pool with no permit.)

**Attachments:** [Case Files 23-3739](#)

- E. [Case No 23-3828](#) (MCK) KAREN R WASINGER REVOCABLE TRUST, 6681 MARA CT Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.

(Fence installed on this property with no permit.)

- F. [Case No 23-3849](#) (DG) MIECZYSLAW GORZEDA, LEOKADIA GORZEDA, MAREK GORZEDO; 4789 KISKA RD

Sec. 53-240(M)(5)(b) Unified Land Development Code, Special structures.

(Fence is installed with the posts facing the incorrect direction.)

- G. [Case No 23-3884](#) (DG) JEROMY & KAITLYN LEE KEEN, MARILYN H PARK; 4854 FLAMLAU AVE

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

(Accumulation of debris next to driveway consisting of plastic buckets, tarps, and other miscellaneous items.)

Section 105.4.1.1, Florida Building Code - Period of Validity

(Expired Roof Permit 21-7980)

**Attachments:** [Case Files 23-3884](#)

- H. [Case No 23-3890](#) (DG) 20191 IH BORROWER LP; 2671 ESCAMBIA CIR Chapter 105.1, Florida Building Code - Permit required.

(No permit on file for re-roof that was done on this property)

- I. [Case No 23-4048](#) (KS) KERISSA ROSE GIBSON; 1286 SAVIA ST Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.

(Fence on property with no permit on file.)

**Attachments:** [Case Files 23-4048](#)

- J. [Case No 23-4124](#) (NL) BIRGIT HANSON; 2240 SHACKLEFORD AVE Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

Attachments: [Case Files 23-4124](#)

- K.** [Case No 23-4178](#) (KS) DAVID J LE PAGE, MAEVA FULGENCE LE PAGE; 6216 TALBOT ST  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.  
(No permit on file for wood fence on the property.)
- L.** [Case No 23-4470](#) (MCK) MICHAEL V & ALECIA S PETTIT; 5360 CAMBAY ST  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of debris, a curb consisting of garbage bags, dresser, drawers, a lawnmower, solid, waste, containers, garbage bags for the garbage, wood, and other miscellaneous items.)
- M.** [Case No 23-4495](#) (DG) MARSH CREEK HOLDINGS LTD, C/O KERKERING BARBERIO & CO; 4950 WHITE IBIS DR  
Sec. 42-22B Impinging Growths  
(Impinging growth consisting of vegetative overgrowth and tree branches blocking sidewalk, impeding thru pedestrian traffic.)
- N.** [Case No 23-4542](#) (NL) GLENROY SMITH; 1623 HOTELLA ST  
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.)
- O.** [Case No 23-4602](#) (KS) HILDA A QUINTANA-MOLINA; 6098 SAN SALVADOR RD  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired SFR permit 05-00010667.)
- P.** [Case No 23-4604](#) (DG) DANIELLE ARD; 8008 CASCADAS AVE  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- Q.** [Case No 23-4610](#) (NL) DALE & HEATHER RICHTER; 4648 ADDERTON AVE  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Debris piled up in the city right of way consisting of multiple trash bags. These bags are located across the street from 4648 Adderton Ave. right by the mailbox.)
- R.** [Case No 23-4649](#) (NL) ROBERT M & ANN M CAPUANO; 1808 N SAN MATEO DR  
Sec. 66-62(c) NPCC - Culvert and right-of-way use permits. (c) Except as otherwise provided in this section, no person shall construct, install,

place or maintain structures, signs or other fixtures within the Road and Drainage right-of-way of the City of North Port without a currently valid permit issued by the District.  
(Tipped over Porta Potty left in City Right-of-way.)

- S. [Case No 23-4665](#) (KS) CARPENTER HOMES LLC; 7575 W PRICE BLVD  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides  
  
(Overflowing dumpster on this construction site with trash all along the base.)
- T. [Case No 23-4682](#) (DG) GENERATIONAL GROWTH PROPERTIES LLC; 4351 AIDAN LN  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Trash and debris on property consisting of a tent, plastic bags, and other miscellaneous debris.)  
Sec. 46-148 City of North Port Code (a) Camping is prohibited  
(Camping is prohibited on this property.  
)
- U. [Case No 23-4747](#) (KS) FREEDOM RENTAL HOMES UNO LLC; 6572 HORNBUCKLE BLVD  
Sec. 59-16(c)(4), North Port City Code - Parking and Storing Vehicles on a Residential Lot. Recreational vehicles, trailers, on-duty or on-call wreckers and boats parked in the front yard of a residential lot must be completely resting upon an improved surface.  
  
(Boat trailer parked in front yard and not on an improved surface.)
- V. [Case No 23-4787](#) (MCK) ARTHUR LOZOVSKY; 4273 WABASSO AVE  
Section 53-240(A)(3) Unified Land Development Code, Special Structures  
(There is Shed on this property of which has no principal structure. Shed was previously permitted prior to lots being split. Per code, shed needs to be removed.)

## **7. CONTINUED CASES**

- A. [Case No 23-3462](#) (DG) ROBERT & DEBRA COMELLA; 2025 LYNX RUN  
Chapter 105.1, Florida Building Code - Permit required.  
(Permit Required for screened in Lanai-work has been started with no permit pulled.)

**Attachments:** [Case Files 23-3462](#)

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

- A. [Case No 23-4380](#) (DG) MATTHEW G & STEPHANIE CALLEIA, TAMARA CALLEIA; 4437 GORGAS 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 couch, wood, and other miscellaneous items.)

Section 105.4.1.1, Florida Building Code- Permit has expired.

(Expired Permit 19-1034 for Water Heater Electric is Expired.

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

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

- A.** [Case No 23-2078](#) (DG) DUCK KEY OWNERS ASSN INC, C/O ARGUS MANAGEMENT OF VENICE; Parcel ID: 0998002601  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for directional entry sign at the entrance of Duck Key in the median.)
- B.** [Case No 23-2106](#) (DG) CLOUD TEN MARKETING GROUP LLC; 1350 BOBCAT TRL  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired Permits #18-6646 ELECTRIC WORK ONLY #17-7474 COMMERCIAL REMODEL)  
  
**Attachments:** [Case Files 23-2106](#)
- C.** [Case No 23-2107](#) (PM) CLOUD TEN MARKETING GROUP LLC, 1350 BOBCAT TRL  
Section 26-20, North Port City Code - Adoption of standards by reference. The Florida Fire Prevention Code and the Life Safety Code,

as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.

(1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023

2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023

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

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

D. [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

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

E. [Case No 23-2707](#) (DG) EDWARD F CLIFFORD (E LIFE EST), 2762 YAMADA LN Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris throughout the property consisting of milk crates, buckets, gas cans, jack stands, pieces of wood, metal tables, and many other miscellaneous items.)

**Attachments:** [Case Files 23-2707](#)

F. [Case No 23-3583](#) (DG) DIMCE NAUMOVSKI; 4081 HEATON TER 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 on left side of property. Must  
be stored behind the front plane of the home.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Wicker Chair thrown on left side of property.)

Attachments:      [Case Files 23-3583](#)

## **10. PUBLIC COMMENT**

## **11. 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.

### **ADVISORY BOARD CURRENT VACANCIES**

Art Advisory Board 4 Regular; 2 Alternate; 1 Youth  
Auditor Selection Committee 2 Regular; 2 Alternate  
Charter Review Advisory Board 2 Alternate; 1 Youth  
Citizens' Tax Oversight Committee 1 Regular  
Environmental Advisory Board            2 Alternate; 1 Youth  
Police Officers' Pension Trust Fund Board of Trustees 1 Regular  
Parks and Recreation Advisory Board 1 Youth  
Planning and Zoning Advisory Board 2 Alternate  
Veterans Park Advisory Committee 1 Regular; 2 Alternate  
Zoning Board of Appeals 2 Regular; 2 Alternate