



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, October 28, 2021

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

- A. [21-1628](#) Approval of Minutes for the September 23, 2021 Code Enforcement Hearing Officer Meeting.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 21-640](#) (JAG) Lionel & Irma Savoy, 6108 Fronda Ave
Chapter 105.1, Florida Building Code
(No permit on file for wooden fence installed)
Continuance requested to allow for more time. H.O. Toale granted
continuance to 10/28

Attachments: [21-640 Case File.pdf](#)
[21-640 Case File.pdf](#)
[21-640 Case File Addition \(1\).pdf](#)
[21-640 Case File Addition \(2\).pdf](#)
[21-640 Case File Addition \(3\).pdf](#)
[21-640 Case File Addition \(4\).pdf](#)
[21-640 Case File Addition \(5\).pdf](#)
[21-640 Case File Addition \(6\).pdf](#)
[21-640 Case File Addition \(6\).pdf](#)
[21-640 Case File Addition \(7\).pdf](#)

- B.** [Case No
21-1424](#) (JA) American Momentum Bank, 1191 W Price Blvd
Section 42-24(a)(2)(b) North Port City Code
(Sidewalks in front of this property on Citizens Pkwy have lifted, and are a
hazard to anyone that is walking down sidewalk)
Continuance requested to allow for more time. H.O. Toale granted
continuance to 10/28

Attachments: [21-1424 Case File.pdf](#)
[21-1424 Case File Addition \(1\).pdf](#)
[21-1424 Case File Addition \(2\).pdf](#)
[21-1424 Case File Addition \(2\).pdf](#)
[21-1424 Case File Addition \(3\).pdf](#)

- C.** [Case No
21-1945](#) (JA) Yvonne R Thompson & Andrea Anderson, 4692 Hillman Ter
Sec. 1-19, Unified Land Development Code
(No permit on file for vinyl fence located on property) Given until 10/17 to
achieve compliance or fines may be assessed beginning 10/18 of \$25
per day \$2,000 max 2nd hearing to assess fines 10/28

Attachments: [21-1945 Case File.pdf](#)
[21-1945 Case File Addition \(1\).pdf](#)
[21-1945 Case File Addition \(2\).pdf](#)
[21-1945 Case File Addition \(3\).pdf](#)
[21-1945 Case File Addition \(4\).pdf](#)
[21-1945 Case File Addition \(5\).pdf](#)

- D.** [Case No
21-2085](#) (JAG) Patricia L Serio, 5416 Burdette Ter
Chapter 42-23, North Port City Code
(Accumulation of debris on the right side of this property consisting of
interior doors, glass, plastic items, old lawn mowers, bicycles, rims, car
tires, tools, car parts, as well as old basketball hoops)
Sec. 59-16(c), North Port City Code
(Truck and trailer being parked on the vacant lot to the right of property)
Sec. 59-16(c)(3) North Port City Code

(Four (4) vehicles on property unlicensed, Two (2) White Jeeps, White Ford, as well as a green open trailer.)

Attachments: [21-2085 Case File.pdf](#)
[21-2085 Case File Addition \(2\).pdf](#)
[21-2085 Case File Addition \(3\).pdf](#)

- E. [Case No 21-2205](#) (WK) Arianna M Fiore, 5848 Shaffer Ave
Chapter 42-23, North Port City Code
(Accumulation of debris blown or thrown into vacant lots across the street and next to, consisting of; rocks, shells, interior door leaning on right side of house, yard waste piled up. Large wooden spool in left rear yard along with construction equipment, wheel barrow and waste pile)
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way consisting of a large dirt pile)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored at street outside of the time frame permissible by City Code. Pick up for this area is on Thursday)
Chapter 66-62 (c), North Port City Code
(Portable basketball hoop left at street across the street from residence)
Sec. 59-16(f)(3), North Port City Code
(Damage to swale due to dumped pile due to dirt being dumped in ditch next to home, and ruts from vehicles being parked in front of vacant lot. Repair to area(s) needed)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 \$10 per day max \$1,000 2nd hearing to assess fine 10/28

Attachments: [21-2205 Case File.pdf](#)
[21-2205 Case File Addition \(1\).pdf](#)
[21-2205 Case File Addition \(2\).pdf](#)
[21-2205 Case File Addition \(3\).pdf](#)
[21-2205 Case File Addition \(4\).pdf](#)
[21-2205 Case File Addition \(5\).pdf](#)
[21-2205 Case File Addition \(6\).pdf](#)

- F. [Case No 21-2280](#) (HLB) Melissa Powell & David Gordon, 2833 Dooling St
Sec. 59-16(f)(4), North Port City Code
(RV parked in City Right-of-way, across the street from residence, in front of a vacant lot)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 \$10.00 per day \$1,000 max 2nd hearing to assess fines 10/28/21

Attachments: [21-2280 Case File.pdf](#)
[21-2280 Case File Addition \(1\).pdf](#)

- G.** [Case No
21-2429](#) (HLB) Caitlin McGinn, 8406 Aero Ave
Chapter 42-23, North Port City Code
(Accumulation of debris in backyard consisting of totes, buckets,
household items, wood, mirror, and on the left side debris consisting of
metal and other miscellaneous items)
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence that can be seen from
the street.)
Given until 10/17 to achieve compliance or fines may be
assessed beginning 10/18 of \$10.00 per day max of \$1,000.00
2nd hearing to assess fines 10/28/21.
- Attachments:** [21-2427 Case File.pdf](#)
 [21-2429 Case File Addition \(1\).pdf](#)
 [21-2429 Case File Addition \(2\).pdf](#)
 [21-2429 Case File Addition \(3\).pdf](#)
 [21-2429 Case File Addition \(4\).pdf](#)
- H.** [Case No
21-2573](#) (HLB) Romans Kokurins & Jelena Protopopova, 8135 Mossborger Ave
Sec. 53-122D, Unified Land Development Code
(Homeowner running vehicle repair business from residence)
Given until 10/17 to achieve compliance or fines may be
assessed beginning 10/18 of \$25.00 per day max of \$2,000.00
2nd hearing to assess fines 10/28/21.
- Attachments:** [21-2573 Case File.pdf](#)
 [21-2558 Case File Addition \(2\).pdf](#)
- I.** [Case No
21-2630](#) (WK) Laura Lee Wagner, 4414 LaFrance Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for fence located on property)
- Attachments:** [21-2630 Case File.pdf](#)
- J.** [Case No
21-2655](#) (JAG) Petr Martynenko, 5272 Chaplin Ter
Chapter 58-104, North Port City Code
(Living in residence with no Certificate of Occupancy)
Given until 10/17 to achieve compliance or fines may be assessed
beginning 10/18 of \$10.00 per day max of \$1,000.00 2nd hearing to
assess fines 10/28/21.

Attachments: [21-2655 Case File.pdf](#)
[21-2655 Case File Addition \(1\).pdf](#)
[21-2655 Case File Addition \(2\).pdf](#)
[21-2655 Case File Addition \(3\).pdf](#)
[21-2655 Case File Addition \(4\).pdf](#)
[21-2655 Case File Addition \(5\).pdf](#)
[21-2655 Case File Addition \(6\).pdf](#)
[21-2655 Case File Addition \(7\).pdf](#)
[21-2655 Case File Addition \(8\).pdf](#)
[21-2655 Case File Addition \(9\).pdf](#)
[21-2655 Case File Addition \(10\).pdf](#)

- K.** [Case No](#)
[21-2794](#) (JA) John C & Sher Shirley, 1634 Spaniel Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for fence on property)
Chapter 105.1, Florida Building Code
(No permit on file for wood structure attached to left side of residence.)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of buckets, wood, crates, flowerpots, a
stack of fence panels, pipes, cement blocks, and other miscellaneous
debris. As well as debris in drainage/culvert area.)
Sec. 59-16(f)(3), North Port City Code
(Vehicle parked across the street from residence in City Right-of-way, in
front of a vacant lot.)
Section 42-24(a)(1)(b) North Port City Code
(Rock driveway on right side of property with no culvert pipe)

Attachments: [21-2794 Case File.pdf](#)

- L.** [Case No](#)
[21-2807](#) (WK) DLP Brite Homes LLC, 4073 Titan St
Section 33-7C(3), Unified Land Development Code
(No Silt screening on construction site to prevent silt from getting into storm
water runoff)
Given until 10/17 to achieve compliance or fines may be
assessed beginning 10/18 of \$10 per day max \$2,000 2nd
hearing to assess fines 10/28/21

Attachments: [21-2807 Case File.pdf](#)
[21-2807 Case File Addition \(1\).pdf](#)
[21-2807 Case File Addition \(2\)](#)

- M.** [Case No](#)
[21-2837](#) (JAG) Christy Marecki, 1741 Nobregas Ave
Sec. 59-16(d), North Port City Code
(One inoperable green truck in the driveway, and one Inoperable grey
Honda in driveway. Must be covered with a nontransparent tarp)
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 Wednesday)
Chapter 42-23, North Port City Code
(Accumulation of debris throughout the property consisting of plastic bottles, gas cans, coolers, tool boxes, pieces of wood, car tires, metal pipes, refrigerator, ac units, and other miscellaneous items)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 of \$10 per day, \$10 per day \$10 per day max \$1,000 max \$1,000 max of \$1,000 2nd hearing to assess fines 10/28/21

Attachments: [21-2837 Case File.pdf](#)
[21-2837 Case File Addition \(1\).pdf](#)
[21-2837 Case File Addition \(2\).pdf](#)
[21-2837 Case File Addition \(3\).pdf](#)

- N. [Case No 21-2878](#) (JA) Nicholas Joseph Harvey, 2688 Pascal Ave
Sec. 59-16(d), North Port City Code
(Vehicle in rear right corner of property needs to be covered with non-transparent tarp, or removed if in disrepair.)

Attachments: [21-2878 Case File.pdf](#)

- O. [Case No 21-2987](#) (HLB) Luis M Baerz Pita & Yudelkis Cruz Echevarria, 3521 Lopinto St
Section 42-24(a)(5) North Port City Code
(Large Pile of Tree Debris along the City Right-of-Way.)

- P. [Case No 21-3006](#) (JA) CSMA BLT LLC, 1097 N Chamberlain Blvd
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence)

Attachments: [21-3006 Case File.pdf](#)

- Q. [Case No 21-3026](#) (JAG) Donald D & Barbara Zahlman, 4748 Chamrade Rd
Chapter 105.1, Florida Building Code
(No permit on file for wood deck built for above ground pool.)

Attachments: [21-3026 Case File.pdf](#)

- R. [Case No 21-3030](#) (JAG) Julio E Gonzalez, 5462 Rosette 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 Wednesday, violation observed on a Thursday.)

- S. [Case No 21-3101](#) (HLB) Jacqueline E Thomas, 1501 Dexter Rd
Chapter 42-23, North Port City Code
(Accumulation of debris on vacant lot to left of property consisting of a basketball goal, landscaping materials and other miscellaneous items.)
Sec. 59-16(c), North Port City Code
(Two (2) vehicles parked on vacant lot to the right of residence with no principal structure.)

Sec. 59-16(f)(4), North Port City Code
(Truck and Trailer parked in City Right-of-way)
Sec. 59-16(f)(3), North Port City Code
(Truck and Trailer parked in City Right-of-way, in front of vacant lot to the right of residence)

Attachments: [21-3101 Cases File.pdf](#)

- T. [Case No 21-3153](#) (HLB) Cocoplum Condominium Association Inc, 5725 Greenwood Ave
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Attachments: [21-3153 Case File.pdf](#)
[21-3153 Case File Addition \(1\).pdf](#)
[21-3153 Case File Addition \(2\).pdf](#)

- U. [Case No 21-3176](#) (JAG) Confidential Resident, 2105 Bennett Ln
Sec. 53-265(A)(2) Unified Land Development Code
(20-foot storage container located on the right side of property.)

Attachments: [21-3176 Case File.pdf](#)

- V. [Case No 21-3181](#) (JAG) Paul Zadie, 4177 Boston Ter
Chapter 66-62 (c), North Port City Code
(Portable Basketball hoop downed in City Right-of-way. Please remove, and store on property when not in use.)

Attachments: [21-3181 Case File.pdf](#)

- W. [Case No 21-3185](#) (WK) Christopher & Danielle Rogers, 6188 Pan American Blvd
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)

Attachments: [21-3185 Case File.pdf](#)

- X. [Case No 21-3197](#) (JAG) Zwiercan Homes Inc, 4642 Adolph Ave
Chapter 1, Administrative Code
(Accumulation of debris throughout the construction site consisting of bags, cinder blocks, and other items. Also, Dumpster is overflowing with cardboard pallets and other items.)
Section 33-7C(3), Unified Land Development Code
(Silt fence has fallen down around property)

Attachments: [21-3197 Case File.pdf](#)

- Y. [Case No 21-3207](#) (JAG) 20191 IH Borrower LP, 4237 Scottish Ter
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored at street outside the time frame permissible by City Code. Pick up for this area is on Wednesday, violation observed on Tuesday.)
Chapter 42-23, North Port City Code
(Accumulation of debris in the driveway consisting of a clothes

washer/dryer, and other miscellaneous items.)

Attachments: [21-3207 Case File.pdf](#)

- Z.** [Case No 21-3209](#) (JAG) DR Horton Inc., 3730 Lookout Lane
Sec. 1-19, Unified Land Development Code
(No permit on file for the Six (6) foot chain link fence installed on property)

Attachments: [21-3209 Case File.pdf](#)
[21-3209 Case File Addition \(1\).pdf](#)
[21-3209 Case File Addition \(2\).pdf](#)

- AA.** [Case No 21-3221](#) (WK) LLauris Melvin, 6207 Lenape Ln
Sec. 59-16(f)(4), North Port City Code
(Boat with Trailer parked on City Right-of-way.)

Attachments: [21-3221 Casse File.pdf](#)
[21-3221 Casse File Addition \(1\).pdf](#)

- AB.** [Case No 21-3255](#) (JAG) Michael C & Michelle A Knudson, 2627 Orchard Cir
Chapter 105.1, Florida Building Code
(No permit on file for shed being built in the rear yard)

- AC.** [Case No 21-3261](#) (JA) Harlan G Vowinkel, 1649 N Chamberlain Blvd
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)

Attachments: [21-3261 Case File.pdf](#)

- AD.** [Case No 21-3325](#) (JA) Axel De Chevron Villette, 3494 Worthington Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for fence located on property)

Attachments: [21-3325 Case File.pdf](#)
[21-3325 Case File Addition \(1\).pdf](#)
[21-3325 Case File Addition \(2\).pdf](#)

- AE.** [Case No 21-3343](#) (JAG) Edward & Norma De Jesus Jr, 1446 Exchange Ave
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence)

- AF.** [Case No 21-3377](#) (JA) Robert White III & Amanda L White, 2475 Strawberry Ter
Sec. 59-16(f)(4), North Port City Code
(Trailer parked in City Right-of-way in front of vacant lot.)
Sec. 59-16(f)(3), North Port City Code
(Trailer parked in City Right-of-way in front of vacant lot)
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence)

- AG.** [Case No 21-3408](#) (JA) CSMA BLT LLC, 2628 N Salford Blvd
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right-of-way outside of normal pick up day)

consisting of tires, and a dresser)

Attachments: [21-3408 Case File.pdf](#)

- AH.** [Case No 21-3411](#) (HLB) Robert W, Joan, Robert John, and Rhonda Lee Yanavich
3902 Allure Ln
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Attachments: [21-3411 Case File.pdf](#)
[21-3411 Case File Addition \(1\).pdf](#)

- AI.** [Case No 21-3430](#) (JA) Olga L & Yohan E Marchena, 4414 Clarke St
Chapter 105.1, Florida Building Code
(No permit on file for shed in rear of property)

Attachments: [21-3430 Case File.pdf](#)

- AJ.** [Case No 21-3463](#) (JA) Adam J & Marife B Adolf, 2496 Frantz St
Sec. 1-19, Unified Land Development Code
(Fence on property with no permit on file. There was a fence permit in 2004, but permit was voided and never reapplied for)

Attachments: [21-3463 Case File.pdf](#)
[21-3463 Case File Addition \(1\).pdf](#)

- AK.** [Case No 21-3479](#) (JAG) Jeffry Coursey, 1888 N San Mateo Dr
Sec. 59-16(f)(3), North Port City Code
(Trailer parked in City Right-of-way in front of the vacant lot to the left of residence)
Sec. 59-16(f)(4), North Port City Code
(Trailer parked in City Right-of-way, to the left of residence.)

- AL.** [Case No 21-3538](#) (HLB) Carlos A Cortes, 4236 Alfa Ter
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored past the front plane of the home on the left side of the driveway)

Attachments: [21-3538 Case File.pdf](#)

- AM.** [Case No 21-3539](#) (WK) Cascades Trust II, 8105 Cascadas Ave
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of large amounts of trash in rear yard, near house and on trampoline. Also large piles of household items, mattresses, toilet, and loose trash thrown into yard)

Attachments: [21-3539 Case File](#)
[21-3539 Case File Addition \(1\).pdf](#)
[21-3539 Case File Addition \(2\).pdf](#)

- AN.** [Case No 21-3544](#) (WK) Tammy Lawson, 8129 Cascadas Ave
Chapter 42-23, North Port City Code

(Accumulation of debris in neighboring property consisting of yard waste, and lawn mower in neighboring yard.)

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

(Damage to swale with tire ruts in City Right-of-way, to left of driveway)

Attachments: [21-3544 Case File.pdf](#)
[21-3544 Case File Addition \(1\).pdf](#)

- AO.** [Case No 21-3558](#) (WK) Jesse Campos, 3628 Ponce DeLeon Blvd
Sec. 53-122D, Unified Land Development Code
(Outside storage of commercial materials used in connection with a home occupation or use of business, visibly stored in front of home on driveway and right side of home.)

Attachments: [21-3558 Case File.pdf](#)
[21-3558 Case File Addition \(1\).pdf](#)
[21-3558 Case File Addition \(2\).pdf](#)

- AP.** [Case No 21-3580](#) (WK) Tinna L Reid, 5780 Gallatin Ln
Section 42-24(a)(5) North Port City Code
(Accumulation of debris in City Right of way consisting of loose trash.)

- AQ.** [Case No 21-3622](#) (JA) Naomi C Jennings, 1426 Wise Dr
Sec. 59-16(f)(3), North Port City Code
(Gray vehicle parked in City Right-of-way, to the right of property, in front of a vacant lot.)

Attachments: [21-3622 Case File.pdf](#)

- AR.** [Case No 21-3625](#) (HLB) Alla Meyko, 3550 S Sumter Blvd
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in driveway. Must be stored behind the front plane of the home.)
Chapter 42-23, North Port City Code
(Accumulation of debris on right side of yard)

Attachments: [21-3625 Case File.pdf](#)

- AS.** [Case No 21-3645](#) (JAG) Mieczyslaw, Leokadia, & Marek Gorzeda, 4789 Kiska Rd
Sec. 59-16(f)(4), North Port City Code
(Trailer parked in City Right-of-way, in front of the vacant lot, across the street from property)
Sec. 59-16(f)(3), North Port City Code
(Trailer parked in City Right-of-way, in front of the vacant lot, across the street from property)

Attachments: [21-3645 Case File.pdf](#)

- AT.** [Case No 21-3692](#) (JAG) Andrae J & Heather Mejia, 1167 Geloso 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 for this area is on Friday, violation observed on a Tuesday.)

Attachments: [21-3692 Case File.pdf](#)

- AU.** [Case No 21-3704](#) (HLB) Bryan Family Revocable Trust, 3991 Pepper Ln
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in the driveway of residence. Must be stored behind the front plane of the home)

Attachments: [21-3704 Case File.pdf](#)

- AV.** [Case No 21-3714](#) (JA) Steven F & Danielle N Miller, 4279 Rifkin Ave
Sec. 59-16(c)(2), North Port City Code
(Number of vehicles on property exceeds what is permissible by city code for size of property. Maximum allowed is six (6), ten (10) were counted at time that violation was observed. Two (2) Trailers, boat, and Seven (7) vehicles.)
Sec. 59-16(f)(3), North Port City Code
(Van and White car parked in City Right-of-way, in front of vacant lot, and over property)

Attachments: [21-3714 Case File.pdf](#)

- AW.** [Case No 21-3769](#) (JA) Ryan Daniel & Leeann Wade, 2560 Strawberry Ter
Chapter 105.1, Florida Building Code
(Expired pool permit for swimming pool. Permit number #1'7-2091" last" inspection 6/30/17." There are three outstanding inspections on this permit.)

Attachments: [21-3769 Case File.pdf](#)
[21-3769 Case File Addition \(1\).pdf](#)

- AX.** [Case No 21-3775](#) (HLB) Adreanna Quiring, 1315 Prairie Ter
Chapter 42-23, North Port City Code
(Homeowner has accumulation of debris on right side of home consisting of tires, toilet, tank, PVC, and other miscellaneous items)
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence that can be seen from the street.)

- AY.** [Case No 21-3777](#) (JAG) Confidential Resident (119.071FS), 5165 Janus Ave
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence)

Attachments: [21-3777 Case File.pdf](#)
[21-3777 Case File Addition \(1\).pdf](#)

- AZ.** [Case No 21-3798](#) (HLB) Viktor Minchuk, 5339 Brickell Dr
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris on vacant lot next to property consisting of a tipped

over porta john.)

- BA.** [Case No 21-3841](#) (JA) Daniel Elefanti & Jenny Mejia Zamora, 4300 Amanda Ave Chapter 42-23, North Port City Code (Accumulation of debris consisting of a dilapidated fence that needs to be removed, repaired, or replaced. Fence is missing several slats and falling down)

Attachments: [21-3841 Case File.pdf](#)

- BB.** [Case No 21-3846](#) (JA) Felicia Carmen Neptune & Joshua Ethan Hesketh, 4729 Badali Rd Section 105.4.1.1, Florida Building Code (Property is fenced in with an expired permit. Permit # 20-6855 was issued on 7-20-20, last inspection disapproved on 10/27-20. Final inspection is outstanding, and permit is expired. Please call City of North Port Permitting Dept. at 941-429-7044 option #3.) Chapter 70-56, North Port City Code (No visible assigned numbers affixed to residence.)

Attachments: [21-3846 Case File.pdf](#)
[21-3846 Case File Addition \(1\)](#)
[21-3846 Case File Addition \(2\).pdf](#)

- BC.** [Case No 21-3857](#) (HLB) CSMA FT LLC, 5135 Brophy St Chapter 42-23, North Port City Code (Accumulation of debris on left hand side of residence consisting of a large pile of patio furniture on right side of home) Chapter 34-23, North Port City Code (Property owner running a patio furniture business from home with no business tax ID.) Section 29-7(U)(1) Unified Land Development Code; (Vehicle in driveway advertising business.)

Attachments: [21-3857 Case File.pdf](#)
[21-3857 Case File Addition \(1\).pdf](#)
[21-3857 Case File Addition \(2\).pdf](#)

- BD.** [Case No 21-3885](#) (HLB) Savannah A Adams, 2958 Yuma Ave Sec. 59-16(f)(4), North Port City Code (Homeowner has boat and trailer parked in City Right-of-way, in front of property)

- BE.** [Case No 21-3964](#) (JAG) Sarah Brown, 1510 Fitzgerald 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 Wednesday, violation observed on Friday at 0902) Chapter 66-62 (c), North Port City Code (Kids portable basketball hoop in front of the vacant lot across the street

from this residence.)

- BF.** [Case No
21-3995](#) (WK) Andrew M Vukadinovich, 7649 Battalla Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Attachments: [21-3995 Case File.pdf](#)

7. 1ST HEARING CASES

- A.** [Case No
21-2272](#) (HLB) Ileana Smarandachie, 8795 Cristobal Ave
Sec. 1-19, Unified Land Development Code
(Aluminum fence installed on property with no permit)

Attachments: [21-2272 Case File.pdf](#)
[21-2272 Case File Addition \(1\).pdf](#)
[21-2272 Case File Addition \(2\).pdf](#)

- B.** [Case No
21-3042](#) (HLB) Christian E Tavares, 4491 Worcester Ave
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored in Driveway. Must be stored
behind the front plane of the home.)

Attachments: [21-3042 Case File.pdf](#)
[21-3042 Case File Addition \(1\).pdf](#)
[21-3042 Case File Addition \(2\).pdf](#)

- C.** [Case No
21-3097](#) (WK) Yvan and Denise Chretien Family Trust, 7042 Kenwood Dr
Sec. 59-16(c), North Port City Code
(Multiple trailers being parked on this vacant lot.)

Attachments: [21-3097 Case File.pdf](#)
[21-3097 Case File Addition \(1\).pdf](#)
[21-3097 Case File Addition \(2\).pdf](#)

- D.** [Case No
21-3151](#) (JAG) Boris & Ingrid Mohorovic, 2321 Firebrand Rd
Chapter 42-23, North Port City Code
(Accumulation of debris in the driveway along the left and right side,
consisting of metal. ladders, carpets, tarps, and other miscellaneous
items.)

Attachments: [21-3151 Case File.pdf](#)
[21-3151 Case File Addition \(1\).pdf](#)
[21-3151 Case File Addition \(2\).pdf](#)

- E.** [Case No
21-3196](#) (JA) Ricardo G Machado & Blanca C Nubo, 3622 Giblin Dr
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Attachments: [21-3196 Case File.pdf](#)
[21-3196 Case File Addition \(1\).pdf](#)
[21-3196 Case File Addition \(2\).pdf](#)

- F. [Case No](#) (WK) Raoul Lajeune & Emmania Jean, 6220 Fronda Ave
[21-3224](#) Sec. 59-16(d), North Port City Code
(Grey truck in disrepair on driveway of property, front left tire removed up on jacks, and tire part left under truck)

Attachments: [21-3224 Case File.pdf](#)
[21-3224 Case File Addition \(1\).pdf](#)
[21-3224 Case File Addition \(2\).pdf](#)

- G. [Case No](#) (JA) Jennifer Zellner, 2616 Traverse Ave
[21-3260](#) Sec. 1-19, Unified Land Development Code
(No permit on file for fence on property.)

Attachments: [21-3260 Case File.pdf](#)
[21-3260 Case File Addition \(1\).pdf](#)
[21-3260 Case File Addition \(2\).pdf](#)

- H. [Case No](#) (WK) Patricia A Bradley, 7511 Perennial Rd
[21-3289](#) Chapter 42-23, North Port City Code
(Accumulation of debris consisting of household items, jet ski, wood, pallets, loose trash, construction materials, piles of rocks, bricks, ladders, cones, plastic buckets, vehicle parts, road sign and other materials outside of detached garage front, side, and rear.)
Sec. 59-16(c), North Port City Code
(Jet Ski parked on vacant lot with no principal structure)
Chapter 70-21, North Port City Code
(No access for vehicle traffic to cross City Right-of-way and is not permit able due to non-conforming property to be able to approve a culvert/driveway until primary structure is built)

Attachments: [21-3289 Case File.pdf](#)
[21-3289 Case File Addition \(1\).pdf](#)
[21-3289 Case File Addition \(2\).pdf](#)
[21-3289 Case File Addition \(3\).pdf](#)

- I. [Case No](#) (WK) Megan Kauffman, 5998 Kovner Ln
[21-3295](#) Sec. 59-16(d), North Port City Code
(Two vehicles in disrepair, jeep and car partially covered by tarp. Car parts are on scattered throughout driveway, and left side of the house going into the vacant lot to the left of the home.)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of pallets, loose trash, tires, plastic buckets, tools, metal, and auto parts which are going onto the vacant lot to the left of the home.)

Chapter 105.1, Florida Building Code
(No Canopy Permit on file for Tent canopy in front of the home)
Chapter 62-50, North Port City Code
(Solid Waste Containers improperly stored at the street outside the time
frame permissible by City Code.)

Attachments: [21-3295 Case File.pdf](#)
[21-3295 Case File Addition \(1\).pdf](#)
[21-3295 Case File Addition \(2\).pdf](#)

- J.** [Case No
21-3398](#) (HLB) Progress Residential Borrower 9 LLC, 5515 MacCaughey Dr
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of a dilapidated fence leaning to the
rear property of 5500 Burdette Terr.)

Attachments: [21-3398 Case File.pdf](#)
[21-3398 Case File Addition \(1\).pdf](#)
[21-3398 Case File Addition \(2\).pdf](#)

- K.** [Case No
21-3476](#) (JA) Debra Carney, 4168 Lanark Ave
Sec. 46-41 North Port City Code
(Pet Birds located in rear property, making loud noises throughout the day
and night. This is a repeat violation)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of broken bird cages in front of garage,
as well as other miscellaneous debris)

Attachments: [21-3476 Case File.pdf](#)
[21-3476 Case File Addition \(1\).pdf](#)
[21-3476 Case File Addition \(2\).pdf](#)

- L.** [Case No
21-3488](#) (WK) VERO LLC, 5848 Gabo Rd
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Attachments: [21-3488 Case File](#)
[21-3488 Case File Addition \(1\).pdf](#)
[21-3488 Case File Addition \(2\).pdf](#)

- M.** [Case No
21-3559](#) (WK) Brite Properties of Florida LLC, 2692 Mctague St
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Attachments: [21-3559 Case File.pdf](#)
[21-3559 Case File Addition \(1\).pdf](#)
[21-3559 Case File Addition \(2\).pdf](#)

- N.** [Case No
21-3590](#) (WK) Shadeenah Bolden, 6740 S Biscayne Dr
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash, broken glass on sidewalk, miscellaneous household items scattered about front, and right side of driveway and right side of home as well as cinder blocks stacked up in front of home.)

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

(Damage to Right-of-way, from driving through swale, large ruts, in front of home and neighboring homes, which must be repaired.)

Attachments: [21-3590 Case File.pdf](#)
[21-3590 Case File Addition \(1\).pdf](#)
[21-3590 Case File Addition \(2\).pdf](#)

- O. [Case No 21-3593](#) (WK) Mikhail & Nonna Sukhovitsky, 5774 Gallatin Ln
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of loose trash through out yard and sidewalk in front of home)
Chapter 70-56, North Port City Code
(Assigned numbers affixed to residence missing 1 or more digits.)

Attachments: [21-3593 Case File.pdf](#)
[21-3593 Case File Addition \(1\).pdf](#)
[21-3593 Case File Addition \(2\).pdf](#)

- P. [Case No 21-3628](#) (WK) Helen M Moses, 7825 Rockwell Ave
Sec. 1-19, Unified Land Development Code
(No permit for new fencing installed and across property line which is not permitted.)
Section 105.4.1.1, Florida Building Code
(Expired permit 18-4525 A/C no inspection)

Attachments: [21-3628 Case File.pdf](#)
[21-3628 Case File Addition \(1\).pdf](#)
[21-3628 Case File Addition \(2\).pdf](#)

- Q. [Case No 21-3747](#) (JA) Malesa Family Revocable Living Trust, 1797 Alliance Ave
Chapter 105.1, Florida Building Code
(No Permit on file for new wood fence being installed. The only permit on file for this property is for a chain link fence. Change of fence material requires a new permit.)

Attachments: [21-3747 Case File.pdf](#)
[21-3747 Case File Addition \(1\).pdf](#)
[21-3747 Case File Addition \(2\).pdf](#)

- R. [Case No 21-3757](#) (WK) Mikki Stevens, 3245 Mola St
Section 45-5A, Unified Land Development Code
(Obtain the required land clearing permit within ten (10) days from the date of this Notice. For additional information, go to:

<http://cityofnorthport.com/index.aspx?page=121>)

Attachments: [21-3757 Case File.pdf](#)
[21-3757 Case File Addition \(1\).pdf](#)
[21-3757 Case File Addition \(2\).pdf](#)

- S. [Case No 21-3892](#) (HLB) Jesus R Gonzalez, 4454 Appleton Ter
Chapter 42-23, North Port City Code
(Accumulation of debris in driveway consisting of totes, buckets, mini fridge, blinds and other miscellaneous items)

Attachments: [21-3892 Case File.pdf](#)
[21-3892 Case File Addition \(1\).pdf](#)
[21-3892 Case File Addition \(2\).pdf](#)
[21-3892 Case File Addition \(3\).pdf](#)

8. 2ND HEARING 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)
Property owners legal counsel was present and requested a continuance to allow for more time H.O. Toale granted continuance to 9/23 Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 of \$50 per day max of \$5,000 2nd hearing to assess fines 10/28

Attachments: [21-222 Case File](#)
[21-222 Exhibit](#)
[21-222 Case File Addition.pdf](#)
[21-222 Case File Addition \(2\).pdf](#)
[21-222 Case File Addition \(3\).pdf](#)
[21-222 Case File Addition \(4\).pdf](#)
[21-222 Case File Addition \(5\).pdf](#)
[21-222 Case File Addition \(6\).pdf](#)
[21-222 Case File Addition \(7\).pdf](#)
[21-222 Case File Addition \(8\).pdf](#)
[Notice of Appearance](#)

- B. [Case No 21-1380](#) (JA) Ann & Henry W Adams Jr, 1493 Franklin Ln
Sec. 59-16(c)(5), North Port City Code
(Boat parked in rear of property, is impinging on neighboring property at 1470 Pelican. Needs to be moved away from property line)
Given until 10/17 to achieve compliance or fines may be

assessed beginning 10/18 of \$10 per day max \$1,000 2nd hearing to assess fines 10/28

Attachments:

[21-1380 Case File.pdf](#)
[21-1380 Case File Addition 1.pdf](#)
[21-1380 Case File Addition 2.pdf](#)
[21-1380 Case File Addition 3.pdf](#)
[21-1380 Case File Addition 4.pdf](#)
[21-1380 Case File Addition 5.pdf](#)
[21-1380 Case File Addition 6.pdf](#)
[21-1380 Case File Addition 8.pdf](#)

C. [Case No 21-1676](#)

(HLB) BAF Assets 3 LLC, 3370 Pan American Blvd
Chapter 105.1, Florida Building Code
(No permit on file for enclosure of garage)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 of \$50 per day max \$5,000 2nd hearing to assess fines 10/28

Attachments:

[21-1676 Case File.pdf](#)
[21-1676 Case File Addition \(1\).pdf](#)
[21-1676 Case File Addition \(2\).pdf](#)
[21-1676 Case File Addition \(3\).pdf](#)
[21-1676 Case File Addition \(4\).pdf](#)
[21-1676 Case File Addition \(5\).pdf](#)
[21-1676 Case File Addition \(4\).pdf](#)
[21-1676 Case File Addition \(3\).pdf](#)
[21-1676 Case File Addition \(2\).pdf](#)
[21-1676 Case File Addition \(1\).pdf](#)
[21-1676 Case File.pdf](#)

D. [Case No 21-2377](#)

(JA) FKH SFR PROPCO D LP, 1864 Nordendale Blvd
Sec. 1-19, Unified Land Development Code
(No permit on file for fence located on property)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 \$25.00 per day \$2,000 max 2nd hearing to assess fines 10/28/21

Attachments:

[21-2377 Case File.pdf](#)
[21-2377 Case File Addition \(1\).pdf](#)
[21-2377 Case File Addition \(2\).pdf](#)
[21-2377 Case File Addition \(3\).pdf](#)
[21-2377 Case File Addition \(4\).pdf](#)
[21-2377 Case File Addition \(5\).pdf](#)

- E. [Case No 21-2580](#) (WK) 2017-1 IH Borrower LP, 4682 Sunburst Ave
Chapter 105.1, Florida Building Code
(No permit issued for City Right-of-way use, large dirt pile within right-of-way into street)
Chapter 42-23, North Port City Code;
(Accumulation of debris consisting of wood, plastic buckets, gas can, cooler, and other miscellaneous household items being left outside in front of garage, on driveway, and in screen entry way blocking access to home)
Section 42-24(a)(1)(b) North Port City Code
(No silt barriers up to prevent run off of silt/sand/rocks of which are piled up in City Right-of-way within drainage area; Must be able to maintain the flow of storm water through the culvert, while maintaining a neat appearance free from excessive growth, as well as any other debris at both ends of any driveway culvert pipe)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 of \$50.00 per day max of \$5,000.00 and \$10.00 per day max of \$1,000 2nd hearing to assess fines 10/28/21.

Attachments:

[21-2580 Case File.pdf](#)
[21-2580 Case File Addition \(1\).pdf](#)
[21-2580 Case File Addition \(2\).pdf](#)
[21-2580 Case File Addition \(3\).pdf](#)
[21-2580 Case File Addition \(4\).pdf](#)
[21-2580 Case File Addition \(5\).pdf](#)
[21-2580 Case File Addition \(6\).pdf](#)

- F. [Case No 21-2595](#) (WK) Keith W & Lori A Lamb, 2154 Azure Rd
Section 311.1 Florida Building Code
(No port-a-potty(s) located on this construction site)
Chapter 1, Administrative Code - City of North Port, Sec. 110
(No dumpster on construction site)
Section 105.4.1.1, Florida Building Code
(Swimming pool permit # 20-3105 is expired)
Given until 10/17 to achieve compliance or fines may be assessed beginning 10/18 of \$10.00 per day max of \$5,000.00 and \$10.00 per day max of \$1,000, \$10.00 per day max of \$5,000.00 2nd hearing to assess fines 10/28/21.

Attachments:

[21-2595 Case File.pdf](#)
[21-2595 Case File Addition \(1\).pdf](#)
[21-2595 Case File Addition \(2\).pdf](#)
[21-2595 Case File Addition \(3\).pdf](#)
[21-2595 Case File Addition \(4\).pdf](#)

9. GENERAL BUSINESS**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.

CITY OF NORTH PORT ADVISORY BOARD VACANCY LIST

Art Advisory Board - 2 Alternates, 1 Youth

Audit Committee - 3 North Port Citizens

Charter Review Advisory Board - 1 Regular, 2 Alternates

Citizens' Tax Oversight Committee - 3 Regular Members

Community Economic Development Advisory Board - 4 Members

Environmental Advisory Board - 2 Alternates, 2 Youth

Historic and Cultural Advisory Board - 5 Members

Joint Management Advisory Board - 1 North Port Citizen

Parks & Recreation Advisory Board - 2 Alternates, 1 Youth

Planning & Zoning Advisory Board - 2 Regular, 2 Alternates

Public Utility Advisory Board – 5 Regular (1 may be non-resident), 1 Youth (age 14-17), 2 Alternates

Veterans Park Advisory Committee - 1 Alternate

Zoning Board of Appeals - 3 Regular, 2 Alternates

UPCOMING EXPIRATION DATES FOR BOARD MEMBERS

11-12-21 Ginger Miranda Community Economic Development Advisory Board

11-27-21 Fernando Ramirez, Jr. Zoning Board of Appeals

Nothing in December