



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Code Enforcement Hearing

Thursday, January 26, 2023

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:06 a.m.

Also Present

Assistant City Attorney Katlyn Coughlin, Code Enforcement Division Manager Kevin Raducci, Code Enforcement Administrative Service Specialist Michelle Ross, Code Enforcement Recording Secretary William Kiddy, Code Enforcement Inspectors Henley Burton, Jeffrey Guilbault, Jennifer Ardinger and Dave Grandt, 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. [22-3630](#) Approval of Minutes for the September 22, 2022 Code Enforcement Hearing Meeting.

Hearing Officer Toale approved the Minutes as presented.

5. APPROVAL OF 2023 CODE ENFORCEMENT HEARING DATES

- A. [22-3780](#) Approval of 2023 Meeting Schedule

Hearing Officer Toale approved the 2023 Meeting Schedule.

REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

Mr. Raducci spoke to issues preventing Code Enforcement Hearings and the new Tree Ordinance requirements.

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 22-1276](#) (JAG) FYN Group Inc, 8735 Cristobal Ave
Chapter 105.1, Florida Building Code
(No permit on file for residential remodel.)
This case was brought into compliance with no further action required.
- B. [Case No 22-2209](#) (HLB) Maria Francsics, 4319 Bayano St
Section 105.4.1.1, Florida Building Code
(Permit 08-1926 for a garage/carport has expired. Please contact North Port Building/Permitting department 941-429-7044 option 3.)
This case was brought into compliance with no further action required.
- C. [Case No 22-2335](#) (HLB) B&L North Port LLC, 2876 Bignay Rd
Sec. 59-16(c), North Port City Code
(Parking and storing RV trailer on vacant lot with no principal structure.)
This case was brought into compliance with no further action required.
- D. [Case No 22-2543](#) (JAG) Amanda S & David Lower, 1967 Cardwell Ave
Chapter 42-23, North Port City Code
(Accumulation of debris throughout the property consisting of wood, drain pans, buckets, gas cans, pieces of wood, misc. pieces of metal, car batteries, cleaning supplies, large plastic containers, and other miscellaneous items.)
Sec. 59-16(f)(3), North Port City Code
(Red truck parked across the street from Residence, in front of a vacant lot.)
This case was brought into compliance with no further action required.
- E. [Case No 22-3766](#) (JAG) SWH 2017-1 BORROWER LP, 3874 LULLABY RD
Chapter 42-24(a)(2)(a) North Port City Code
(Grassed area within the swale needs to be mowed to effectively maintain the flow of storm water through the liner and to maintain a neat appearance free from excessive growth and impinging growth, including the removal of grass, weeds, bushes, sand, silt, and any other debris at both ends of any driveway. Once clear it will allow the back up of water to drain appropriately)
This case was brought into compliance with no further action required.
- F. [Case No 22-3823](#) (JA) PAUL VAN PHAM, 4815 HANSARD AVE
Sec. 1-19, Unified Land Development Code
(Fence on property with no permit on file.)
This case was brought into compliance with no further action required.

- G. [Case No 22-3857](#) (HLB) PAUL ROGERS, 2366 HONEY LN
Chapter 105.1, Florida Building Code
(New concrete driveway poured with no permit on file)
This case was brought into compliance with no further action required.
- H. [Case No 22-4031](#) (JAG) SFR JV2 PROPERTY LLC, 1054 VALENTINE ST
Sec. 59-16(f)(3), North Port City Code
(Yellow dodge sprinter van, as well as a White boat, parked in City Right-of-way, in front of the vacant lot to the right of property.)
Sec. 59-16(f)(4), North Port City Code
(White boat parked in City Right-of-way, in front of vacant lot, to the right of property.)
This case was brought into compliance with no further action required.
- I. [Case No 22-4071](#) (JA) JAMES E & CAROL J BAUER, 1050 INNOVATION AVE B104
Sec. 53-240(Z) Unified Land Development Code
(Four (4) Trailers currently displayed in front of the business. One (1) Black enclosed trailer, One (1) White enclosed trailer, and Two (2) open trailers.)
This case was brought into compliance with no further action required.
- J. [Case No 22-4148](#) (JAG) DMITRIY M SHAPOVALOV, 4524 DOWNEY CT
Sec. 59-16(e), North Port City Code
(Ford Van and Black dump trailer parked in Center of the Cul de sac.)
Sec. 59-16(f)(3), North Port City Code
(White Ford Truck and Subaru sedan parked in City Right-of-way, in front of the vacant lot across the street from residence. In addition there is a Grey BMW parked in front of a vacant lot to the rear of this residence.)
Chapter 42-23, North Port City Code
(Accumulation of debris in the driveway and rear yard consisting of pallets, buckets, rakes, tiles , bricks, cardboard, car parts, black and yellow totes, drum set, and other miscellaneous items.)
Sec. 59-16(d), North Port City Code
(Inoperable Blue Honda parked in the rear yard. Missing fenders, and bumper. Vehicle does not have plates.)
This case was brought into compliance with no further action required.
- K. [Case No 22-4151](#) (JA) LESLIE THOMAS MICHAEL J, SERPICO SMITH, SHERILL SMITH, 6442 FABIAN RD
Section 4501.17, Florida Building Code
(No Door and Screens missing on Pool Enclosure.)

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

- L. [Case No 22-4189](#) (JAG) ANDREW H KUGEL, 1484 KOLTENBORN 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.

- M. [Case No 22-4257](#) (JA) SPARKS HUGH & KIPPIN MURISA, 8396 TRIONFO AVE
Chapter 42-22A North Port City Code
(Grass and/or weeds on this property are in excess of twelve (12) inches in height, and is in violation of City Code.)
Section 42-24(a)(2)(b) North Port City Code
(Maintain the sidewalks adjoining the property by keeping the sidewalks in a clean and sanitary condition which includes mowing, edging grass and weeds, both between the sidewalk joints and alongside the edge of pavement, removal of all obstructions including silt and mud.)

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

- N. [Case No 22-4260](#) (JA) SATTILA GOLTS, 8292 TRIONFO AVE
Chapter 42-22A North Port City Code
(Grass and/or weeds on this property are in excess of twelve (12) inches in height, and is in violation of City Code.)
Section 42-24(a)(2)(b) North Port City Code
(Maintain the sidewalks adjoining the property by keeping the sidewalks in a clean and sanitary condition which includes mowing, edging grass and weeds, both between the sidewalk joints and alongside the edge of pavement, removal of all obstructions including silt and mud.)

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

- O. [Case No 22-4273](#) (JA) BIG JIM V LLC, 3080 W PRICE BLVD
Chapter 105.1, Florida Building Code
(No permit on file for illegal underbrush with heavy equipment on this property. No environmental inspections were performed prior to clearing.)

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

- P. [Case No 22-4329](#) (JA) EDWARD BEKKERMAN, 6821 MARIUS RD
Section 105.4.1.1, Florida Building Code
(Permit 20-9436 for INT-COMPLETE SYSTEM CHANGE OUT is expired. Please contact North Port Building and Permitting Department 941-429-7044 option 3.)

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

- Q. [Case No 22-4568](#) (HLB) BICH THAO VO, 1425 SARETA TER
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 day is Friday, violation observed Tuesday 8/30/22.)

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

(Accumulation of debris in the City Right-of-way, and going into the road consisting of trash, and trash bags.)

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

R. [Case No
22-4575](#)

(JAG) DANNY & GLADYS PHILLIPS, 4181 IRDELL TER

Chapter 105.1, Florida Building Code

(No permits on file for the shed, gazebo, and concrete footers for the gazebo in the rear yard of this property.)

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

S. [Case No
22-4601](#)

(JA) MAX R FRANCOIS, 6158 PAN AMERICAN BLVD

Chapter 70-56, North Port City Code

(Numbers affixed to residence are not visible / or are the same color as the home. Please affix numbers to residence, or paint numbers a contrasting color, or place on a contrasting Background.)

Section 105.4.1.1, Florida Building Code

(Expired permit 19-6800 on file. Please contact North Port Building and Permitting department, 941-429-7044 option 3.)

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

T. [Case No
22-4682](#)

(JA) ARVM 5 LLC, 5945 SPEARMAN CIR

Section 105.4.1.1, Florida Building Code

(Expired permit 21-10433 INT-COMPLETE SYSTEM CHANGE OUT)

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

U. [Case No
22-4701](#)

(JA) SHEMOT TEVET LLC, 8815 CHESEBRO AVE

Chapter 62-50, North Port City Code

(Solid waste containers improperly stored at the street outside the time frame permissible by City Code.)

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

V. [Case No
22-4703](#)

(JA) ZLATKO & VALENTINA DIMKOVSKI, 8505 SAN PABLO AVE

Section 105.4.1.1, Florida Building Code

(Expired permit 19-7808 on file for Int Complete System change out. Please contact North Port Building and Permitting department. 941-429-7044 option 3.)

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

W. [Case No
22-4877](#)

(JA) PEAK 9 PROPERTIES LLC, 14970 TAMIAMI TRL

Sec. 37-29(H)(3) Unified Land Development Code

(Various potholes throughout parking that that could potentially cause serious damage to vehicles.)

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

X. [Case No 22-4919](#)

(JAG) ARBOBELLA TREE SERVICE LLC, 3063 BRIARCLIFF AVE
Chapter 105.1, Florida Building Code
(No permit on file for the culvert pipe installed on this vacant lot.)
Sec. 59-16(f)(3), North Port City Code
(Trailer parked in City Right-of-way, in front of a vacant lot.)
Sec. 59-16(f)(4), North Port City Code
(Trailer parked in City Right-of-way, in front of a vacant lot)
Sec. 59-16(c), North Port City Code
(Bobcat parked on vacant lot with no principal structure.)

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

Y. [Case No 22-4924](#)

(HLB) SOUTH BY NORTH INVESTMENTS LLC, 5668 THYER ST
Section 45-5A, ULDC
(No permit on file for land clearing)

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

Z. [Case No 22-4969](#)

(JAG) MATTHEW R HELM, CHRISTIANA M RAMBO, 3174 PHINEAS AVE
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.

AA. [Case No 22-4994](#)

(JAG) MARTA MORAR & ALEXANDRU NASTASE, 1709 NAMATKA AVE
Sec. 59-16(f)(4), North Port City Code
(Black semitruck being parked in City Right-of-way, in front of vacant lot to the left of residence.)
Sec. 59-16(f)(3), North Port City Code
(Black Semi truck parked in front of vacant lot, to the left of residence.)

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

AB. [Case No 22-5106](#)

(JA) PP&P CONSULTING SERVICES INC, 6200 LANDOVER TER
Chapter 105.1, Florida Building Code
(Extensive roof damage from storm. Reroof/Residential permit required.)

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

AC. [Case No 22-5261](#)

(JAG) MANUEL MARRERO, ALEIDA MARCANE ALVAREZ, KARINA MARRERO MARCANE, 2844 ALHAVEN TER
Section 105.4.1.1, Florida Building Code
(Three expired permits on this property, 19-2368, 18-101000, and 18-6707. Please contact North Port Building and Permitting department.)

941-429-7044 option 3.)

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

AD. [Case No 22-5290](#)

(JAG) MARK & SAMANTHA EISENHAUER, 1759 N LAVINA ST
Chapter 105.1, Florida Building Code
(No permit on file for hot water heater change out.)

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

AE. [Case No 22-5321](#)

(HLB) JOSEPH & JOANNE CIARLA (E LIFE EST), 2552 ATWATER DR
Sec. 66-62(c) Unified Land Development Code
(Two (2) storage pods being stored in City Right-of-way, and must be removed and placed onto property.)

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

AF. [Case No 22-5358](#)

(JA) HOLIDAY BUILDERS INC, 1088 N LIPSCOMB ST
Section 45-5A Unified Land Development Code
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

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

AG. [Case No 22-5454](#)

(JA) VADIM OLIMPIYUK, ANGELINA SERGEYEVNA OLIMPIYUK, 2563 MCTAGUE ST
Chapter 105.1, Florida Building Code
(No permit on file for shed located on property.)

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

AH. [Case No 22-5468](#)

(JAG) OLENA YUROVA & FEDIR YUROV, 3609 ALFRED RD
Sec. 1-19, Unified Land Development Code
(No permit on file for fence on left side of property.)
Chapter 105.1, Florida Building Code
(No permit on file for gazebo in rear yard.)

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

AI. [Case No 22-5545](#)

(JA) AUSTIN R HAIRE, 5513 SAGO PALM RD
Section 45-5A Unified Land Development Code
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

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

7. CONTINUED CASES**A. [Case No 22-2138](#)**

(JA) FKH SFR Propco H LP, 2816 Industry Ave
Sec. 1-19, Unified Land Development Code
(No permit on file for fence installed on property.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions and with no changes, she had contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2138 2816 Industry Avenue to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit on file for fence installed on property and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on February 21, 2023.

B. [Case No 22-2179](#)

(JAG) Christina & Martin Poschner Jr, 1183 Wise Dr
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed is undetermined, submitted photos into evidence, and the violation being under new Tree Ordinance.

Jennifer Hensley, representing the property owner, being duly sworn, spoke to reason for continuance and no settlement reached at this time.

Sarah Specter, Liebetreu, Roetzel and Andress LLC representing Holiday Builders, being duly sworn, spoke to a subcontractor clearing the lot, and accepting responsibility.

Based on evidence presented, Hearing Officer Toale imposed a fine of \$15,000 for violation of Section 45-5A, Unified Land Development Code (ULDC) for no permit on file for land clearing.

C. [Case No 22-2332](#)

(JA) Aleksandr & Larisa Y Khoroshenko, 3713 Basket St
Sec. 59-16(c)(2), North Port City Code
(Number of vehicles on lot exceeds what is permissible by City Code.)
Section 105.4.1.1, Florida Building Code
(Demo permit 21-2970 is expired. Please contact Permitting department to reactivate permit. 941-429-7044 option 3.)
Sec. 59-16(c), North Port City Code
(Parking vehicles on a lot with no permanent structure with certificate of occupancy)

Ms. Hale swore in Andrew Khoroshenko as son and translator for Aleksandr Khoroshenko.

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, this being a repeat violation, she had contact with the property owner, and submitted photos into evidence.

Mr. Applegate, being duly sworn, spoke to demolition permits and meeting with the property owner.

Property Owner Aleksandr Khoroshenko, being duly sworn, spoke to securing the property and the violation.

Mr. Applegate read notes into the record regarding a meeting he had with Mr. Khoroshenko and spoke to ensuring the property would stay in compliance, property's current status, and the violations.

Mr. Khoroshenko spoke to the parked vehicle being in compliance, the demolition violation, storm damage, and vehicles in driveway.

Mr. Applegate spoke to removing vehicles from property and repeat violations.

Mr. Raducci spoke to inspecting the property tomorrow morning.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2332 3713 Basket Street to be in compliance with Section 59-16(c)(2), North Port City Code with further violations to be treated as repeat violations.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-2332 3713 Basket Street to the February 23, Code Enforcement Hearing.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2332 3713 Basket Street to be in compliance with Section 59-16(c), North Port City Code with no further action required.

D. [Case No 22-2424](#)

(HLB) Deivys Silva Diaz, 8406 Aero Ave

Chapter 105.1, Florida Building Code

(Structure built in backyard with no permit, as well as a screen room on left side of home with no permit.)

Sec. 1-19, Unified Land Development Code

(Fence being installed on property with no permit)

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. 22-2424 8406 Aero Avenue to be in violation of Chapter 105.1, Florida Building Code for structure built in backyard with no permit and a screen room on left side of home with no permit and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2424 8406 Aero Avenue to be in compliance with Section 1-19, Unified Land Development Code (ULDC) with no further action required.

E. [Case No 22-2556](#)

(HLB) Luba Prokosa, 6093 Fabian Rd

Chapter 105.1, Florida Building Code

(Above ground pool in rear of property, as well as shed, and pergola with no permit on file for any of them)

Section 42-24(a)(2)(b) North Port City Code

(Three (3) New Palm trees planted in City Right-of-way of which cannot be there)

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.

Arlene Bair, daughter of property owner, being duly sworn, spoke to grandfathering the pool, palms in right-of-way, removing palm trees and planting in their place.

Mr. Burton spoke to requirements for an above-ground pool and there being no evidence of when pool was installed.

Mr. Applegate, being duly sworn, spoke to no pre-existing non-conforming use relating to the pool.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2556 6093 Fabian Road to be in violation of Chapter 105.1, Florida Building Code for an above ground pool in rear of property, shed, and pergola with no permits and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on May 7, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2556 6093 Fabian Road to be in violation of Section 42-24(a)(2)(b), North Port City Code for three new palm trees planted in City right-of-way and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on May 7, 2023.

Recess was taken from 12:51 p.m. to 1:55 p.m.

- F. [Case No 22-2786](#) (HLB) SKS Investment Properties LLC, 6511 Spring Haven Dr
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing.)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-2786 6511 Spring Haven Drive to the February 23, 2023, Code Enforcement Hearing.

8. 1ST HEARING CASES

- A. [Case No 22-1875](#) (JAG) Dominick Fiorello, 2154 Azure Rd
Section 105.4.1.1, Florida Building Code
(Expired Single Family Residence Permit)

Inspector Guilbault, 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. 22-1875 2154 Azure Road to be in violation of Section 105.4.1.1, Florida Building Code for expired Single Family Residence Permit and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

- B. [Case No 22-2704](#) (HLB) Scott Wayne Parsons, 1489 Grenard Cir
Sec. 59-16(c), North Port City Code
(Parking and storing RV trailer on vacant lot with no principal structure)
Chapter 105.1, Florida Building Code
(Permit required for underbrush removal to vacant lot site)

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. 22-2704 1489 Grenard Circle to be in violation of Section 59-16(c), North Port City Code for parking and storing RV trailer on vacant lot with no principal structure and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023

Based on evidence presented, Hearing Officer Toale found Case No. 22-2704 1489 Grenard Circle to be in violation of Chapter 105.1, Florida Building Code for no permit for underbrush removal on property and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

C. [Case No 22-2754](#)

(HLB) FELIX O CRUZ & MARIA RIVERA, 7314 LARGELEAF ST
Sec. 59-16(c), North Port City Code

(RV and Trailer parked on property with no principal structure.)

Section 53-240(A)(3) Unified Land Development Code

(Accessory structure with no principal structure on vacant lot. Structure built of wood and metal siding.)

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

(Accumulation of debris within campsite consisting of tents, canopy, miscellaneous household items, as well as trash in a pile.)

Sec. 46-148 City of North Port Code

(Camping prohibited)

Mr. Toale spoke to a prior Public Comment submission of Maria Rivera.

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. 22-2754 7314 Largeleaf Street to be in violation of Section 59-16(c), North Port City Code for RV and Trailer parked on property with no principal structure and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2754 7314 Largeleaf Street to be in violation of Section 53-240(A)(3), Unified Land Development Code (ULDC) for accessory structure with no principal structure on vacant lot and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2754 7314 Largeleaf Street to be in violation of Chapter 42-23, North Port City Code for accumulation of debris within campsite consisting of tents, canopy, miscellaneous household items, and a pile of trash and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2754 7314 Largeleaf Street to be in violation of Section 46-148, North Port City Code for camping prohibited on site and imposed a fine of \$1,000 a day with a maximum of \$1,000 to commence on February 21, 2023.

- D. [Case No 22-2854](#) (HLB) ION PROPERTIES INC, 7556 HAMPSHIRE CIR
Section 105.4.1.1, Florida Building Code
(Expired permit 05-10773 for Single Family Residential. Please contact Building and Permitting department 941-429-7044 option 3.)

Inspector Burton, 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. 22-2854 7556 Hampshire Circle to be in violation of Section 105.4.1.1, Florida Building Code for expired permit for Single Family Residential and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.
- E. [Case No 22-3167](#) (HLB) ILEANA SMARANDACHE, 8795 CRISTOBAL AVE
Chapter 105.1, Florida Building Code
(No permit on file for the Rock driveway with pipe installed in the City Right-of-way)

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 found Case No. 22-3167 8795 Cristobal Avenue to be in violation of Chapter 105.1, Florida Building Code for no permit on file for the rock driveway with pipe installed in the City right-of-way and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.
- F. [Case No 22-3232](#) (HLB) RHONDA CHARLES BROADWAY, 2620 SHEILA LN
Chapter 42-23, North Port City Code
(Accumulation of debris on vacant lot to the right of residence consisting of chairs, wood, and other miscellaneous items)
Sec. 59-16(c), North Port City Code
(Boat and trailer parked on vacant lot to the right of residence)

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 found Case No. 22-3232 2620 Sheila Lane to be in violation of Chapter 42-23, North Port City Code for accumulation of debris on vacant lot to the right of residence and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-3232 2620 Sheila Lane to be in compliance with Section 59-16(c), North Port City Code with no further action required.
- G. [Case No 22-4065](#) (HLB) CHRISTOPHER ROLAND BARBER PMA, 7610 COTTAGEMAID ST
Chapter 42-23, North Port City Code
(Accumulation of debris on vacant lot consisting of miscellaneous household items and building materials on vacant lot)
Sec. 59-16(c), North Port City Code

(Parking & Storing Vehicles: One vehicles and RV trailer being parked/stored on vacant lot with no principal structure)

Chapter 105.1, Florida Building Code

(Permit Required: Two (2) sheds located on vacant lot with no permit on file)

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

(Living/Camping in Vehicles: RV parked on vacant lot appears to be inhabited)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, this is a repeat violation, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4065 7610 Cottagemaid Street, to be in compliance with Chapter 42-23, North Port City Code with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4065 7610 Cottagemaid Street, to be in compliance with Section 59-16(c), North Port City Code with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4065 7610 Cottagemaid Street, to be in violation of Chapter 105.1, Florida Building Code for two sheds located on vacant lot with no permit on file and imposed a fine of \$250 a day with a maximum of \$25,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4065 7610 Cottagemaid Street, to be in violation of Section 59-16(h), North Port City Code for living/camping in vehicles, and RV parked on vacant lot appears inhabited and imposed a fine of \$250 a day with a maximum of \$25,000 to commence on February 21, 2023.

H. [Case No 22-4128](#)

(HLB) DUANE C WILSON (CO-TTEE) MARTHA M WILSON (CO-TTEE)
(WILSON FAMILY TRUST 1/31/07), 2870 PRETZEL LN

Sec. 1-19, Unified Land Development Code

(Two (2) sections of chain link fence in front of property near property line on undeveloped lot)

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. 22-4128 2870 Pretzel Lane to be in violation of Section 1-19, Unified Land Development Code (ULDC) for two sections of chain link fence in front of property near property line on undeveloped lot and imposed a fine of \$10 a day with a maximum of \$2,000 to commence on February 21, 2023.

I. [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)

Case No. 22-4178 was heard with Case No. 22-4179.

Inspector Ardinger, being duly sworn, noted the properties were inspected on multiple occasions, she had contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4178 7960 Sydney Avenue to be in violation of Section 104.5, Florida Building Code for front and back of property open and unsecured; roof wide open and pieces falling down and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on March 18, 2023.

J. [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.)

Case No. 22-4179 was heard with Case No. 22-4178.

Inspector Ardinger, being duly sworn, noted the properties were inspected on multiple occasions, she had contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4179 7960 Sydney Avenue, to be in violation of Section 42-72, North Port City Code for abandoned property required to be registered by City of North Port and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on March 18, 2023.

K. [Case No 22-4276](#)

(JA) RICHARD GRAVES TTEE (RICHARD WILLIAM GRAVES FAMILY TR DTD 10/16/01), 5848 SPEARMAN CIR
Sec. 1-19, Unified Land Development Code
(No permit for fencing on property.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 22-4276 5848 Spearman Circle to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit for fencing on property and imposed a fine of \$10 a day with a maximum of \$2,000 to commence on February 21, 2023.

L. [Case No 22-4297](#)

(DG) GEORGE COHN, NOELEEN PATRICIA ASTA, 3892 DUAR TER
Chapter 105.1, Florida Building Code
(Permit required for three (3) heritage oak trees taken down on property.)

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

Property Owner George Cohn, being duly sworn, spoke to trees infested with termites, thought the contractor was in contact with City, and one tree cut previous to their ownership.

Property Owner Noeleen Cohn, being duly sworn, spoke to the house being infected with termites.

Mr. Raducci, being duly sworn, spoke to City Arborist visiting the site.

Mr. Guilbault, being duly sworn, noted a \$15,000 cap on fine and no tree permit pulled for tree removal.

Mr. Raducci noted heritage trees have no cap and needing confirmation that trees were termite infested.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-4297 3892 Duar Terrace to the February 23, 2023, Code Enforcement Hearing.

M. [Case No 22-4331](#)

(HLB) FREDERICK & MILAGROS DREANY, 4064 SUBURBAN LN
Chapter 105.1, Florida Building Code
(No permit on file for hot water heater change out.)

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. 22-4331 4064 Suburban Lane to be in violation of Chapter 105.1, Florida Building Code for no permit on file for hot water heater change-out and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on February 21, 2023.

N. [Case No 22-4480](#)

(JA) MICHAEL D SCHILLER, 5950 SPEARMAN CIR
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of loose trash, tires, wood, metal, plastic, parts, and other miscellaneous household items that are scattered about property, in front, side and rear of property. Tarps on roof top beginning to tear and fray, must be replaced only temporary. A new roof permit is needed)
Chapter 105.1, Florida Building Code
(Makeshift metal and wood shed on property with no permit.)
Section 4501.17, Florida Building Code
(Inground pool must be secured, screens are off enclosure, and water needs to be kept clean and clear of vermin and vectors.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, no attempt to clean up property, and submitted photos into evidence.

Mr. Raducci, being duly sworn, spoke to bulk debris pickup by City.

Property Owner Michael Schiller, being duly sworn, spoke to debris on property and requested a continuance.

Ms. Ardinger noted additional permits needed.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4480 5950 Spearman Circle to be in violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash, tires, wood, metal, plastic, parts, and miscellaneous items scattered in front, side and rear of property and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4480 5950 Spearman Circle to be in violation of Chapter 105.1, Florida Building Code for a makeshift metal and wood shed on property with no permit and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4480 5950 Spearman Circle to be in violation of Section 4501.17, Florida Building Code for in-ground pool unsecured, screens are off enclosure, water needs to be kept clean and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on February 21, 2023.

O. [Case No 22-4566](#)

(HLB) MILLARD W EHEART, 4047 SUBURBAN LN
Sec. 59-16(f)(4), North Port City Code
(RV camper parked in City Right-of-way, in front of residence)

Mr. Toale spoke to procedures to represent a property owner and allowed Ms. Segal to speak.

Andrea Segal, being duly sworn, spoke to neighbor's violation and requested time to come into compliance.

Inspector Burton, 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.

Ms. Segal requested how to comply with City Code.

Mr. Burton spoke to up-righting the RV.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4566 4047 Suburban Lane, to be in violation of Section 59-16(f)(4), North Port City Code for RV camper parked in City right-of-way, in front of residence and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 20, 2023.

P. [Case No 22-4585](#)

(JAG) FERNANDO A FROMETA III, 2398 REDSTONE AVE
Chapter 42-23, North Port City Code

(Accumulation of debris throughout the property consisting of shelving in rear yard, windows, bed topper for a truck, vehicle jack, tarps, lawn mowers, car tires, washer, dryer, pieces of wood, gas cans, oil pans, and other miscellaneous items.)

Sec. 59-16(f)(5), North Port City Code

(White dodge truck being stored in the City Right-of-way, with grass and weeds growing around it.)

Chapter 62-50, North Port City Code

(Solid waste containers improperly stored in front of the garage. Must be stored behind the front plane of the home.)

Inspector Guilbault, 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 Office Toale found Case No. 22-4585 2398 Redstone Avenue to be in violation of Chapter 42-23, North Port City Code for accumulation of debris throughout the property and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Office Toale found Case No. 22-4585 2398 Redstone Avenue to be in compliance with Section 59-16(f)(5), North Port City Code with no further action required.

Based on evidence presented, Hearing Office Toale found Case No. 22-4585 2398 Redstone Avenue to be in compliance with Chapter 62-50, North Port City Code with no further action required.

Q. [Case No 22-4683](#)

(JA) RAYMOND & CHRISTINE ROYAL, 5900 SPEARMAN CIR
Chapter 42-23, North Port City Code

(Accumulation of debris consisting of loose trash and miscellaneous household items. In addition there are vehicle tires, pipes and wood in front of home, and some items on right side of driveway.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4683 5900 Spearman Circle to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

R. [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.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4778 8030 Cristobal Avenue to be in violation of Section 105.4.1.1, Florida Building Code for an expired permit for residential, an expired permit for electric service change-out, and an expired permit for electric work and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4778 8030 Cristobal Avenue to be in violation of Chapter 70-56, North Port City Code for no visible assigned numbers affixed to residence and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

S. [Case No 22-4879](#)

(HLB) COREY MITCHELL REEDER, MARISSA AN REEDER, 3341 TONKIN DR

Chapter 105.1, Florida Building Code

(No Permit on file for work being done on doors in front of home and appears they are closing in what used to be two French doors there is no permit.)

Inspector Burton, being duly sworn, noted the property was inspected on multiple

occasions, he had contact with the property owner, and submitted one photo into evidence.

Property Owner Marissa Mitchell, being duly sworn, requested a continuance and noted is waiting for a re-inspection.

Based on evidence received, Hearing Officer Toale found Case No. 22-4879 3341 Tonkin Drive to be in violation of Chapter 105.1, Florida Building Code for no permit on file for work being done on doors in front of home and closing-in what used to be two French doors without a permit and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on May 7, 2023.

T. [Case No 22-4882](#)

(HLB) OSVALDO FLORES, 1903 BUSHNELL AVE

Chapter 105.1, Florida Building Code

(No permit on file for Gazebo in backyard. In addition there is no permit on file for underbrush done on left side of property.)

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

Property Owner Oswaldo Flores, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale found Case No. 22-4882 1903 Bushnell Avenue to be in violation of Chapter 105.1, Florida Building Code for no permit on file for gazebo in backyard, no permit on file for cutting underbrush on left side of property and imposed a fine of \$25 a day with a maximum of \$5,000 to commence on May 7, 2023.

U. [Case No 22-4888](#)

(JAG) ARBOBELLA TREE SERVICE LLC, 3063 BRIARCLIFF AVE

Section 45-5A, Unified Land Development Code

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

Inspector Guilbault being duly sworn, noted the property was inspected on multiple occasions, and submitted photos into evidence.

Property Owner Flora Fabre, being duly sworn, spoke to property cleared by previous owner and purchasing property in 2022.

Ms. Coughlin, being duly sworn, noted clearing performed under the old Tree Ordinance and no statute of limitations regarding tree removal.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-4888 3063 Briarcliff Avenue to the February 23, 2023, Code Enforcement Hearing.

V. [Case No 22-4902](#)

(JAG) FKH SFR PROPCO K LP, 3773 EAGLE PASS ST

Chapter 105.1, Florida Building Code

(Permit Required for Complete A/C and condenser change out, and Permit Required for Water heater replacement as well.)

Inspector Guilbault, 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. 22-4902 3773

Eagle Pass Street to be in violation of Chapter 105.1, Florida Building Code for no permit for A/C and condenser change-out, and no permit for water heater replacement and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

W. [Case No 22-5094](#)

(HLB) KEVIN SCHENCK, 2857 BIGNAY RD

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

(***** REPEAT VIOLATION ***** Prior Case 22-426 - 59-16(c) Parking & Storing Vehicles RV parked on vacant lot. ***** REPEAT VIOLATION *****)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, this is a repeat violation, he had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5094 2857 Bignay Road to be a repeat violation of Section 59-16(c), North Port City Code for parking and storing vehicles, RV parked on vacant lot and imposed a fine of \$500 a day with a maximum of \$25,000 to commence on February 21, 2023.

X. [Case No 22-5095](#)

(HLB) KEVIN SCHENCK, 2857 BIGNAY RD

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

(Accumulation of debris consisting of loose trash, household items, and camping items/materials. Items on this property must be removed returning property back to its natural state. Someone has set up a tent and living on your vacant lot; If this is not anyone you gave permission to please contact North Port PD for help with trespassing. North Port Police Department Non-Emergency phone (941) 429-7300)

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. 22-5095 2857 Bignay Road to be in violation of Chapter 42-23, North Port City Code for accumulation of debris consisting of loose trash, household items, and camping items/materials and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

Y. [Case No 22-5108](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2126 BRENT CIR

Section 45-5A, Unified Land Development Code

(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5108 2126 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

Z. [Case No 22-5109](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2132 BRENT CIR

Section 45-5A, Unified Land Development Code

(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5109

2132 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

- AA.** [Case No 22-5110](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 2138 BRENT CIR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5110 2138 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

- AB.** [Code No 22-5111](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 2144 BRENT CIR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5111 2144 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

- AC.** [Case No 22-5112](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 2150 BRENT CIR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5112 2150 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

- AD.** [Case No 22-5113](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 6571 SPRING HAVEN DR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5113 6571 Spring Haven Drive to the February 23, 2023, Code Enforcement Hearing.

- AE.** [Case No 22-5115](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 6601 SPRING HAVEN DR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5115 6601 Spring Haven Drive to the February 23, 2023, Code Enforcement Hearing.

- AF.** [Case No 22-5116](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 2075 VESTRIDGE ST
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5116 2126 2075 Vestridge Street to the February 23, 2023, Code Enforcement Hearing.

AG. [Case No 22-5117](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2115 VESTRIDGE ST
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5117 2115 Vestridge Street to the February 23, 2023, Code Enforcement Hearing.

AH. [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.)

Inspector Ardinger, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5121 8646 La Boca Avenue to the February 23, 2023, Code Enforcement Hearing.

AI. [Case No 22-5123](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2159 BRENT CIR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5123 2159 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

AJ. [Case No 22-5124](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2195 VESTRIDGE ST
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5124 2195 Vestridge Street to the February 23, 2023, Code Enforcement Hearing.

AK. [Case No 22-5125](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2155 VESTRIDGE ST
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5125 2155 Vestridge Street to the February 23, 2023, Code Enforcement Hearing.

AL. [Case No 22-5126](#)

(HLB) SKS INVESTMENT PROPERTIES LLC, 2109 BRENT CIR
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5126 2109 Brent Circle to the February 23, 2023, Code Enforcement Hearing.

AM. [Case No 22-5127](#) (HLB) SKS INVESTMENT PROPERTIES LLC, 2154 VESTRIDGE ST
Section 45-5A, Unified Land Development Code
(No permit on file for land clearing)

Inspector Burton, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5127 2154 Vestridge Street to the February 23, 2023 Code Enforcement Hearing.

AN. [Case No 22-5150](#) (JA) PP&P CONSULTING SERVICES INC, 6210 LANDOVER TER B
Chapter 105.1, Florida Building Code
(Extensive roof damage from storm. Building and/or reroof permit required.)

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, she had no contact with the property owner, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5150 6210 Landover Terrace to be in violation of Chapter 105.1, Florida Building Code for no permit to fix extensive roof damage from storm building and/or re-roof and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on February 21, 2023.

AO. [Case No 22-5153](#) (JAG) VOLODYMYR BARDONOV, 1645 RADA LN
Section 45-5A Unified Land Development Code
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed is undetermined, and submitted photos into evidence.

Volodymyr Bardonov, wife of property owner, being duly sworn, spoke to obtaining a permit.

Gibran Khan, Contractor for Mr. Bardonov, being duly sworn, spoke to agreeing with the violation, no intent to clear cut, and estimated 58 trees removed.

Mr. Guilbault requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5153 1645 Rada Lane to the February 23, 2023, Code Enforcement Hearing.

AP. [Case No 22-5182](#) (HLB) RAYMOND WILFRED GILBERT, JESSICA LEE ANN GILBERT, 5309 CHAPLIN TER
Section 45-5A Unified Land Development Code
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

Ms. Coughlin, being duly sworn, spoke to Public Comment Speakers taking the oath.

An individual, claiming sovereignty, declined to provide a name.

Hearing Officer Toale spoke to public speakers required to state their name and requested she sit down.

The Sovereign Citizen continued to speak until being removed from the meeting.

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed is undetermined, and submitted photos into evidence.

Property Owner Raymond Gilbert, being duly sworn, spoke to the violation, submitted photos and email from City Arborist into evidence, removal of trees after storm, and date of tree removal.

Mr. Burton requested the email be read into record.

Mr. Gilbert read emails between the property owner and City Arborist into the record.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-5182 5309 Chaplin Terrace for Section 45-5A Unified Land Development Code (ULDC) for no permit on file for cutting trees with no further action required.

AQ. [Case No 22-5203](#)

(HLB) ASAD ALI CHAUDHRY, 4137 FERNWAY DR

Section 45-5A Unified Land Development Code

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

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, the total number of trees removed was five, and submitted photos into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5203 4137 Fernway Drive to be in violation of Section 45-5A, Unified Land Development Code (ULDC) for removal of trees and imposed a fine of \$1,500.

AR. [Case No 22-5214](#)

(JA) ROSEMARY GARCIA, 2559 CRITTENDON ST

Section 45-5A Unified Land Development Code

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

Inspector Ardinger, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed was five, and City Arborist determined diameter of stumps.

Property Owner Rosemary Garcia, being duly sworn, agreed with fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5214 2559 Crittendon Street to be in violation of Section 45-5A Unified Land Development Code (ULDC) for clearing lot of trees without a permit and imposed a fine of \$1,350.

AS. [Case No 22-5257](#)

(JAG) CHARLES & JULIA MCMULLEN, 2481 MCMINN ST

Section 45-5A Unified Land Development Code

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

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple

occasions, the number of trees removed is unknown, submitted photos into evidence, no permit on file, and no mitigation for wildlife.

Property Owner Charles McMullan, being duly sworn, spoke to waiting for contractors and estimated four trees being removed.

Mr. Applegate, being duly sworn, spoke to the permit process.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5257 2481 McMinn Street to be in violation of Section 45-5A Unified Land Development Code (ULDC) for no permit on file for tree removal and imposed a fine of \$16,000.

AT. [Case No 22-5276](#)

(JA) COREY B LEACH, 8206 DOLOMITE AVE

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

(Vehicles in disrepair in driveway need to be repaired or covered with a non transparent tarp.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 22-5276 8206 Dolomite Avenue to be in violation of Section 59-16(d), North Port City Code for vehicles in disrepair in driveway and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

AU. [Case No 22-5291](#)

(HLB) KID KELLY BOXING & FITNESS INC C/O ARACELIS COLOME, 2876 N YORKSHIRE ST

Section 45-5A Unified Land Development Code

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

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed is undetermined, and submitted photos into evidence.

Property Owner Aracelis Colome, being duly sworn, requested her husband speak in her behalf.

Kelly Colome, Director of Operations for Kid Kelly Boxing and Fitness, being duly sworn, spoke to property being zoned commercial, property mostly cleared, trees downed by storm, future building construction, and remaining tree stumps.

Mr. Raducci, being duly sworn, spoke to commercial development requirements,

Mr. Colome spoke to few trees being removed and remaining trees located in back of property.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5291 2876 North Yorkshire Street to the February 23, 2023, Code Enforcement Hearing based on the property owner and the City working to determine a fine.

AV. [Case No 22-5292](#)

(HLB) LUIS THOMAS, 4048 SNOWDROP ST

Section 45-5A Unified Land Development Code

(Attend the required Code Enforcement Hearing to states facts concerning

this violation.)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions, the number of trees removed is unknown, and submitted photos into evidence.

Mr. Applegate, being duly sworn, spoke to mitigating fines and fees.

Property Owner Luis Tomas, being duly sworn, spoke to history of property and reactivating his permit.

Based on evidence presented, Hearing Officer Toale dismissed Case No. 22-5292 4048 Snowdrop Street for violations of Section 45-5A Unified Land Development Code (ULDC) for removal of trees without a permit, with no further action required.

AW. [Case No 22-5310](#)

(JA) JAMES PATTEN, JAMES CHRISTOPHER GEARHART, 7811 TAPLIN AVE

Chapter 42-23, North Port City Code

(Accumulation of debris throughout the property that should be brought down to the curb side or stored, consisting of totes, tarped items, lawn mower, shelves, metal, chairs, wood, furniture, hoses, and other miscellaneous items throughout the property.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 22-5310 7811 Taplin Avenue to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

AX. [Case No 22-5319](#)

(JAG) ART KRELL, 3522 CINCINNATI ST

Chapter 42-23, North Port City Code

(Accumulation of debris throughout property consisting of Plastic bags, PVC piping, pieces of trash, buckets, bins, and multiple other miscellaneous items.)

Inspector Guilbault, 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. 22-5319 3522 Cincinnati Street to be in violation of Section 66-62(c), Unified Land Development Code (ULDC) for two storage pods being stored in City right-of-way and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on February 21, 2023.

AY. [Case No 22-5384](#)

(JA) GRZEGORZ & AGNIESZKA BRYNDAL, 6289 SAN SALVADOR RD

Sec. 58-7(B) Unified Land Development Code

(Unpermitted underbrush clearing done, with machinery on lot that requires and archeological assessment)

Chapter 105.1, Florida Building Code

(No permit on file for underbrush clear done with machinery)

Inspector Ardinger, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-5384 6289 San Salvador Road to the February 28, 2023, Code Enforcement Hearing.

AZ. [Case No 22-5519](#)

(JAG) NICHOLAS & TARRA ANN ADAIR, 2334 W PRICE BLVD
Sec. 1-19, Unified Land Development Code
(No permit on file for Six (6) foot wooden fence located on the property.)

Inspector Guilbault, being duly sworn, noted the property was inspected on multiple occasions and he had contact with the property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 22-5519 2334 West Price Boulevard to be in violation of Section 1-19, Unified Land Development Code (ULDC) for no permit on file for six-foot wooden fence located on the property and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on April 12, 2023.

9. 2ND HEARING CASES

A. [Case No 22-1484](#)

(JAG) Abundant Life, 5716 N Salford Blvd
Section 53-240(A)(3) Unified Land Development Code
(Accessory structures on a vacant lot which does not have a principal structure.)
Section 105.4.1.1, Florida Building Code
(Expired permit on file- permit 19-2346. Please contact Building and Permitting. 941-429-7044 option 3)
Chapter 42-23, North Port City Code
(Accumulation of debris consisting of wood, metal, pvc, tools, construction materials, and another household items/materials on property.)
Chapter 70-21, North Port City Code
(Driving through City Right-of-way onto vacant lot causing damage.)
Sec. 59-16(c), North Port City Code
(Commercial mulching trailer, bobcat, which are prohibited on a vacant lot with no principal structure.)

Inspector Guilbault, being duly sworn, noted no changes to the property and permit was renewed for the culvert pipe.

Dmitry Dimov, representing Abundant Life, being duly sworn, spoke to machinery being removed and submitted photos into evidence.

Mr. Kiddy, being duly sworn, spoke to fish hatchery reapplication, culvert permit, equipment restrictions, and violations being in compliance.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1484 5716 North Salford Boulevard to be in compliance with Section 105.4.1.1, Florida Building Code with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1484 5716 North Salford Boulevard to be in compliance with Section 53-240(A)(3) Unified Land Development Code (ULDC) with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1484 5716 North Salford Boulevard to be in compliance with Chapter 42-23, North Port City

Code with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1484 5716 North Salford Boulevard to be in compliance with Chapter 70-21, North Port City Code with no further action required.

Based on evidence presented, Hearing Officer Toale found Case No. 22-1484 5716 North Salford Boulevard to be in compliance with Sec. 59-16(c), North Port City Code with no further action required.

B. [Case No 22-2213](#)

(JAG) Kathleen M & Fred B McCloe, 1027 Petronia St
Section 105.4.1.1, Florida Building Code
(Permit 13-4152 for residential additions and Permit 18-5355 for remove/replace roof has expired)

Inspector Burton, being duly sworn, noted the property was inspected on multiple occasions and there are no changes in violation.

Property Owner Fred McCloe, being duly sworn, spoke to roofing company delay and pool enclosure inspection, waiting on insurance, and requested a deferral.

Mr. Kiddy, being duly sworn, spoke to reactivating permits.

Mr. Applegate, being duly sworn, spoke to inspection criteria, and a courtesy inspection..

Based on evidence presented, Hearing Officer Toale continued Case No. 22-2213 1027 Petronia Street to the February 23, 2023, Code Enforcement Hearing.

C. [Case No 22-2251](#)

(JAG) Home SFR Borrower LLC, 4204 Ozark Ave
Chapter 105.1, Florida Building Code
(No permit on file for a Re-Roof being done on this property)

Inspector Guilbault, being duly sworn, noted the permit remains in submitted status.

Kristin Stapleton, Authorized Representative of Home SFR Borrower LLC, being duly sworn, spoke to date permit was pulled, engineering letter, and backup of permits.

Mr. Guilbault spoke to contractor renewing business license.

Based on evidence presented, Hearing Officer Toale continued Case No. 22-2251 4204 Ozark Avenue to the February 23, 2023, Code Enforcement Hearing.

D. [Case No 22-2758](#)

(JAG) Michael G Campbell & Terry J Lutjens, 4873 Crabapple Ave
Chapter 70-56, North Port City Code
(No visible assigned numbers affixed to residence.)

Inspector Guilbault, being duly sworn, noted no change in the property and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2758 4873 Crabapple Avenue to be in violation of Chapter 70-56, North Port City Code for no visible assigned numbers affixed to residence and will sign the Order imposing the fine.

- E. [Case No 22-2876](#) (HLB) Jack Roush & Cathy McGuire, 6123 Fabian Rd Chapter 105.1, Florida Building Code (No permit on file for front door change out as well as pool heater change out.)

Inspector Burton, being duly sworn, noted no change in the property and requested the Order be signed imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 22-2876 6123 Fabian Road to be in violation of Chapter 105.1, Florida Building Code for no permit on file for front door change-out and pool heater change-out and will sign the Order imposing the fine.

10. GENERAL BUSINESS

- A. [23-0139](#) Case No. 22-072148 Trespass Appeal - Hooper and Reading - 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.

Aidyn Hooper, being duly sworn, apologized to entities involved, took responsibility of behavior and affirmed actions will not be repeated.

Ms. Coughlin, being duly sworn, requested to dismiss the case.

Based on evidence presented, Hearing Officer Toale dismissed the Trespass Warning No. 22-072148.

Michael Reading, father of Matthew Reading, and being duly sworn, spoke on behalf of son, his son being apologetic for actions and requested that his access to the Morgan Family Community Center be reinstated.

Ms. Coughlin, being duly sworn, requested to dismiss the case.

Based on evidence presented, Hearing Officer Toale dismissed the Trespass Warning No. 22-072148.

11. PUBLIC COMMENT

Andrea Seagull: RV camper parking.

Maksim Bublir: parking in front of vacant lot.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 3:53 p.m.

James E. Toale, Hearing Officer

Minutes were approved on the ____ day of _____, 2023.