



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, January 23, 2025

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

<https://www.northportfl.gov/Building-Planning/Code-Enforcement/Code-Enforcement-Hearing>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [25-1816](#) Approval of the October 24, 2024 Code Enforcement Hearing Minutes

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 24-2018](#) (JP) SAMUEL T SEPP; 8169 DOROTHY AVE
Chapter 70-56, North Port City Code Assigned numbers
(No visible assigned numbers affixed to residence)
- B. [Case No 24-3035](#) (NL) TRUST US INVESTMENTS LLC; 7955 JAYMAN RD
Section 105.4.1.1, Florida Building Code- Permit has expired
(SFR permit 22-1953 expired on 10-28-23)
- C. [Case No 24-3910](#) (GO) HILDA A QUINTANA-MOLINA, 6098 SAN SALVADOR RD
2012 International Property Maintenance Code Section 108.1.1 - Unsafe structures
(Construction site has broken out windows around the entire unfinished property, resulting in glass shards that are scattered throughout on the ground. Additionally, this construction site has not been boarded off allowing access to an unsafe construction site)

- D. [Case No 24-4031](#) (NL) DONALD & LINDA JOHNSTON, 8231 LOMBRA AVE
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired permit 22-3775 for land clearing (2 oak trees), expired on 3-30-23.)

7. CONTINUED CASES

- A. [Case No 24-1679](#) (LC) JOHN EDWARD SHCLARR; 1733 KADASHOW AVE
42-85 North Port City Code - Adoption of standards by reference.
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:
* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
(Abandoned construction site without window or door frames. The abandoned structure causes a possible hazardous for persons entering. There is also no retaining fences or posted warning signage)

8. 1ST HEARING CASES

- A. [Case No 24-3342](#) (GO) SB&G LIMITED HOLDINGS LLC, 4438 HARTSOOK AVE
Chapter 70-56, North Port City Code Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street
(No visible assigned numbers affixed to residence)
59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, oncall/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:
a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential
Lot Size Total Vehicles and/or Boats
10,999 square feet or smaller 6
11,000 to 20,999 square feet 8
21,000 to 30,999 square feet 9
31,000 to 40,999 square feet 10
41,000 to 50,999 square feet 11
51,000 square feet and larger 12
b. Boat and trailer parking. A boat on a trailer shall count as one item

towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows:

1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard.
2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

(Trailer parked on property and not on an improved surface)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of a trailer that is overflowing with trash and tree branches.)

- B.** [Case No
24-3396](#) (GO) ARTHUR FERREIRA ALVES, 3727 COQUINA AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris on this property consisting of a shelf, toys, containers, and other miscellaneous items. Additionally, the patio in the rear of the property is dilapidated and needs to be removed or repaired)
- C.** [Case No
24-3667](#) (JP) MARZAN CONSTRUCTIONS LLC, 3808 ALBATROS LN
International Property Maintenance Code 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited
(Grass and/or weeds on this property are excessive in height, and is in violation of City Code)
- D.** [Case No
24-3798](#) (LC) ESTERO DEVELOPMENT PARTNERS, 2487 FLAGAMI LN
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion
(No soil erosion in place which is allowing soil and sand to wash into the roadway.
)
Section 105.4.1.1, Florida Building Code- Permit has expired
(Permit number 21-10347 for a single family residence has expired)
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides
- (The property grounds are littered with construction materials and debris)
42-85 North Port City Code - Adoption of standards by reference.
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced

to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

(The plywood roof is uncovered, and is starting to weather and splinter.)

E. [Case No
24-3870](#)

(JP) PALLADIO DEVELOPMENT LLC, 4251 BILLINGHAM LN

Section 105.4.1.1, Florida Building Code- Permit has expired.

(Expired SFR Building Permit #22-9026, expired on 7-17-24.)

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides

(Overall unkempt appearance of this construction site- with debris scattered throughout. Debris is overflowing from dumpster, and blowing throughout the property and in to the City Right-of-way)

F. [Case No
24-3963](#)

(GO) NATALYA & NICK TUR, 5121 GAGHAGEN ST

59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, oncall/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:

a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows:

Residential

Lot Size Total Vehicles and/or Boats

10,999 square feet or smaller 6

11,000 to 20,999 square feet 8

21,000 to 30,999 square feet 9

31,000 to 40,999 square feet 10

41,000 to 50,999 square feet 11

51,000 square feet and larger 12

b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot.

c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows:

1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard.

2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house. (A Truck and Two (2) trailers parked/stored on unimproved surface in the front of this construction site. being stored on unimproved surface in front 2

trailers parked on unimproved surface in front of property. No dumpster on site Damaged silt fence)

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides

(There is no dumpster or other garbage containment on this construction site, of which is required per Code. Additionally, the porta john on this construction site is tipped over and should be stood back up.)

Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion

(Damaged silt fence on this construction site. Silt fence should be repaired or replaced.)

- G. [Case No 24-4004](#) (LC) VASILYIY & LYUDMILA & SERGEY KORDONSKIY, 4418 SHRIMP LN 59-2, City Code, Damage to the public right-of-way
(The underground culvert pipe has been uprooted along the Madagascar side of the property which is interrupting storm water flow. It appears that this damage was caused by vehicles and trailers with boat driving through the right-of-way without a concrete slab. Culvert and Right-of-way permit must be filed, and culvert must be repaired or replaced.)
- H. [Case No 24-4117](#) (LC) VLADIMIR PASHCHUK, 5302 BAYBERRY ST
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

9. 2ND HEARING CASES

- A. [Case No 24-1184](#) (NL) ALAN & KATHLEEN QUACKENBUSH; 3326 TUSKET AVE
Chapter 105.1, Florida Building Code - Permit required
(No permit on file for the storage containers on property)
- B. [Case No 24-2427](#) (JP) ESTERO DEVELOPMENT PARTNERS LP; 2440 BRONCO LN
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion
(Silt fence down on the front of this construction site, as well as partially down on the side. Barrier must be repaired, or replaced)
- C. [Case No 24-2469](#) (KS) SIERRA LANE CAPITAL, C/O ACQURA LOAN SERVICES; 2690 NAGENGAST ST
2012 International Property Maintenance Code Section 108.1.3 - Structure Unfit for Human Occupancy
(Mold, mildew, bug, and rodent infestation are present on this property)
42-85 North Port City Code - Adoption of standards by reference.
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following

conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

(Broken glass about the premises and grounds. All doors and windows have been broken out allowing persons access to the interior which has been severely vandalized. All interior walls, doors, and appliances, including electrical components have been damaged. This property poses a health, safety, and welfare issue to the public)

D. [Case No
24-2513](#)

(NL) MATTHEW WHITE; 2210 MCTAGUE ST
Chapter 62-50, North Port City Code Refuse container(s)
(Solid waste containers improperly stored at the street outside the time frame permissible per City Code)
R4501.17, Florida Building Code Pursuant to Sections R4501.17.1 through R4501.17.3 of the Florida Building Code, this pool has been inspected and deemed to be unsafe, creating a life/safety issue
(No Swimming barrier around this pool which is required per City Code)

Attachments: [IMG_0612.pdf](#)

F. [Case No
24-2722](#)

(JP) DWELL WELL INC; 6145 DEMING AVE
42-85 North Port City Code - Adoption of standards by reference.
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:
* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
(Roof is in a dilapidated state with visible signs of deterioration)

10. GENERAL BUSINESS

A. [25-1815](#) Discussion and Possible Action Regarding Approval of the 2025 Code Enforcement Hearing Schedule

Attachments: [2025 Meeting Schedule](#)

11. PUBLIC COMMENT

12. ADJOURNMENT

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.