



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Code Enforcement Hearing

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Thursday, August 22, 2024

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:04 a.m.

### 2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

### ALSO PRESENT:

Recording Secretary William Kiddy, Police Legal Advisor Katlyn Coughlin, Assistant City Clerk Matthew Powell, Board Specialist Melanie Price, Code Enforcement Inspector Kenneth Schauer, Code Enforcement Inspector Nathan Long, Chief Building Official David Greenbaum, Code Enforcement Inspector Gavyn O'Neil, Arborist Shawn Ruff, and Code Enforcement Manager Kevin Raducci

### 3. PUBLIC COMMENT

Alyssa Rubino: spoke to vegetation overgrowth relating to Case No. 24-1979.

David Blair: spoke to vegetation overgrowth relating to Case No. 24-1979.

### 4. APPROVAL OF MINUTES

- A. [24-1138](#) Approve Minutes for the June 27, 2024 Code Enforcement Hearing Meeting

*Hearing Officer Toale approved the Minutes as presented.*

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

Hearing Officer Toale provided an overview of procedures and Mr. Powell swore in all those wishing to provide testimony.

### 6. COMPLIANT CASES

- A. [Case No. 24-709](#) (GO) JOSE M TAVAREZ, YNES ALTAGRACIA TAVAREZ; 4707 ALAMETOS TER  
Chapter 105.1, Florida Building Code - Permit required  
(No permit pulled for roof work done on this property. Additionally there is no permit for the lanai extension done on this property, or the shed that was rebuilt)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on this property consisting of a mattress, cardboard boxes and

other items on left side of property)

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

- B.** [Case No 24-812](#) (NL) RANDHIR MARRERO RAMROOP, KAMINI RAMROOP; 4189 ACLINE AVE  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required  
(No permit on file for fence located on the property)  
*This case was brought into compliance with no further action required.*
- C.** [Case No 24-963](#) (KS) EDWARD J MC CLOUD, 8660 SAN PABLO AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris (debris consisting of a dilapidated fence, on the side of the corner property. Fence should be removed, repaired, or replaced. Additionally there is trash on the front law including wood pallets, cardboard, and other miscellaneous items.)  
*This case was brought into compliance with no further action required.*
- D.** [Case No 24-1206](#) (JP) SHARON JESSICA BERHOW, CHRISTOPHER POUNDS; 5942 TRUMPET ST  
59-1 (c)(1), City Code Allowed parking  
(White Dodge Ram 1500 parked in yard on unimproved surface)  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Grey trailer TN/367685T parked in City Right-of-way)  
*This case was brought into compliance with no further action required.*
- E.** [Case No 24-1238](#) (JP) SARINA NICOLE LEE IANNUZZI, 7991 BRISTOL AVE  
59-1 (c)(1), City Code Allowed parking  
(Yellow Jeep with tag FL/Y394IF parked on property, on an unimproved surface.)  
*This case was brought into compliance with no further action required.*
- F.** [Case No 24-1286](#) (JP) SUNFIRE 3 LLC, 6017 SAN SALVADOR RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White Ford F150 parked in City Right-of-way, as well as a Black Chevy Camero FL/AV93rd)  
*This case was brought into compliance with no further action required.*
- G.** [Case No 24-1288](#) (JP) SUNFIRE 3 LLC; 6017 SAN SALVADOR RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White Ford F150 parked in City Right-of-way, as well as a Black Chevy Camero FL/AV93rd)  
*This case was brought into compliance with no further action required.*

- H. [Case No 24-1313](#) (JP) DANIEL F & KATHY A VECCHIO; 6145 SAN SALVADOR RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed White Toyota truck parked/stored in City Right-of-way)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(debris in City Right-of-way consisting of a child's kitchen play set and other  
electrical appliance)  
*This case was brought into compliance with no further action required.*
- I. [Case No 24-1322](#) (NL) FREDERICK D & MILAGROS DREANY; 4064 SUBURBAN LN  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(Debris in the City Right-of-way consisting of tree debris)  
*This case was brought into compliance with no further action required.*
- J. [Case No 24-1327](#) (JP) LINTON S ELLISON; 6356 PLAMENDON AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Blue dodge van FL/455QXQ parked in City Right-of-way.)  
*This case was brought into compliance with no further action required.*
- K. [Case No 24-1363](#) (JP) JAMES J & SANDRA J DIFFIN; 4265 LANARK AVE  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(ebris in the City Right-of-way consisting of a refrigerator, wood shelf,  
garden hose, as well as tree limbs)  
*This case was brought into compliance with no further action required.*
- L. [Case No 24-1381](#) (NL) DAVID MICHAEL BUMP, SAMANTHA NICOLE LEONTI-BUMP;  
1341 S WAPELLO ST  
59-1 (b)(4) City Code, Prohibited Parking – Inoperable vehicle  
(Two (2) dodge ram pick up trucks in the driveway on jackstands, and not  
covered with a non transparent tarp)  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Nissan frontier plate number BN2EM and a Kia Rio X90KC parked in the  
City Right-of-way)  
*This case was brought into compliance with no further action required.*
- M. [Case No 24-1398](#) (JP) HUNG P LE; 2676 DONGOLA ST  
59-1 (c)(1), City Code Allowed parking  
(Tan Toyota Tundra with FL Tag Bg8OLY parked on an unimproved  
surface)  
*This case was brought into compliance with no further action required.*

- N. [Case No 24-1413](#) (KS) RALPH RICHARDSON; 6684 S BISCAYNE DR  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris consisting of a dilapidated fence with several missing panels.  
Fence should be removed, repaired, or replaced)  
*This case was brought into compliance with no further action required.*
- O. [Case No 24-1439](#) (JP) DIANA ZELINSKI; 6373 NOTRE DAME TER  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(Debris in City Right-of-way consisting of a large pile of palm fronds and  
tree limbs)  
*This case was brought into compliance with no further action required.*
- P. [Case No 24-1441](#) (JP) LGI HOMES-FLORIDA LLC; 7324 SWARTBURG RD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(Accumulation of debris in crow consisting of palm shed and tree limbs)  
*This case was brought into compliance with no further action required.*
- Q. [Case No 24-1461](#) (GO) 711 NORTHPORT LLC; 4895 N TOLEDO BLADE BLVD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permits 19-4303 FIRE ALARM & 18-440 ELECTRIC WORK  
ONLY)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris throughout this property consisting of Styrofoam cups, plastic  
wrappers, and other miscellaneous trash.)  
*This case was brought into compliance with no further action required.*
- R. [Case No 24-1483](#) (KS) CHRISTOPHER & GWENDOLYN JAMES; 5655 PONCE DE LEON  
BLVD  
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.  
(There has been no construction activity conducted at this site, nor has it  
been posted or cordoned off for safety concerns, and it is an eye sore for

the surrounding residences)

Chapter 105.1, Florida Building Code - Permit required

(No permit on file for the shed located in rear of property)

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

(Dilapidated shed in rear property that must be removed or repaired. If repaired a permit must be applied for)

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

S. [Case No  
24-1520](#)

(DG) EB&G HOLDINGS LLC; 3723 PINSTAR TER

59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way

(Gray Jeep parked in City Right-of-way with FL tag LV W12)

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

T. [Case No  
24-1539](#)

(JP) QSR 4 LLC; 14920 TAMIAMI TRL

42-85 North Port City Code

(Roofing tiles on this property are loose/unsecure on the front of establishment and on the main entrance side of which poses a safety threat)

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

U. [Case No  
24-1542](#)

(NL) MARK A FOSTER JR; 2576 TRIANNA ST

59-1 (c)(1), City Code Allowed parking

(White Toyota Camry parked at the end of driveway and partially in the street. ( Plate number 9324 TV))

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

(Debris consisting of miscellaneous items in driveway)

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

V. [Case No  
24-1552](#)

(DG) PROGRESS RESIDENTIAL BORROWER 9 LLC; 4239 DEKLE AVE

59-1 (c)(1), City Code Allowed parking

(Grey Dodge Truck parked on an unimproved surface)

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

W. [Case No  
24-1572](#)

(GO) EDWARD & LUCIENNE BROWN; 2281 DE VORE ST

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

(Driving through City Right-of-way with out a culvert, and no Right-of-way use permit)

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

- X. [Case No 24-1585](#) (JP) DANNY LEE WOELLNER; 8223 GALLO AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris (debris consisting of cinder blocks and construction materials cinder blocks stored in rear of property)  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for construction occurring in rear of property)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Roofing Permit 23-923)  
*This case was brought into compliance with no further action required.*
- Y. [Case No 24-1649](#) (KS) CHRISTY MARECKI; 1741 NOBREGAS AVE  
59-1 (c)(1), City Code Allowed parking  
(Black Jeep Wrangler with unknown tag, without rear wheels, on jack-stands, without a non transparent cover. Additionally, there is an inoperable pick up truck, with expired FL tag IGG2P in the driveway loaded with used building materials)  
Chapter 42-23, North Port City Code; Accumulation of Debris (debris in the driveway consisting of various car parts and multiple tires)  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)  
*This case was brought into compliance with no further action required.*
- Z. [Case No 24-1662](#) (NL) DONNA J BAILEY; 6788 MALTON ST  
Chapter 105.1, Florida Building Code - Permit required  
(Three (3) sheds on property with only two (2) having permits. Additionally, there is no permit on file for the the electric being ran to the front porch of which there are two (2) air conditioners)  
*This case was brought into compliance with no further action required.*
- AA. [Case No 24-1671](#) (DG) SEAN ALAN & TERRI ANN LONGSTRETH; 2509 NANTUCKET TER  
Chapter 42-23, North Port City Code; Accumulation of Debris (Dilapidated fence on this property that is leaning to the rear of 2570 Cranberry Blvd. Fence must be removed, repaired, or replaced)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit 22 00001322 SWIMMING (POOL,SPA,ETC.) 02/08/2022 IS)  
*This case was brought into compliance with no further action required.*
- AB. [Case No 24-1681](#) (JP) DONALD W NUGENT; 5782 GABO RD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Debris in the City Right-of-way consisting of tree limbs and palm shreds)

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

- AC.** [Case No 24-1729](#) (DG) HOME SFR BORROWER IV LLC; 5362 TREKELL ST  
59-1 (c)(1), City Code Allowed parking  
(Disabled, Blue, Nissan parked on an unimproved surface)

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

- AD.** [Case No 24-1742](#) (NL) CLIFTON WILSON; 7354 HELLIWELL ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Trailer parked in the City Right-of-way. License plate, number NYMW69.  
There is also a jaguar parked in the City Right-of-way with plate number 70HYN)

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

- AE.** [Case No 24-1765](#) (GO) JOHN H MARTIN; 3311 S SALFORD BLVD  
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.

(Structure is not in good standing of repair. The roof anchorage is in  
disrepair due to structural fire, of which also put a whole in the roof. Thus  
causing this structure to be unsafe to neighboring properties, as well as  
deeming it inhabitable.)

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

(Debris around the property consisting of cut down and/or fallen down tree  
vegetation)

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

- AF.** [Case No 24-1773](#) (JP) BTR SCATTERED SITE OWNER LLC; 6093 MYRTLEWOOD RD  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to the residence)

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

- AG.** [Case No 24-1776](#) (JP) DINO V PIRILLO AND ANGELA, PIRILLO TRUST; 6363 TALBOT ST  
2012 International Property Maintenance Code Section 108.1.3 - Structure  
Unfit for Human Occupancy -- A structure is unfit for human occupancy



whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

(Residence in a state of disrepair which causes unsafe conditions for surrounding properties. Structure has evidence of deterioration. There is also a large hole in the roof, in which insects, rodents, and/or animals can gain access through, as well as through the bottom of the front door.)

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

**AH.** [Case No 24-1810](#)

(GO) YOLAINE POMPA & YOLANDA DELRIO; 2128 N CHAMBERLAIN BLVD

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

(Debris on left and right side of property consisting of metal appliances)

Section 105.4.1.1, Florida Building Code- Permit has expired

(Expired fence permit 23-11441)

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

**AI.** [Case No 24-1824](#)

(DG) BRADLEY LEON GUERRERO SANTOS, ROSANELLA MENDIOLA BORJA; 1421 OREGON LN

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

(debris in the rear of this property consisting of lasers, a kayak against the rear wall of this house and propane tanks in right rear corner of the house. Additionally, there is a tool box sitting on the left side of the property, as well as other miscellaneous debris in driveway)

59-1 (c)(1), City Code Allowed parking

(Two vehicles parked on right side of easement, as well as not on an improved surface)

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

**AJ.** [Case No 24-1825](#)

(NL) JEREMY MERRYMAN; 5038 KALISH AVE

59-1 (c)(1), City Code Allowed parking

(Camper parked on an undeveloped lot with no principal structure)

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

**AK.** [Case No 24-1831](#)

(NL) JEFFREY M & DIANE M THURSTON; 5550 REISTERSTOWN RD

Sec. 53-265(A)(2) Unified Land Development Code – Temporary uses and special events

(No permit on file for Storage container, which is required beyond seven (7) days)

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



- AL.** [Case No 24-1868](#) (DG) OSCAR A GONZALEZ; 2670 ASHLAND LN  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed, Silver, Chrysler parked in City Right-of-way in front of this undeveloped lot)  
*This case was brought into compliance with no further action required.*
- AM.** [Case No 24-1874](#) (JP) BARRY DORSEY, YAVONNE DORSEY & JOSHUA WITTMAN; 3785 NEKOOSA ST  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)  
*This case was brought into compliance with no further action required.*
- AN.** [Case No 24-1893](#) (JP) NOEL SANTOS BRUZON; 4692 ALSEIR RD  
21-10 B (3) - Mulch, including synthetic ground cover, such as decorative stone, may only be used around trees and landscaped areas and may not be used in lieu of sod for lawn areas.  
(Artificial turf installed on this property in front of the house and behind fences on side yards, not allowed and must be removed and replaced with sod.)  
*This case was brought into compliance with no further action required.*
- AO.** [Case No 24-1896](#) (JP) NOEL SANTOS; 4750 ALSEIR RD  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to state facts concerning this violation)  
*This case was brought into compliance with no further action required.*
- AP.** [Case No 24-1925](#) (JP) ELIZABETH SABIA, BRIAN MCDERMOTT; 6593 KENWOOD DR  
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.  
(Roofing in missing numerous shingles and in a state of deterioration. Shingles observed laying on the ground.)

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

- AQ.** [Case No 24-1966](#) (NL) ZWIERCAN HOMES INC; 8256 TEPEE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White Ford f150 Plate number CG18TK parked in the City Right-of-way)

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

- AR.** [Case No 24-1968](#) (NL) FRANCISLAINE PEREIRA, DELLWEN P HUNTON; 8236 TEPEE AVE  
59-1 (c)(1), City Code Allowed parking  
(Multiple trailers, boat , lawn mower and multiple vehicles parked on an undeveloped lot)

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

- AS.** [Case No 24-1972](#) (NL) JAMES A & KATHIE A MACLEAN; 8125 TEPEE AVE  
59-1 (c)(1), City Code Allowed parking  
(Truck, boat, and trailer parked on an undeveloped lot with no principal structure. The owner of the lot owns the property to the rear, but the lots are not a combined parcel)

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

- AT.** [Case No 24-1995](#) (DG) GABRIELLE LERNER, FAINA SUKHRA; 4837 GLOBE TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(2 Vehicles parked in City Right-of-way in front of this undeveloped lot, a Red KIA-Ohio Plate JKX876, Red Mercedes Florida Plate 71D DR)

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

- AU.** [Case No 24-2010](#) (DG) BROCKMEIER FAMILY LTD PRTSHP, C/O KENNETH BROCKMEIER; 2112 BOCA CHICA AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White Honda -FL Tag 16D VCU parked in City Right-of-way in front of this undeveloped lot. Vehicle must be removed.)

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

- AV.** [Case No 24-2023](#) (KS) MICHAEL & KRISTEN KINKIN; 1109 KNOTTY PINE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Sportsman camper trailer FL Tag #AU2-4TT parked in the City Right-of-way on Keyhole St. Additionally, there is a Black GMC pickup truck FL Tag CWO-211 parked in the City Right-of-way in front of the residence.)

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

- AW.** [Case No 24-2029](#) (NL) RONALD D ALEXANDER; 5665 N BISCAYNE DR  
Section 45-5A, Unified Land Development Code - Land Clearing

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

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

**AX.** [Case No 24-2114](#)

(KS) JANNOY ARTEAGA; 4703 LAS ALMANOS AVE  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired SFR permit #21-8484 as well as permit #22-10301 for complete system change out has expired)  
42-85 North Port City Code  
(Neglected construction site of which is overgrown and has trash as well as building material debris scattered throughout. Vandalism is evident, broken glass windows, etc.)  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms  
(construction site debris throughout this property. Additionally, the dumpster is overflowing with trash around it.)

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

**AY.** [Case No 24-2203](#)

(KS) SOUTH BY NORTH INVESTMENTS LLC; 5574 FAIRLANE DR  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(The SFR permit #22-10492 issued December 2022 has expired on April 22, 2024)  
42-85 North Port City Code  
(Construction site neglected, unsecured, with building materials thrown throughout the property. Plywood will create a safety hazard during a wind storm)  
Section 311.1 Florida Building Code, Toilet Facilities for Workers  
(No porta potty on this construction site)  
Section 33-7C(3), Unified Land Development Code Silt screens  
(Silt fencing down around this construction site.)  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris  
(debris around this construction site consisting of building materials strewn about, with no dumpster or other garbage containment.)

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

**AZ.** [Case No 24-2348](#)

(GO) ROBERT & PANSY MCRAE; 2394 ZUYDER TER  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

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

**BA.** [Case No 23-4776](#)

(DG) CRAIG L EITREIM, MICHELE M MARRIOTT; 6103 FREEMONT ST  
59-1 (c)(1), City Code Allowed parking  
(Number of vehicles on this property exceeds the amount permissible per

City Code. There were nine (9) vehicles counted including trailers, motorcycles, a truck and a van- only six (6) allowed for this property size.) Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris consisting of tires, and a trailer in the driveway full of metal debris.)

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

## **7. CONTINUED CASES**

There were no continued cases.

## **2ND HEARING CASES**

- A. [Case No. 23-4679](#) (NL) BERNADETTE GILCHRIST; 3747 TREE CT  
Section 53-240(A)(3) Unified Land Development Code, Special Structures (Fence and three (3) sheds located on this property, with no permits and no principal structure.)  
59-1 (c)(1), City Code Allowed parking  
(Camper parked on this property, with no principal structure.)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, spoke to new software implementation, meeting schedule, and recommendations.

Inspector Long, being duly sworn, spoke to no changes to property.

Bernadette Gilchrist, property owner, being duly sworn, spoke to compliance efforts, permit status, recreational vehicle (RV) notice, and septic status.

Mr. Greenbaum, being duly sworn, spoke to septic status and requirement process.

Mr. Raducci, being duly sworn, spoke to RV removal, shed location, and building permit requirements.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 23-4679 to the September 26, 2024 Code Enforcement Meeting.***

## **10. GENERAL BUSINESS**

- A. [24-1191](#) Case No. 24052636 Trespass Appeal - Anna - 12200 San Servando Ave. (Warm Mineral Springs Park)

Hearing Officer Toale announced the item.

Ms. Coughlin, being duly sworn, spoke to dismissal recommendation.

Anna Bernadsky, appellant, being duly sworn, spoke to personal history.

***Based on evidence presented, Hearing Officer Toale, dismissed Case No. 24052636.***

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

- U.** [Case No 24-1814](#) (KS) TRUST 1162; 1123 LASSETER ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- Hearing Officer Toale announced the item.
- Inspector Schauer, being duly sworn, provided a presentation including violations, inspections, contact with property owner, permit status, and photographs submitted into evidence.
- Syer Yovoinko, property manager, being duly sworn, spoke to permit application status.
- Based on evidence presented, Hearing Officer Toale, continued Case No. 24-1814 to the September 26, 2024 Code Enforcement Meeting.***
- C.** [Case No 24-1414](#) (KS) RYSZARD KRAWIEC, ANNA & KATHERINE KRAWIEC; 8608 LEOPOLD AVE  
Chapter 105.1, Florida Building Code - Permit required  
(Shed on the rear of this property with no permit. Additionally, there is no permit for the roof and over hang to the residential structure as well.)
- Hearing Officer Toale announced the item.
- Inspector Schauer, being duly sworn, provided a presentation including inspections, violation, contact with property owner, and photographs submitted into evidence.
- Ryszard Krawiec, property owner, being duly sworn, spoke to shed modification, easement encroachment, compliance status, and shed removal.
- Based on evidence presented, Hearing Officer Toale, found Case No. 24-1414, 8608 Leopold Ave., to be in violation of Chapter 105.1, Florida Building Code for shed on property with no permit on file and imposed a fine of \$50 a day with a maximum of \$5000 to commence on October 12, 2024.***
- AA.** [Case No 24-2171](#) (GO) VERDA R BRADLEY; 1557 SQUAW LN  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- Hearing Officer Toale announced the item.
- Inspector O'Neil, being duly sworn, provided a presentation including inspections, violation, lot boundary, and photographs submitted into evidence.
- Arborist Ruff, being duly sworn, spoke to tree diameter and fine amount.
- Pearl Cruise, property owner representative, being duly sworn, spoke to timeline, contractor role, dead tree status, wildlife impact, and permit requirements.
- Based on evidence presented, Hearing Officer Toale, found Case No. 24-2171, 1557 Squaw Ln., to be in violation of Section 45-5A Unified Land Development Code, 12 trees removed without a permit, and imposed a fine of \$4800.***

AB. [Case No  
24-2223](#)

(KS) ESTERO DEVELOPMENT PARTNERS LP; 4413 SCOTTISH TER  
2012 International Property Maintenance Code Section 108.1.1 - Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(Incomplete, neglected construction site. The structure, slab, block, rafter and plywood roof are unsecured, no windows or doors, no silt fencing and with decaying building materials about the property. The plywood roofing was deteriorating and possibly a hazard to neighboring properties should there be inclement weather.)

Section 105.4.1.1, Florida Building Code- Permit has expired

(The SFR permit to Blacktip construction, # 21-10000 issued 8/13/21 has expired on April 13, 2024)

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

(Erosion control fencing is down around this construction site)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspections, violations, and photographs submitted into evidence.

Reich Wiser, Estero Development Partners LP, being duly sworn, spoke to rehiring contractors and timeline.

Mr. Raducci, being duly sworn, spoke to temporary options, fine implementation, and expired permit status.

Mr. Kiddy, being duly sworn, spoke to compliance process and safety concerns.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-2223, 4413 Scottish Ter., to be in violation of Section 108.1.1 2012 International Property Maintenance Code, unsafe structures, and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-2223, 4413 Scottish Ter., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-2223, 4413 Scottish Ter., to be in violation of Section 33-7C(3) Unified Land Development Code, silt screens are not installed properly, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.**

O. [Case No  
24-1683](#)

(KS) ESTERO DEVELOPMENT PARTNERS LP; 2948 DAPHNE RD  
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.

(Construction site incomplete, concrete slab walls have no visible supporting elements and incapable of support nominal loads to resist all load effects and there is no supporting roof rafters)

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

(Debris on construction site consisting of deteriorating building materials. Additionally, site remains overgrown.)

Section 105.4.1.1, Florida Building Code- Permit has expired (SFR permit 21-10582 is expired)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspections, violations, and photographs submitted into evidence.

Reich Wiser, Estero Development Partners LP, being duly sworn, spoke to compliance status.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-1683, 2948 Daphne Rd., to be in violation of Chapter 42-85 North Port City Code, adoption of standards by reference international property maintenance, and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-1683, 2948 Daphne Rd., to be in violation of Section 33-7(D)(1)(C) Unified Land Development Code, piling and storage of debris, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-1683, 2948 Daphne Rd., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.***

## **2ND HEARING CASES**

- B. [Case No. 24-221](#) (DG) ESTERO DEVELOPMENT PARTNERS LP; 3418 JOHANNESBERG RD  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of



debris

(Accumulation of miscellaneous debris on this construction site, as well as dumpster is overflowing)

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

(No silt fence on this construction face)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including inspections, violations, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-221, 3418 Johannesburg Rd., to be in violation of Section 33-7(D)(1)(C) Unified Land Development Code, piling and storage of debris, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-221, 3418 Johannesburg Rd., to be in violation of Section 33-7C(3) Unified Land Development Code, silt screens not installed properly, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.**

## 1ST HEARING CASES

N. [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)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, and photographs submitted into evidence.

John Shclarr, property owner, being duly sworn, spoke to compliance efforts and permit status.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1679, 1733 Kadashow Ave., to be in violation of Chapter 42-85 North Port City Code for abandoned construction site and imposed a fine of \$250 a day with no maximum to**

*commence on September 17, 2024.*

**AC.** [Case No 24-2351](#)

(KS) BROCK 1 LLC; 5652 BANNOCK CIR  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, and photographs submitted into evidence.

Arborist Ruff, being duly sworn, spoke to tree removal and fine amount.

Brock Holloman, Brock 1 LLC, being duly sworn, spoke to intent and permit approval.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-2351, 5652 Bannock Cir., to be in violation of Section 45-5A Unified Land Development Code, land clearing, and imposed a fine of \$4400.***

**A.** [Case No 24-147](#)

(KS) BARBARBA PIERKOWSKI; 7873 MCPHAIL AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris consisting of miscellaneous items and trash scattered throughout the front of residence and in driveway.)  
59-1 (c)(1), City Code Allowed parking  
(Purple, unlicensed, inoperable vehicle on blocks)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, contact with property owner, and photographs submitted into evidence.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-147, 7873 McPhail Ave., to be in violation of Chapter 42-23 North Port City Code, accumulation of debris, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-147, 7873 McPhail Ave., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.***

**S.** [Case No 24-1756](#)

(KS) SAMANTHA M BRANT, DAVID M BUCK; 4423 KENNETT ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, combined lot size, and photographs submitted into evidence.

Arborist Ruff, being duly sworn, spoke to trees removed.

Ms. Coughlin, being duly sworn, spoke right of way tree removal.

**Based on evidence presented, Hearing Officer Toale, continued Case No. 24-1756 to the September 26, 2024 Code Enforcement Meeting.**

**B. [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)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspection, violations, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, continued Case No. 24-1184 to the September 26, 2024 Code Enforcement Meeting.**

**D. [Case No 24-1450](#)**

(NL) NINE SUNSHINE INVESTMENT LLC; 3586 W PRICE BLVD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Debris in the City Right-of-way consisting of a mattress, box spring, and small kids pool.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspection, violations, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1450, 3586 W. Price Blvd., to be in violation of Chapter 42-24(a)(5) North Port City Code, maintenance of stormwater drainage area, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

**E. [Case No 24-1501](#)**

(KS) CAPRI INTERNATIONAL CONSTRUCTION INC; 3060 SEAN RD  
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.  
(Overgrown and unsafe construction site)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, expired permit, contact with property owner, and photographs submitted into

evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1501, 3060 Sean Rd., to be in compliance of Chapter 42-85 North Port City Code for abandoned construction site and dismissed the violation.**

- F. [Case No 24-1518](#) (GO) JAMES A MELLO JR, CLAIRE M MELLO; 4351 WALL LN 59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way (Black Nissan Plate 65B GCY, Silver Nissan Plate HVV L97 as well as Silver Dodge plate 693 7XT, all parked in the City Right-of-way)  
**This case was brought into compliance with no further action required.**
- G. [Case No 24-1522](#) (GO) HEXAGON DEVELOPERS LLC; 2153 MISTLETO LN Section 105.4.1.1, Florida Building Code- Permit has expired (Expired SFR Permit 22-11488)  
Hearing Officer Toale announced the item.  
Inspector O'Neil, being duly sworn, provided a presentation including inspection, violations, and permit status.  
**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1522, 2153 Mistleto Ln., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**
- H. [Case No 24-1532](#) (KS) JASON & JAMIE FOSTER; 2582 HOBBLEBRUSH DR Section 105.4.1.1, Florida Building Code- Permit has expired (A/C Permit #20-10696 has expired)  
Hearing Officer Toale announced the item.  
Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, permit status, and no contact with property owner.  
**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1532, 2582 Hobblebrush Dr., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**
- I. [Case No 24-1534](#) (JP) WILLIAM B DIRR; 8423 HERBISON AVE Chapter 42-23, North Port City Code; Accumulation of Debris (Debris consisting of a door, mailbox, tubs on side of residence with other debris and a filing cabinet, tires, chair in front of residence/driveway) Chapter 70-56, North Port City Code Assigned numbers (No visible assigned numbers affixed to residence)  
**This case was brought into compliance with no further action required.**
- J. [Case No 24-1557](#) (GO) LEOPOLD O WAGNER (LIFE EST), JANEY S JACOBS & DEBORAH L WAGNER; 5004 KINGSLEY RD Chapter 70-56, North Port City Code Assigned numbers (House numbers affixed to residence are not visible due to overgrowth of

vegetation. Please trim back vegetation or move assigned numbers to a location where they are visible from the street)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including inspection, violations, no contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1557, 5004 Kingsley Rd., to be in violation of Chapter 70-56 North Port City Code, assigned numbers not visible, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

K. [Case No 24-1561](#)

(JP) ALEKSEY & NATALIYA GROSHEV; 4213 GROBE ST

59-1 (c)(1), City Code Allowed parking

(Black Chevrolet truck FL/IJ2981 parked in front yard on an unimproved surface unimproved surface. Additionally, there is a White sedan, unknown make/model/ registration parked in side yard covered in tarps, on an unimproved surface.)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, provided a presentation including inspection, violations, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1561, 4213 Grobe St., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

L. [Case No 24-1581](#)

(KS) CAPRI INTERNATIONAL CONSTRUCTION INC; 2690 INLAND 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.

(Neglected, incomplete, construction site. Concrete slab with exposed rebar, PVC piping, overgrowth, construction debris, and piles of concrete blocked stacked on slab. This is in violation of IPMC 304.1 unsafe structure and safety and welfare hazard.)

Section 105.4.1.1, Florida Building Code- Permit has expired

(Expired permit SFR 22-14217)

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  
(debris throughout construction site, with no dumpster or other garbage containment on site.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1581, 2690 Inland Ave., to be in violation of Chapter 42-85 North Port City Code for abandoned construction site and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1581, 2690 Inland Ave., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1581, 2690 Inland Ave., to be in violation of Section 33-7(D)(1)(C) Unified Land Development Code, piling and storage of debris, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.**

**M.** [Case No 24-1599](#)

(JP) JASON L MEAD, BONNIE J SCATES; 6328 PAN AMERICAN BLVD  
59-1 (c)(1), City Code Allowed parking  
(Tan Cadillac parked in front yard not on an improved surface)  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, provided a presentation including inspection, violations, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1599, 6328 Pan American Blvd., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1599, 6328 Pan American Blvd., to be in violation of Chapter 70-56 North Port City Code, assigned numbers not visible, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

**P.** [Case No 24-1699](#)

(JP) YAROSLAV & SVETLANA VOYTUKHOV; 3478 NEKOOSA ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris in side yard consisting of a large pile of tree limbs and cut tree trunk)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, provided a presentation including inspection, violation, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1699, 3478 Nekoosa St., to be in violation of Chapter 42-23 North Port City Code, accumulation of debris, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.**

Q. [Case No 24-1740](#)

(NL) CARPENTER HOMES LLC; 7650 W PRICE BLVD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit #22 00013251 IRRIGATION as well as permit #21 00012839 SINGLE FAMILY RESIDENCE DETACHED / NEW)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspection, violation, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1740, 7650 W. Price Blvd., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$10 a day with a maximum of \$5000 to commence on September 17, 2024.**

R. [Case No 24-1747](#)

(KS) DELAND DEVELOPERS 2 LLC; 3332 FERGUS ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Permit # 22-00005146 for SFR has expired)  
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.

(Construction site appears to be neglected and unsafe. Property overgrown, with concrete block construction materials stacked in the City Right-of-way. The concrete slab is exposed and has rebar sticking up all around.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, no contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1747, 3332 Fergus St., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1747, 3332 Fergus St., to be in violation of Chapter 42-85 North Port City Code for abandoned**



*construction site and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.*

- T. [Case No 24-1798](#) (NL) HEXAGON DEVELOPERS LLC; 3086 POINT ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit 22 11386 SINGLE FAMILY RESIDENCE DETACHED / NEW)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspection, violations, and no contact with property owner.

*Based on evidence presented, Hearing Officer Toale, found Case No. 24-1798, 3086 Point St., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.*

- V. [Case No 24-1827](#) (NL) CHRISTOPHER P BURKE; 5181 JENSLEY AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on this undeveloped lot consisting of a boat which appears to have been dumped here.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspection, violation, no contact with property owner, and photographs submitted into evidence.

*Based on evidence presented, Hearing Officer Toale, found Case No. 24-1827, Jensley Ave., to be in violation of Chapter 42-23 North Port City Code, accumulation of debris, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on September 17, 2024.*

- W. [Case No 24-1830](#) (KS) HEXAGON DEVELOPERS LLC; 1228 KIRKWOOD ST  
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.

(Neglected construction site of which is grossly overgrown with rotting building materials and other debris strewn about. Structure is unsecured, no windows or doors, and overall unsafe. This unsafe, incomplete structure is a hazard to public health, safety, and welfare of the neighboring residences.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspections, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1830, 1228 Kirkwood St., to be in violation of Chapter 42-85 North Port City Code for abandoned construction site and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.**

- X. [Case No 24-1965](#) (JP) VALERIY LYS; 7411 PERENNIAL RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired SFR permit 22-12000)

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

- Y. [Case No 24-1979](#) (KS) CORAL BLUE HOMES LLC; 3458 WHITMAN ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR permit issued #22-1576 July 2022 and expired December 25,2023)  
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.  
(Construction site is incomplete, concrete slab foundation, block walls, windows and roof installed. No doors and structure and is not secure. Rotting building materials are on the grounds. Violation of IPMC 304.1 as structure is a hazard to pose a threat to public health, safety and welfare)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, no contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1979, 3458 Whitman St., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1979, 3458 Whitman St., to be in violation of Chapter 42-85 North Port City Code for abandoned construction site and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.**

- Z. [Case No 24-2004](#) (KS) MARZAN CONSTRUCTIONS LLC; 3808 ALBATROS LN  
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.  
(Incomplete structure, concrete block walls are not supported with rafters, rebar exposed, site overgrown, and building materials scattered about.)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR permit #22-10656 is 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  
(debris on this site consisting of construction materials of which are scattered throughout the property)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection, violations, permit status, and photographs submitted into evidence.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-2004, 3808 Albatros Ln., to be in violation of Chapter 42-85 North Port City Code for abandoned construction site and imposed a fine of \$250 a day with no maximum to commence on September 17, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-2004, 3808 Albatros Ln., to be in violation of Section 105.4.1.1 Florida Building Code, expired permit, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on September 17, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-2004, 3808 Albatros Ln., to be in violation of Section 33-7(D)(1)(C) Unified Land Development Code, piling and storage of debris, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on September 17, 2024.***

## 9. 2ND HEARING CASES

- C. [Case No 24-844](#) (DG) ARBOBELLA TREE SERVICE LLC; 3063 BRIARCLIFF AVE  
Section 53-240(A)(3) Unified Land Development Code, Special Structures  
(Fence installed on this property with no permit or principal structure, additionally there is a storage/shipping container which does not have a permit either)

59-1 (c)(1), City Code Allowed parking  
(Vehicles parked on this property with no principal structure)  
Section 53-265(A)(2) Unified Land Development Code  
(Shipping container on this property with no permit)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including inspection, violations, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-844, 3063 Briarcliff Ave., to be in violation of Section 53-240(A)(3) Unified Land Development Code, special structures fence installed with no permit or principal structure and storage/shipping container with no permit, and signed the order imposing the fine.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-844, 3063 Briarcliff Ave., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and signed the order imposing the fine.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-844, 3063 Briarcliff Ave., to be in violation of Section 53-265(A)(2) Unified Land Development Code, shipping container on property with no permit, and signed the order imposing the fine.**

D. [Case No 24-1190](#)

(DG) MT LAND VENTURES LLC; 2829 BREADNUT ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Storage of Materials and miscellaneous Debris on this undeveloped lot)  
59-1 (c)(1), City Code Allowed parking  
(Multiple Cars and RV's parked on this lot with no principle structure)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including inspection, violations, and no changes to property.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1190, 2829 Breadnut St., to be in violation of Chapter 42-23 North Port City Code, accumulation of debris, and signed the order imposing the fine.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-1190, 2829 Breadnut St., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and signed the order imposing the fine.**

E. [Case No 24-1411](#)

(KS) DWELL WELL INC; 8690 BUMFORD AVE  
59-1 (c)(1), City Code Allowed parking  
(Camper with unknown registration stored on right side of residence, not on an improved surface; White Motor Home FL Tag ID1-22A stored on left side of residence, not on an improved surface, as well as a utility trailer FL tag 86C-CRJ stored on left side of residence of which is not on an improved surface either)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspection,

violations, changes to property, and photographs submitted into evidence.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-1411, 8690 Bumford Ave., to be in violation of Chapter 59-1(c)(1) North Port City Code, allowed parking violation, and signed the order imposing the fine.***

**11. PUBLIC COMMENT**

There was no public comment.

**12. ADJOURNMENT**

Hearing Officer Toale adjourned the meeting at 11:57 a.m.

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James E. Toale, Hearing Officer