



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Thursday, October 26, 2023

9:00 AM

City Commission Chambers

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

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC COMMENT

#### 4. APPROVAL OF MINUTES

- A. [23-1487](#) Approve Minutes for the September 28, 2023 Code Enforcement Hearing Meeting

*Attachments:* [Minutes](#)

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

#### 6. COMPLIANT CASES

- A. [Case No 22-514](#) (DG) B&L NORTH PORT LLC, 2409 AUTUMNLEAF TER Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot. (Vehicles parked on vacant lot with no principal structure.) Chapter 42-23, North Port City Code; Accumulation of Debris (Accumulation of debris on vacant lot consisting of loose trash and tent. Any camping items or construction materials on property) Chapter 105.1, Florida Building Code - Permit required. (No permit on file for fence/gate on property.) Chapter 70-21, North Port City Code 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 onto vacant lot causing damage.)

Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for structures on property. Also, no permit on file for right-of-way work and installing wood over right-of-way.)  
Sec. 46-148 City of North Port Code (a) Camping is prohibited  
(Camping prohibited; Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.)

**Attachments:** [Case Files 22-514.pdf](#)

- B.** [Case No 23-3358](#) (DG) 3528 CASCABEL TERRACE LAND TRUST, 3528 CASCABEL TER  
Sec. 59-16(f)(4), North Port City Code - Trucks, buses, truck tractors, trailers, boats and recreational vehicles are prohibited from parking on the berm, shoulder and/or swale right-of-way area.  
(Boat parked in City Right-of-way, across the street from residence in front of an undeveloped lot.)
- C.** [Case No 23-3469](#) (JA) CPI AMHERST SFR PROGRAM OWNER, 2311 SAGINAW RD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of debris, consisting of end, table, table, cardboard boxes, solid, waste containers, full of garbage, plastic, and other household debris.)
- D.** [Case No 23-3504](#) (JA) CHRISTOPHER BRINDLEY, 3147 N CHAMBERLAIN BLVD  
Sec. 59-16(f)(3), North Port City Code - No motor vehicle as defined in section (a) shall be parked on the berm, shoulder or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the express permission of the property owner; except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale.  
(Vehicle being parked to the left side of the property, in City Right-of-way, in front of a vacant lot. Car has been parked in this location for an excessive amount of time, and must be removed immediately.)
- E.** [Case No 23-3516](#) (JA) NICHOLAS A FISK, ALEXIS FRANCES DEMMA, 8238 CRISTOBAL AVE  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of yard waste debris in City Right-of-way. Please contact North Port Solid Waste to schedule and pay the \$150.00 due for the 10 cubic yards to be picked up.)
- F.** [Case No 23-3921](#) (KMR) THOMAS L DORSEY JR, ZOYA S DOROGAYA, 4369 DUTILLY RD  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning

- this violation)
- G. [Case No 23-3537](#) (JA) CAPRI INTERNATIONAL CONSTRUCTION INC, 2454 CHIPLEY AVE  
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion.  
(Silt fence is down and needs to be repaired or replaced.)  
Chapter 42-24(a)(1)(a) North Port City Code, Maintenance of stormwater drainage area.  
(Drainage is backed up on this construction site. Does not appear to have a culvert or temporary culvert installed.)
- H. [Case No 23-3036](#) (JA) JERRY MAX VANEPPS (E LIFE EST), 4245 GORGAS ST  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of debris in City Right-of-way consisting of loose garbage, laundry basket, boxes, small kitchen appliances, and other miscellaneous items, of which have blown into the street.)  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid waste containers improperly stored at the street outside the time frame permissible by City Code.)
- I. [Case No 23-3033](#) (DG) HPA BORROWER 2017-1 LLC, 4661 ZAMITA AVE  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.  
(No permit on file for six (6) foot wooden fence constructed on the right side of the property.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris throughout the property consisting of buckets, cardboard boxes, cinder blocks, coolers, totes, and many other miscellaneous items.)
- J. [Case No 23-3689](#) (JA) SACRED SUN LLC, 5901 ESPANOLA AVE  
Chapter 105.1, Florida Building Code - Permit required.  
(New wood fence installed- original fence permit was for a Vinyl Fence. Vinyl fence has been replaced with new wooden posts.)
- K. [Case No 23-2947](#) (JA) DEIVYS SILVA DIAZ, 8406 AERO AVE  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired fence permit #22-6055 is expired, and Canopy Permit #22-1305 is expired as well.)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Accumulation of debris in City Right-of-way consisting of a hot tub cut in half, carpet, wood, garbage bags, boxes, hoses, mattresses, and other miscellaneous items.)

## 7. CONTINUED CASES

- A. [Case No 23-310](#) (DG) THOMAS D & ANGELA LAMBERT, 6770 FLAVIA CT  
Sec. 59-16(c), North Port City Code Parking and storing vehicles on a residential lot.  
(RV and other vehicles stored on vacant lot with no principal structure.)  
Sec. 46-148 City of North Port Code (a) Camping is prohibited  
(Camping prohibited; Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately)  
Section 53-240(A)(3) Unified Land Development Code, Special Structures - A. Accessory uses and structures. Permitted accessory uses and structures in all zoning districts shall be as follows: (3) Are located on the same lot as the permitted or permissible principal use or structure.  
(Wooden structure and Fence on property, which are not permissible without a principal structure.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Two (2) Car Canopy on vacant lot along with other debris consisting of camping materials and other miscellaneous items. All items must be removed from vacant lot)
- Attachments:** [Case Files 23-310.pdf](#)
- B. [Case No 23-2078](#) (JA) DUCK KEY OWNERS ASSN INC, C/O ARGUS MANAGEMENT OF VENICE; Parcel ID: 0998002601  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for directional entry sign at the entrance of Duck Key in the median.)
- C. [Case No 23-2099](#) (DG) GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR; 7270 HIAWATHA TER  
Section 53-240(A)(3) Unified Land Development Code, Special Structures ( Accessory / Lot with Principal Fence/gate on vacant lot with no accessory structure which is un-permitted.)
- D. [Case No 23-2707](#) (DG) EDWARD F CLIFFORD (E LIFE EST), 2762 YAMADA LN  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris throughout the property consisting of milk crates, buckets, gas cans, jack stands, pieces of wood, metal tables, and many other miscellaneous items.)
- E. [Case No 23-3142](#) (DG) STEPHEN & LYNNE DURSTON, 3474 WHITMAN ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- F. [Case No 23-3600](#) (DG) FARID MIAH, 4908 ARITON RD  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

- G. [Case No 23-3602](#) (DG) FARID MIAH, 4927 BECKHAM ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- H. [Case No 23-3703](#) (DG) YOHANK BENITEZ, ANDREA MOREIRA, 4680 PROPHET AVE  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

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

- A. [Case No 23-3127](#) (DG) SAVIA TRUST II, 1196 SAVIA ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Pool in back yard that is loaded with Mosquitos , bees, and other vermin.)  
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 code.)
- B. [Case No 23-3368](#) (DG) BERNARD GERMAIN, ANDREW J VOLEY, 4257 APPLETON TER  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.  
(New fence installed on this property with no permit on file.)
- C. [Case No 23-3455](#) (JA) ALEKSEY & NATALIYA GROSHEV, 4213 GROBE ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in rear of property, along with other debris, consisting of plastic, and other miscellaneous items. Additionally there is a refrigerator in front of the house, and debris on the left side of the house consisting of several tarped items.)
- D. [Case No 23-3468](#) (JA) ASHLEY CORBIN, 5237 SIMRAK ST  
2012 International Property Maintenance Code Section 108.1.1 - Unsafe structures.  
(Exterior wall is crumbling. Wall must be repaired, to make building safe and secure.)
- E. [Case No 23-3502](#) (DG) BRIAN P & BILLIE JO DECKER, 1830 GUTTENBURG RD  
Sec. 53-122D, Unified Land Development Code The operation of a business unless specifically permitted as a home occupation.  
(Business being operated from this residence with supplies being visibly stored and deliveries being made, thus causing to much thru traffic and noise, and is prohibited per United Land Development Code.)
- F. [Case No 23-3891](#) (JA) H-MART INTER INVESTMENTS INC C/O HERNANDO TABOADA, 5635 N BISCAYNE DR  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

- G. [Case No 23-3933](#) (DG) HEXAGON DEVELOPERS LLC, 2249 NAMIOT CIR  
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 23-1529](#) (DG) ADRIANNA GAIA; 2446 ALTOONA AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in front of residence consisting of a mattress. Additionally there is debris in the right rear corner of property consisting of plastic can(s) and a cooler)
- B. [Case No 23-1888](#) (DG) KARYNE UNDERWOOD, KIMBERLY KOSIANOWSKI; 2894 ASHLAND LN  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Dilapidated fence on rear property line which needs to be removed, repaired, or replaced. Additionally, there is tree debris on left side of residence.)
- C. [Case No 23-2291](#) (DG) DIEUPROMAITRE HYPPOLITE, MARCELINE CORRIELANT; 3451 S CHAMBERLAIN BLVD  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for shed located in the rear of property.)
- D. [Case No 23-2643](#) (JA) THR FLORIDA L P C/O INVITATION HOMES TAX DEPT, 3952 VEHLIN ST  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required.  
(No permit on file for the wooden fence installed on this property.)
- E. [Case No 23-2680](#) (DG) IVAN MUCHAYLOVICH BOYCHENKO, NELLYA IVANIVNA BOYCHENKO, 1431 NORA LN  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in the rear yard consisting of trash corrals, buckets, pallets, tarps, cardboard, drywall, and other miscellaneous items.)  
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.)
- F. [Case No 23-2733](#) (DG) FREDERICK & MILAGROS DREANY, 4064 SUBURBAN LN  
Chapter 105.1, Florida Building Code - Permit required.  
(No permit on file for hot water heater change out.)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.  
(Hot water tank left in City Right-of-way. Please call North Port Solid Waste to schedule a bulk pick up.)

- G. [Case No 23-2908](#) (JA) WARREN H BONTA FAMILY TRUST, 6279 LENAPE LN  
Chapter 42-22A North Port City Code - Excessive Growth of Grass/Weeds  
(Grass and/or weeds on this property are in excess of twelve (12) inches in height, and is in violation of City Code.)
- H. [Case No 23-3007](#) (JA) NIKOLIC BRANISLAV, 8114 TRIONFO AVE  
Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly  
(Inoperable black sedan in driveway with flat tires, and not covered with a non transparent tarp. Vehicle must be removed from property, placed in an enclosed area, or covered with a non transparent tarp.)
- I. [Case No 23-3314](#) (DG) MADELAINE & HERBERT HALLOCK, 2710 CASCABEL TER  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Downed trees in rear of property which need to be removed.)

## **10. GENERAL BUSINESS**

- A. [23-1486](#) Discussion and Possible Action Regarding the 2024 Code Enforcement Meeting Schedule

Attachments: [2024 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.