



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Compliance Hearing

Thursday, March 28, 2024

9:00 AM

City Commission Chambers

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [24-0437](#) Approve Minutes for the February 22, 2024 Code Enforcement Hearing Meeting

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 23-4703](#) (NL) JOSHUA LEE MENDENHALL; 1266 BILLY CT
59-1 (c)(1), City Code Allowed parking
(Four (4) Vehicles parked on this property without a principal structure.)
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for the Shed located on the property.)

Attachments: [Case Files 23-4703](#)

- B. [Case No 23-4880](#) (NL) SVETLANA G CHELNOKOVA, KALIER ROSADO; 2754
ESCAMBIA CIR
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicle (truck) parked in City Right-of-way.)

- C. [Case No 23-4974](#) (NL) JESUS ALFREDO LEMUS GONZALEZ, ESMERALDA
RODRIGUEZ-DELGADO; 3003 THURSTON AVE
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Truck parked in City Right-of-way.)

- D. [Case No 23-5201](#) (KS) CSMA BLT LLC; 3686 N CRANBERRY BLVD
59-1(d), City Code, Vehicles under repair
(Three (3) derelict vehicles in the driveway, one vehicle is up on ramps, the second one is on jacks, and the third vehicle has it's hood open.
Additionally vehicles are unlicensed, which is also prohibited per code.)
- E. [Case No 23-5216](#) (DG) BOGDAN & MARIA WOJCIK; 8333 HERBISON AVE
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.
(Debris in City Right-of-way consisting of plastic panels.)
59-1 (b)(1), North Port City Code, Prohibited parking
(Vehicles parked on property and not on an improved surface.)
- F. [Case No 23-5279](#) (KS) VM MASTER ISSUER LLC; 4926 ESCALANTE DR
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 22-15517 for INT-RE ROOF)
- G. [Case No 23-5331](#) (DG) VINSON & ERIN SMITH; 6782 KENWOOD DR
59-1 (c)(1), City Code Allowed parking
(Vehicle on this property improperly parked, not parked on an improved surface.)
- H. [Case No 23-5333](#) (DG) STEPHEN & LAURIE JORDAN; 6649 KENWOOD DR
59-1(d), City Code, Vehicles under repair
(Vehicle parked on this property is not on an improved surface.)
- I. [Case No 23-5347](#) (KS) CLEOMAR BELUSSO; 6996 GLACIER AVE
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 pile Yard waste . Please call North Port Public Solid waste to arrange for a bulk pick up.)
- J. [Case No 23-5365](#) (KS) STEPHEN C SEED JR (E LIFE EST); 6315 BEEDLA ST
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in front of the property consisting of a large pile of wood, and wooden pallets, building materials, a partially dismantled vehicle and other miscellaneous items.)
Chapter 66-62 (c), North Port City Code No person shall construct, install, place or maintain structures, signs or other fixtures with the City right-of-way.
(Basketball Hoop left in City Right-of-way.)
- K. [Case No 23-5396](#) (MCK) MARSH CREEK HOLDINGS LTD, C/O KERKERING BARBERIO & CO PA; 1681 S SUMTER BLVD
Chapter 42-23, North Port City Code; Accumulation of Debris
(Undeveloped lot has miscellaneous trash scattered about, and under the underbrush surrounding the lot.)
- L. [Case No 23-5403](#) (NL) ROBERT E MILLER JR; 3720 HORACE AVE
59-1 (c)(1), City Code Allowed parking -

(Box truck, as well as five (5) vehicles and trailers, parked on property and not on an improved surface.)

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

(Accumulation of debris consisting of dollies, gas cans, propane tanks, pieces of wood, and bottles of oil around the garage area.)

M. [Case No
24-35](#)

(KS) NIKOLAY SMYNTYNA; 5589 SHAFFER AVE

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

(Trailer, Vehicle in Disrepair covered with a tarp, as well as a Silver Toyota parked on this undeveloped lot of which has no principal structure.)

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

(Accumulation of debris on this undeveloped lot consisting of tires and a kayak.)

N. [Case No
24-44](#)

(NL) FKH SFR PROPCO H LP; 4190 S CHAMBERLAIN BLVD

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.

(Accumulation of debris in City Right-of-way outside of normal pick up day consisting of a box spring, multiple trash bags, cardboard, and trash cans along the street.)

O. [Case No
24-60](#)

(NL) BERTHA & TIMOTEO ACOSTA; 2732 DONGOLA ST

59-1(d), City Code, Vehicles under repair

(Red Truck in driveway that is in complete disrepair with flat tires, the hood is open, and a pan of some sort underneath.)

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

(Unlicensed Blue Honda Civic truck parked in the City Right-of-way with plate 47788QQ)

Attachments: [Case Files 24-60](#)

P. [Case No
24-62](#)

(NL) SVETLANA VOYTUKHOV; 1743 S CRANBERRY BLVD

Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.

(Accumulation of debris in the City Right-of-way consisting of tree debris.)

Attachments: [Case Files 24-62](#)

Q. [Case No
24-140](#)

(KS) PAVEL SKALSKIY; 5628 COLD SPRING LN

Section 45-5A, Unified Land Development Code - Land Clearing

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

R. [Case No
24-168](#)

(NL) YEVGENIY & TATYANA DURASENKO; 2741 W PRICE BLVD

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 without a Right-of-way use permit.)
59-2, City Code, Damage to the public right-of-way, abatement by city -
(a)Property owner responsibility.
(Damage to City Right-of-way from driving through to access property.)

7. CONTINUED CASES

- A. [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.)

Attachments: [Case Files 23-2099](#)

- B. [Case No 23-2107](#) (PM) CLOUD TEN MARKETING GROUP LLC, 1350 BOBCAT TRL
Section 26-20, North Port City Code - Adoption of standards by reference.
The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.
(1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
2. NFPA 1:10.12.2 All fire protection systems shall be maintained in service in seasonal and vacant buildings, unless otherwise approved by the AHJ. Date of deficiency: January 31, 2023
3. NFPA 1:10.12.3 The AHJ shall have the authority to require an inspection and test of any fire protection system or fire alarm system that has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

Attachments: [Case Files 23-2107](#)

- C. [Case No 23-2109](#) (PM) CLOUD TEN MARKETING GROUP LLC, 1400 BOBCAT TRL
Section 26-20, North Port City Code - Adoption of standards by reference.
The Florida Fire Prevention Code and the Life Safety Code, as adopted and promulgated pursuant to F.S. § 633.0215 are adopted by reference.
(1. NFPA 1:10.12.1 Every person owning or having charge or control of any vacant building, premises, or portion thereof shall remove all combustible storage, waste, refuse, and vegetation and shall lock, barricade, or otherwise secure the building or premises to prohibit entry by unauthorized persons. Date of deficiency: January 31, 2023
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has been out of service for 30 days or more before restored back into service. Date of deficiency: January 31, 2023)

Attachments: [Case Files 23-2109](#)

- D. [Case No 23-4120](#) (NL) ROBERTO MENDEZ; 2805 BREWSTER RD
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for driveway and or culvert pipe. Lot is an UDL owned by the property adjacent to it. Lot must be combined before permit can be applied for.)

Attachments: [Case Files 23-4120](#)

- E. [Case No 23-4713](#) (KS) SIMONE & SHERNETTE &, SHAWNAH D S BRYAN; 7027 DE BRITA RD
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired SFR permit 19-8243.)

Attachments: [Case Files 23-4713](#)

8. 1ST HEARING CASES

- A. [Case No 23-5221](#) (DG) 1000 CLEVELAND LLC; 5111 RICHMOND TER
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Expired Permit 21-8504 WATER HEATER ELECTRIC 07/11/2021 IS)

Attachments: [Case Files 23-5221](#)

- B. [Case No 24-95](#) (KS) PATRICIA A BRADLEY; 7511 PERENNIAL RD
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(-REPEAT VIOLATION- Garage on undeveloped lot with no principal structure. This is a repeat violation concerning the same violation of a shed on this property with no principal structure. 1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.)
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.
(-REPEAT VIOLATION-Green mustang that has driving through the City Right-of-way to access/park on undeveloped lot. This is a repeat violation concerning the same violation of a vehicle being driven through the right of way to access the undeveloped lot. 1) Case 22-1256- Inspector Guilbault- Initiated 3-23-22 Case is currently in Lien status.)

Attachments: [Case Files 24-95](#)

- C. [Case No 24-409](#) (DG) BURKE GROUP LLC; 1593 HOLLISTER AVE
Section 45-5A, Unified Land Development Code - Land Clearing

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

Attachments: [Case Files 24-409](#)

9. 2ND HEARING CASES

- A. [Case No 23-310](#) (DG) THOMAS D & ANGELA LAMBERT, 6770 FLAVIA CT
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.)

Attachments: [Case Files 23-310](#)

- B. [Case No 23-4186](#) (DG) FELIX O CRUZ OCASIO, MARIA RIVERA; 7314 LARGELEAF ST
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Wooden fence erected onto this undeveloped property. This property is a UDL with no principle structure.)

Attachments: [Case Files 23-4186](#)

- C. [Case No 23-4620](#) (NL) TIM PRUITT; 3500 W PRICE BLVD
59-1 (b)(4) City Code, Prohibited Parking – Inoperable vehicle.
(Tan four door Pontiac Bonneville on jacks in driveway.)

Attachments: [Case Files 23-4620](#)

- D. [Case No 23-4890](#) (NL) ALAN & KATHLEEN QUACKENBUSH; 3326 TUSKET AVE
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.
(Accumulation of debris in City Right-of-way consisting of drywall, a cooler, pallets, yard waste, as well as a big bull dumpster.)

Attachments: [Case Files 23-4890](#)

- E. [Case No 23-5025](#) (DG) JASON L MEAD, BONNIE J SCATES; 6328 PAN AMERICAN BLVD
Chapter 42-22A North Port City Code - Excessive Growth of Grass/Weeds;
(Grass and/or weeds on this property are excessive in height and is in violation of City Code.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Dead plant growth, and miscellaneous items that are blocking the entry path into the rear yard.)

Attachments: [Case Files 23-5025](#)

- F. [Case No 23-5065](#) (DG) GULF COAST ASSEMBLY OF GOD INC; 2800 PAN AMERICAN BLVD

Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for commercial remodel/lanai enclosure done on this residence.)

Attachments: [Case Files 23-5065](#)

- G. [Case No 23-5078](#) (DG) JIM BERGER; 6230 FREEMONT ST
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in front of property consisting of black roofing material.)

Attachments: [Case Files 23-5078](#)

- H. [Case No 23-5193](#) (DG) ALEKSEY & NATALIYA GROSHEV; 4213 GROBE ST
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicles on this property are not parked on an improved surface.)

Attachments: [Case Files 23-5193](#)

- I. [Case No 23-5447](#) (KS) JOHN & AMANDA C SULLIVAN; 6308 STARFISH AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Debris consisting of household trash around the entire property and into the City Right-of-way. Additionally there is dilapidated fence in the rear of the property which should be removed, repaired, or replaced.)

Attachments: [Case Files 23-5447](#)

10. PUBLIC COMMENT

11. GENERAL BUSINESS

- A. [Case No 24-007155](#) Case No. 24-007155 Parking Ticket Appeal - 1100 S Main St North Port, Florida

Attachments: [Parking Ticket](#)
 [Parking Appeal](#)
 [Parking Report](#)

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.

