



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Compliance Hearing

Thursday, April 25, 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. [24-0591](#) Approve Minutes for the March 28, 2024 Code Enforcement Hearing Meeting

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [Case No 23-4293](#) (NL) MIKHAIL A RADZIONAU, EKATERINA BISTREVSKY; 2987 LA TASSELL ST
70-21, NPCC - It shall be unlawful
(Using City-Right-of-way as a driveway in the rear of his property with no culvert, and no Right-of-way use permit.)
- B. [Case No 23-4819](#) (NL) IAN ANDREW DAVID SMITH, BRENDA LEE SMITH; 1468 WOOD ROSE ST
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for hot water heater change out)
- C. [Case No 23-5108](#) (DG) URIAN FAMILY TRUST CHARLIES T URIAN (TTEE); 7303 SPRING HAVEN DR
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for shed installed in rear of property.)

- D. [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](#)
- E. [Case No 23-5394](#) (NL) KEVIN & JASMINE HERRERA, MINERVA OLGUIN GONZALEZ
4168 MAGENTA AVE
Chapter 105.1, Florida Building Code - Permit required.
(No permit on file for shed on this property.)
- F. [Case No 23-5439](#) (NL) FRANCISCO GUILLERMO; 1417 E PRICE BLVD
59-1 (c)(1), City Code Allowed parking
(Boat parked on front side of house not parked on an improved surface.)
- G. [Case No 24-34](#) (KS) BRANDON M HAYS; 3118 LANDRUM ST
59-2, City Code, Damage to the public right-of-way, abatement by city
(Damage to the City Right-of-way by use of vehicles or ATV's.)
70-21, NPCC - It shall be unlawful
(Driving through City Right-of-way with no culvert)
- H. [Case No 24-73](#) (DG) SAMUEL J KING; 4112 MATTOX CIR
Sec 46-148 City of North Port Code (a) Camping is prohibited
(RV and Tents up on this undeveloped lot. Camping is prohibited on this undeveloped lot, all items must be removing turning property back to its natural state. If this is not anyone that you have given permission to, please contact North Port Police Department non emergency dispatch to being the Trespassing Affidavit.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of miscellaneous trash throughout this property.)
- I. [Case No 24-87](#) (DG) JOSHUA & JILL CALVERT; 6219 DALEWOOD CIR
59-1 (c)(1), City Code Allowed parking
(Trailer parked on an unimproved surface.)
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicles parked in City Right-of-way.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of wood in the driveway, as well as a car frame on the left side of the house.)
- J. [Case No 24-126](#) (NL) NICOLE & GASPARD SENAT; 2809 DUMONT LN
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicle parked in the City Right-of-way with no license plate, and is facing the wrong direction of traffic.)
- K. [Case No 24-137](#) (NL) TRIPLE DEVELOPERS LLC; 1605 NORA LN
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Permit 21-00015335 is expired.)
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater

- drainage area.
(Accumulation of debris in the City Right-of-way.)
- L. [Case No 24-149](#) (NL) THOMAS A & MARY R GREEN; 1953 MINCEY TER
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicle parked in City Right-of-way.)
- M. [Case No 24-150](#) (NL) VICTOR GELLER; 2351 PILGER AVE
59-1(b)(2), North Port City Code, Prohibited parking
(Semi parked in Residential area.)
- N. [Case No 24-199](#) (DG) STEPAN GERMANOV; 3361 IROQUOIS AVE
59-1 (c)(1), City Code Allowed parking
(Trailer parked on undeveloped lot with no principal structure.)
- O. [Case No 24-236](#) (NL) TERRY A BRUNSON; 2591 SADNET LN
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Camper parked in City Right-of-way.)
- P. [Case No 24-243](#) (NL) HEXAGON DEVELOPERS LLC; 3086 POINT ST
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of
debris
(Dumpster in the City Right-of-way in front of this construction site, is
overflowing. Additionally, dumpster must be removed from City
Right-of-way.)
- Q. [Case No 24-462](#) (KS) LEVENTE MOLNAR, BOGLARKA LENGYEL; 5458 GADBOYS AVE
Sec. 74-51. - Restrictions on certain vehicles
(Bobcat front loader parked on residential lot which is prohibited per
Code.)

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 23-4120](#) (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](#)
- C. [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](#)

- D. [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](#)

- E. [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 state facts concerning this violation.)

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

8. 1ST 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.)
- B. [Case No 23-4686](#) (DG) JAMES PATTEN, JAMES CHRISTOPHER GEARHART; 7811 TAPLIN AVE
Chapter 42-23, North Port City Code; Accumulation of Debris
(Debris on left side of the house consisting of plastic buckets, wood, and other miscellaneous debris.)
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area.
(Accumulation of debris in City Right-of-way consisting of plastic buckets, chairs, and other miscellaneous items.)
59-1 (c)(1), City Code Allowed parking
(Prohibited parking of vehicles in front yard, and in City Right-of-way.)
- C. [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.)

- D. [Case No 24-79](#) (DG) MATTHEW WHITE; 2210 MCTAGUE ST
59-1 (c)(1), City Code Allowed parking
(Three (3) vehicles on this property with expired tags.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in front of the garage consisting of a roll of tarps, a ladder, boxes, freezer chest, air compressor, coolers, and other miscellaneous items.)
- E. [Case No 24-97](#) (KS) PATRICIA A BRADLEY; 7511 PERENNIAL RD
59-1 (c)(1), City Code Allowed parking
(Green Mustang parked on vacant lot with no principal structure.)
- F. [Case No 24-183](#) (KS) BRITTANY M PHILLIPS, LAURIE O NEAL; 6820 MYRTLEWOOD RD
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris consisting of a full trash dumpster and a pile of miscellaneous junk in driveway.)
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Vehicle parked on property partially blocking sidewalk, impeding thru pedestrian traffic.)
59-1 (c)(1), City Code Allowed parking
(Vehicle parked in front yard and not on an improved surface.)
- G. [Case No 24-246](#) (NL) ALLIED NORTH CONSTRUCTION CORP; 2591 VERDE TER
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris
(Accumulation of debris on this construction site consisting of miscellaneous trash items that are overflowing from the dumpster.)
- H. [Case No 24-255](#) (DG) KATHLEEN T VALLEJO; 2806 CHICKASAW AVE
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Two (2) vehicles parked in City Right-of-way.)
59-1 (c)(1), City Code Allowed parking
(Car and boat parked on property, and not on improved surface.
Additionally there is an RV parked on side easement.)
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris next to driveway consisting of miscellaneous car parts.)
- I. [Case No 24-269](#) (NL) JOHN F & DAWN D KILBRIDE; 3630 PARADE TER
Chapter 42-23, North Port City Code; Accumulation of Debris
(Accumulation of debris in the driveway and on the side of home, consisting of old air handlers and condensing units.)
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.
(Trailer parked in City Right-of-way which is prohibited per City Code.)
- J. [Case No 24-398](#) (DG) BURKE GROUP LLC; 1593 HOLLISTER AVE
Section 53-240(A)(3) Unified Land Development Code, Special Structures
(Structure built on this property, as well as a fence, with no principal structure.)

59-1 (c)(1), City Code Allowed parking
(Vehicle parked on this property with no principal structure.)

- K. [Case No 24-516](#) (NL) JERROD RYAN ENGLISH REVOCABLE TRUST; 3923 PARTRIDGE AVE
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- L. [Case No 24-707](#) (KS) LA NEGRITA ALEGRE LLC; 6333 ALHAMBRA AVE
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)
- M. [Case No 24-717](#) (KS) LA NEGRITA ALEGRE LLC; 6307 ALHAMBRA AVE
Section 45-5A, Unified Land Development Code - Land Clearing
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)

9. GENERAL BUSINESS

- A. [24-0476](#) Case No. 24010965 Trespass Appeal - Appellant - 1602 Kramer Way
(Mullen Activity Center)

Attachments: [Exemptions](#)
[Incident Redacted](#)
[CAD Redacted](#)
[Trespass Warning Redacted](#)
[Trespass Appeal Form Redacted](#)

- B. [24-0521](#) Case No. 24014244 Trespass Appeal - Smith - 6207 W. Price Blvd.
(Morgan Family Community Center)

Attachments: [CAD Redacted](#)
[Trespass Warning](#)
[Police Incident Report](#)
[Trespass Appeal Form](#)

10. PUBLIC COMMENT

11. 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.

ADVISORY BOARD CURRENT VACANCIES

Art Advisory Board 3 Regular; 2 Alternate; 1 Youth
Auditor Selection Committee 2 Regular; 2 Alternate
Charter Review Advisory Board 1 Regular; 2 Alternate; 1 Youth
Citizen Tax Oversight Committee 1 Regular
Community Economic Development Advisory Board None
Environmental Advisory Board 1 Alternate; 1 Youth
Firefighters' Pension Trust Fund Board of Trustees None
Police Officers' Pension Trust Fund Board of Trustees 1 Regular
Parks and Recreation Advisory Board None
Planning and Zoning Advisory Board 2 Alternate
Veterans Park Advisory Committee 1 Regular; 2 Alternates
Zoning Board of Appeals 3 Regular; 2 Alternates