



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, April 25, 2019

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. The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

[19-0384](#) Minutes of the March 28, 2019 Code Enforcement Hearing

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

Case No. (KMR) Elurette J. Marcelin, 2949 Industry Ave.
[19-774](#) Chapter 58-104, North Port City Code
(Certificate of occupancy has not been issued for this residence)
Section 105.4.1.1, Florida Building Code
(Permit number 05-10777 for single-family residence has expired due to no activity)

Attachments: [19-774 Case File](#)

[Case No. 19-1267](#) (KMR) David J. Conklin, 4465 Midland St.
Section 105.4.1.1, Florida Building Code
(Permit number 17-464 for residential land clearing expired due to no activity)
ACTION: Fifty (50) days to achieve compliance (no later than April 19, 2019) or \$10/day fine up to a maximum of \$5,000.00 beginning April 20, 2019.

Attachments: [19-1267 Case File](#)
[19-1267 Case File Addition](#)
[19-1267 Case File Addition \(2\)](#)
[19-1267 Case File Addition \(3\)](#)

[Case No. 19-1423](#) (SKP) Victoria A. Rosemond, 6457 Rentscher Ave.
Sec. 59-16(c), North Port City Code
(Vehicle parked on the vacant lot to the left without a principle structure)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning April 23, 2019.

Attachments: [19-1423 Case File](#)
[19-1423 Case File Addition \(2\)](#)
[19-1423 Case File Addition \(3\)](#)
[19-1423 Case File Addition \(4\)](#)
[17-4940 Photo 1](#)
[17-4940 Photo 2](#)
[17-4940 Photo 3](#)
[17-2235 Photo 1](#)
[17-184 Photo 1](#)
[17-184 Photo 2](#)
[19-1423 Photo 1](#)
[19-1423 Photo 2](#)
[19-1423 Photo 3](#)

[Case No. 19-1961](#) (KMR) Branislav Nikolic, 8132 Trionfo Ave.
Chapter 105.1, Florida Building Code
(No permit on file for the chain link fence on the property)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$5,000.00 beginning April 23, 2019

Attachments: [19-1961 Case File](#)
[19-1961 Case File Addition](#)
[19-1961 Case File Addition \(2\)](#)
[19-1961 Case File Addition \(3\)](#)
[19-1961 Photo 1](#)
[19-1961 Photo 2](#)
[19-1961 Photo 3](#)

[Case No. 19-1999](#) (CAD) Carlsen Contracting CO INC, 2164 Roscoe Ln.
Chapter 42-22C, North Port City Code
(Impinging growth of small trees and brush to the left of 2186 Roscoe Ln.)

Attachments: [19-1999 Case File](#)
[19-1999 Case File Addition](#)
[19-1999 Case File Addition \(2\)](#)
[Speaker Form Case No. 19-1999](#)
[19-1999 Exhibit From Hearing](#)
[19-1999 Photo 1](#)
[19-1999 Photo 2](#)
[19-1999 Photo 3](#)
[19-1999 Photo 4](#)

[Case No. 19-2170](#) (SKP) Michael H. & Colby Mazzoni, 2637 Crane Ave.
Chapter 70-56, North Port City Code
(No visible assigned house numbers affixed to the residence can be seen from the street)

Attachments: [19-2170 Case File](#)

[Case No. 19-2272](#) (SKP) Victor Hernandez, 3226 Moravia Ave.
Chapter 42-23, North Port City Code
(Debris in front of the garage consisting of plywood)

Attachments: [19-2272 Case File](#)

[Case No. 19-2301](#) (KMR) B F Ft Myers Inc., 15021 Tamiami Trl.
Chapter 105.1, Florida Building Code
(No permit for sign change out- White Marquee sign "Quality is our recipe-Wendy's")

Attachments: [19-2301 Case File](#)
[19-2301 Case File Addition](#)

[Case No. 19-2333](#) (JAG) Karen & Kevin Conkel, 6244 Bluery Ave.
Chapter 105.1, Florida Building Code
(No permit on file for a hot water heater change out)

Attachments: [19-2333 Case File](#)
[19-2333 Case File Addition](#)
[19-2333 Case File Addition \(2\)](#)

[Case No. 19-2406](#) (KMR) Hortense Burgess (TTEE), 3389 Avanti Cir.
Chapter 105.1, Florida Building Code
(No permit on file for a recent hot water tank change-out)

Attachments: [19-2406 Case File](#)

[Case No. 19-2528](#) (SKP) Patricia L. Serio, 5416 Burdette Ter.
Chapter 42-23, North Port City Code
(Debris to the right of the house consisting of a washer, dryer and wood)

Attachments: [19-2528 Case File](#)

[Case No. 19-2535](#) (CAD) Pamela E. Hart, 1401 Kirkwood St.
Chapter 70-56, North Port City Code
(No visible assigned house numbers affixed to the residence can be seen from the street)

Attachments: [19-2535 Case File](#)
[19-2535 Case File Addition](#)
[19-2535 Case File Addition \(2\)](#)

[Case No. 19-2538](#) (CAD) Oksana Melnik, 3648 New London St.
Sec. 59-16(f)(4), North Port City Code
(Black cargo trailer parked in the City right of way, not attached to a vehicle)

Attachments: [19-2538 Case File](#)
[19-2538 Case File Addition](#)
[19-2538 Case File Addition \(2\)](#)

Case No. (SKP) Sandra M. & Jeanette Brady, 5384 Kismet Ter.
19-2573 Chapter 42-23, North Port City Code
(Debris in an open trailer on the left side of the property consisting of a dog carrier, wood and a go-kart)

Attachments: 19-2573 Case File
19-2573 Case File Addition

Case No. (JAG) Shannon Stanford Wiggins, 4126 Cobbler Ln.
19-2652 Chapter 42-23, North Port City Code
(Debris consisting of miscellaneous items throughout the yard)
Chapter 62-50, North Port City Code
(Solid Waste containers stored improperly at the street on Wednesday, 2/27/2019, outside the time frame permissible by Code. Pick up is on Tuesday.)

Attachments: [19-2652 Case File](#)
[19-2652 Case File Addition](#)

Case No. (SKP) F & A Atlantic Inc., 4751 Pocatella Ave.
19-2687 Chapter 42-23, North Port City Code
(Debris in driveway consisting of excessive empty boxes)

Attachments: [19-2687 Case File](#)

Case No. (JAG) Vernon Carl & Lori Robin Graham, 3172 Bellefonte Ave.
19-2704 Chapter 70-56, North Port City Code
(House numbers affixed to the residence are not visible due to overgrowth of vegetation. Please trim back the vegetation or move the assigned numbers to a location where they are visible from the street.)

Attachments: [19-2704 Case File](#)

7. CONTINUED CASES

[Case No. 19-435](#) (KMR) Katherine Kramer, 7197 Haage Ct.
Chapter 42-23, North Port City Code
(Debris throughout lot consisting of household items, miscellaneous items and litter)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 18, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning February 19, 2019.

Attachments: [19-435 Case File](#)
[19-435 Case File Addition](#)
[19-435 Case File Addition \(2\)](#)
[19-435 Case File Addition \(3\)](#)
[19-435 Case File Addition \(4\)](#)
[19-435 Case File Addition \(5\)](#)
[19-435 Case File Addition \(6\)](#)
[19-435 Photo 1](#)
[19-435 Photo 2](#)
[19-435 Photo 3](#)

[Case No. 19-1838](#) (CAD) Madeline H. Lowell, 6262 Otis Rd.
Chapter 42-22C, North Port City Code
(Impinging growth of a very large tree on the right side of 6292 Otis Rd.)

Attachments: [19-1838 Case File](#)
[19-1838 Case File Addition](#)
[19-1838 Case File Addition \(2\)](#)
[19-1838 Case File Addition \(3\)](#)
[19-1838 Case File Addition \(4\)](#)
[19-1838 Case File Addition \(5\)](#)
[19-1838 Case File Addition \(6\)](#)

[Case No. 19-1894](#) (KMR) Samantha Bynoe-Coke, 5139 Hills Ct.
Chapter 42-23, North Port City Code
(Debris throughout this vacant lot consisting of household items, furniture, and miscellaneous trash and debris)
Sec. 59-16(c), North Port City Code
(Large travel trailer parked on this vacant lot with no principle structure)

Attachments: [19-1894 Case File](#)
[19-1894 Case File Addition](#)
[19-1894 Case File Addition \(2\)](#)
[19-1894 Case File Addition \(3\)](#)

8. 1ST HEARING CASES

[Case No. 19-2085](#) (SKP) Klara Tengerdy, 3990 Cuthbert Ave.
Chapter 42-23, North Port City Code
(Debris in front yard consisting of mattress, chairs, PVC piping, appliances and general garbage)

Attachments: [19-2085 Case File](#)
[19-2085 Case File Addition](#)
[19-2085 Case File Addition \(2\)](#)
[19-2085 Photo 1](#)
[19-2085 Photo 2](#)
[19-2085 Photo 3](#)
[19-2085 Photo 4](#)

[Case No. 19-2123](#) (JAG) McLeod Land & Equipment Inc., 6098 San Salvador Rd.
Section 105.4.1.1, Florida Building Code
(Permit number 05-10667 for a single-family residence has expired)

Attachments: [19-2123 Case File](#)
[19-2123 Exhibit 1](#)

[Case No. 19-2206](#) (SKP) Jana S. Caniff, 5240 Alibi Ter.
Chapter 70-56, North Port City Code
(No visible assigned house numbers affixed to the residence can be seen from the street)

Attachments: [19-2206 Case File](#)
[19-2206 Photo 1](#)
[19-2206 Photo 2](#)

Case No.
19-2302

(CAD) Kevin & Isabel Topp, 5474 Countess Ave.
Chapter 42-23, North Port City Code
(Miscellaneous debris in an open trailer with debris on the City
right-of-way)
Chapter 62-50, North Port City Code
(Solid Waste containers stored improperly at the street on Thursday,
2/7/2019, outside the time frame permissible by Code. Pick up is on
Wednesday.)

Attachments:

[19-2302 Case File](#)
[19-2302 Case File Addition](#)
[19-2302 Photo 1](#)
[19-2302 Photo 2](#)
[19-2302 Photo 3](#)
[19-2302 Photo 4](#)
[19-2302 Photo 5](#)
[19-2302 Photo 6](#)
[19-2302 Photo 7](#)
[19-2302 Photo 8](#)
[19-2302 Photo 9](#)
[19-2302 Photo 10](#)
[19-2302 Photo 11](#)
[19-2302 Speaker Card](#)

Case No.
19-2372

(SKP) GSAA Home Equity Trust US Bank, 2704 Kasim St.
Chapter 105.1, Florida Building Code
(No permit for above ground swimming pool in the rear yard with no safety fencing)
Chapter 42-23, North Port City Code
(Debris consisting of plastic chairs and other plastic items on the left side of the property and wooden chairs and other small amounts of debris on the driveway)

Attachments:

[19-2372 Case File](#)
[19-2372 Case File Addition](#)
[19-2372 Case File Addition \(2\)](#)
[19-2372 Photo 1](#)
[19-2372 Photo 2](#)
[19-2372 Photo 3](#)
[19-2372 Photo 4](#)
[19-2372 Photo 5](#)
[19-2372 Photo 6](#)
[19-2372 Photo 7](#)
[19-2372 Photo 8](#)
[19-2372 Speaker Card](#)

Case No.
19-2578

(CAD) Robert C. & Christine A. Jones, 1913 Northland Ave.
Chapter 42-23, North Port City Code
(Debris on the left side of the property in an open trailer and miscellaneous debris scattered throughout the property consisting of wood scraps and tires)
Sec. 59-16(c)(4), North Port City Code
(Camping trailer parked on the grass to the right of the driveway not on an improved surface)
Chapter 105.1, Florida Building Code
(No permit on file for the car canopy in the driveway of this property)
Section 53-240(5), Unified Land Development Code
(Accessory structures are permitted on the side and rear yards of the property, please move the car canopy to the rear or side yard and apply for the proper permit)

Attachments:

[19-2578 Case File](#)
[19-2578 Case File Addition](#)

[Case No. 19-2666](#) (KMR) Mario M. & Isabel M. Ferreira, 12787 Richezza Dr.
Section 105.4.1.1, Florida Building Code
(Permit number 15-5629 for a pool has expired with outstanding final inspections, life safety issue if the residents are using the pool, contact building department for final inspections)

Attachments: [19-2666 Case File](#)
[19-2666 Case File Addition](#)

[Case No. 19-2672](#) (KMR) Howard Edward Berris & Sharon Faye Berris, 12025 Blazing Star Dr.
Chapter 105.1, Florida Building Code
(No permit on file for outdoor kitchen construction)

Attachments: [19-2672 Case File](#)
[19-2672 Case File Addition](#)
[19-2672 Case File Addition \(2\)](#)
[19-2672 Photo 1](#)

9. 2ND HEARING CASES

[Case No. 19-1524](#) (KMR) 2018-3 IH Borrower LP, 5177 Andris St.
Section 105.4.1.1, Florida Building Code
(Permit number 13-1108 for a garage door replacement has expired)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$50/day fine up to a maximum of \$5,000.00 beginning April 23, 2019.

Attachments: [19-1524 Case File](#)
[19-1524 Case File Addition](#)
[19-1524 Case File Addition \(2\)](#)
[19-1524 Case File Addition \(3\)](#)
[19-1524 Photo 1](#)

Case No.
19-1689

(SKP) Steve & Donna Wagner, 5025 San Luis Ter.
Chapter 42-23, North Port City Code
(Debris in front of house consisting of plastic bins, boxes and trash bags)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning April 23, 2019.

Attachments:

[19-1689 Case File](#)
[19-1689 Case File Addition](#)
[19-1689 Case File Addition \(2\)](#)
[19-1689 Case File Addition \(3\)](#)
[19-1689 Case File Addition \(4\)](#)
[19-1689 Case File Addition \(5\)](#)
[19-1689 Case File Addition \(6\)](#)
[19-1689 Photo 1](#)
[19-1689 Photo 2](#)
[19-1689 Photo 3](#)
[19-1689 Photo 4](#)
[19-1689 Photo 5](#)
[19-1689 Photo 6](#)
[19-1689 Photo 7](#)
[19-1689 Photo 8](#)

Case No.
19-1892

(KMR) GGH 16 LLC, 5168 Hills Ct.
Chapter 42-23, North Port City Code
(Debris consisting of miscellaneous household items, furniture, pallets and piles of trash throughout the property)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning April 23, 2019
Sec. 59-16(h), North Port City Code
(Camper on this vacant lot with individuals living inside it for more than thirty (30) days)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning April 23, 2019.

Attachments:

[19-1892 Case File](#)
[19-1892 Case File Addition](#)
[19-1892 Case File Addition \(2\)](#)
[19-1892 Case File Addition \(3\)](#)
[19-1892 Case File Addition \(4\)](#)
[19-1892 Case File Addition \(5\)](#)
[19-1892 Case File Addition \(6\)](#)
[19-1892 Photo 1](#)
[19-1892 Photo 2](#)
[19-1892 Photo 3](#)
[19-1892 Photo 4](#)

Case No.
19-1945 (SKP) David W. Rhodes, 2771 Ridgewood Dr.
Chapter 42-23, North Port City Code
(Debris in the driveway consisting of bedroom furniture, tires and wheels, plastic buckets and cardboard. Also, Solid Waste containers are overflowing and fence has fallen over.)
ACTION: Twenty-five (25) days to achieve compliance (no later than April 22, 2019) or \$10/day fine up to a maximum of \$1,000.00 beginning April 23, 2019

Attachments: [19-1945 Case File](#)
[19-1945 Case File Addition](#)
[19-1945 Case File Addition \(2\)](#)
[19-1945 Case File Addition \(3\)](#)
[19-1945 Case File Addition \(4\)](#)
[19-1945 Case File Addition \(5\)](#)
[19-1945 Case File Addition \(6\)](#)
[19-1945 Case File Addition \(7\)](#)
[19-1945 Photo 1](#)
[19-1945 Photo 2](#)
[19-1945 Photo 3](#)

10. GENERAL BUSINESS

19-0454 May 23rd, 2019 Code Enforcement Hearing Cancellation

19-0455 Florida Fire Prevention Code - Enforcement

Attachments: Official Legal Opinion - Fire Prevention Code

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.

CITY OF NORTH PORT ADVISORY BOARD VACANCY LIST

Art Advisory Board 3 Regular Members, 2 Alternates

Audit Committee 2 North Port Citizens

Beautification & Tree/Scenic Highway Committee 1 Regular Member, 2 Alternates

Charter Review Advisory Board 1 Regular Member, 2 Alternates

Citizens' Tax Oversight Committee 2 Regular Members

Community Economic Development Advisory Board 1 Financial Representative, 1 Home Owners Association Board Member Representative, 1 Diversified Light Industrial/Manufacturing Representative, 1 Higher Education/School Board Member Representative, 1 Development/Engineering Planning Representative, 1 Land Use Attorney Representative; 1 Public Relations Representative

Environmental Advisory Board 2 Alternate Members; 1 Youth Member

Historic and Cultural Advisory Board 2 Regular Members, 2 Alternates

Joint Management Advisory Board 1 North Port Citizen; 1 Citizen Representative of Sarasota County

North Port Youth Council 7 to 11 Student Members

Parks & Recreation Advisory Board 2 Alternates; 1 Youth

Planning & Zoning Advisory Board 1 Regular Member, 2 Alternates

Public Utility Advisory Board 1 Regular, 2 Alternates, 1 Alternate may be a youth 14-17

Zoning Board of Appeals 2 Alternates

UPCOMING EXPIRATION DATES FOR BOARD MEMBERS

2019

04-25-19	Richard Lindner	Beautification & Tree/Scenic Highway Committee
04-27-19	Christine Glenn	Beautification & Tree/Scenic Highway Committee
05-08-19	Kody Parsotan	Parks & Recreation Advisory Board
05-08-19	Zhaneta Albritton	Art Advisory Board
05-23-19	Valerie LaBoy	Citizens' Tax Oversight Committee
05-23-19	Alice White	Citizens' Tax Oversight Committee
06-01-19	Josh Reid	Art Advisory Board
06-26-19	Shawn Singh	Art Advisory Board
06-26-19	Ashley Higgins	Environmental Advisory Board
07-11-19	Aron Walton	Community Economic Development Bd.