



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda Code Enforcement Hearing

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Thursday, September 26, 2019

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

[19-1067](#) Minutes for the August 22, 2019 Code Enforcement Hearing

Attachments: [Minutes](#)

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

### 6. COMPLIANT CASES

Case No. (KMR) Maksim Nikitin, 3115 Draper Ter.  
[19-3176](#) Sec. 59-16(c), North Port City Code  
(RV parked on the lot to the left of this residence, lot is owned by this resident, however, lots are not combined. Lot would have to be combined to the principle structure in order to park an RV on the lot.)

Attachments: [19-3176 Case File](#)  
[19-3176 Case File Addition](#)  
[19-3176 Case File Addition \(2\)](#)  
[19-3176 Case File Addition \(3\)](#)  
[19-3176 Case File Addition \(4\)](#)  
[19-3176 Case File Addition \(5\)](#)  
[19-3176 Case File Addition \(6\)](#)  
[19-3176 Speaker Form](#)

[Case No. 19-3566](#) (CAD) Christine M. Gannon & Jennifer L. Hanlon, 8766 Porto Bello Ave.  
Chapter 105.1, Florida Building Code  
(No permit on file for the replacement of windows and a door)

**Attachments:** [19-3566 Case File](#)  
[19-3566 Case File Addition](#)

[Case No. 19-3636](#) (JAG) Jorge Chaviano, 4047 Clearfield St.  
Section 105.4.1.1, Florida Building Code  
(Permit number 11-3618 for a rear porch addition has expired due to no activity)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$50/day fine up to a maximum of \$5,000.00 beginning September 17, 2019.

**Attachments:** [19-3636 Case File](#)  
[19-3636 Case File Addition](#)  
[19-3636 Photo 1](#)

[Case No. 19-3644](#) (JAG) Spencer M. & Stefanie G. Lynn, 4396 Alfa Ter.  
Section 105.4.1.1, Florida Building Code  
(Permit number 16-5315 for a fence has expired due to no activity)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$50/day fine up to a maximum of \$5,000.00 beginning September 17, 2019.

**Attachments:** [19-3644 Case File](#)  
[19-3644 Case File Addition](#)

[Case No. 19-3738](#) (KMR) Manuel Moinz, 2739 Orchard Cir.  
Section 105.4.1.1, Florida Building Code  
(Permit number 16-2639 for demolition of a slab has expired due to no activity)

**Attachments:** [19-3738 Case File](#)  
[19-3738 Case File Addition](#)

[Case No. 19-3900](#) (KMR) Maksim & Galina Nikitin, 3131 Draper Ter.  
Chapter 70-21, North Port City Code  
(Driving through the City right-of-way to gain access to the property, which does not have an apron or culvert pipe)  
Sec. 59-16(c)(4), North Port City Code  
(Camping trailer parked on this vacant lot that is not on an improved surface)  
Sec. 45-5A, Unified Land Development Code  
(Property has had some land clearing done to get the camping trailer on the property)  
Sec. 59-16(c), North Port City Code  
(Vacant lot that is not combined with 3115 Draper Ter. with a camping trailer on it, without a principle structure)

**Attachments:** [19-3900 Case File](#)  
[19-3900 Case File Addition](#)  
[19-3900 Case File Addition \(2\)](#)

[Case No. 19-3994](#) (KMR) Advanta IRA Services, LLC IRA #8005205 (F/B/O), 2586 Parrot St.  
Chapter 105.1, Florida Building Code  
(No permit on file for a residential remodel and no permit for a wood fence in the rear yard)  
Chapter 62-50, North Port City Code  
(Solid Waste containers stored improperly in the driveway in front of the home)

**Attachments:** [19-3994 Case File](#)  
[19-3994 Case File Addition](#)  
[19-3994 Case File Addition \(2\)](#)  
[19-3994 Case File Addition \(3\)](#)

[Case No. 19-4079](#) (KMR) Astley A. Shirley, 2694 Roxbury Cir.  
Chapter 42-23, North Port City Code  
(Debris in the front of the property consisting of loose trash, construction material in the driveway and on the right side of the property)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.

**Attachments:** [19-4079 Case File](#)  
[19-4079 Case File Addition](#)  
[19-4079 Case File Addition \(2\)](#)  
[19-4079 Case File Addition \(3\)](#)  
[19-4079 Photo 1](#)

[Case No. 19-4411](#) (HLB) Garfield Villafana & Bernadine Morena, 4033 Pincushion St.  
Chapter 42-23, North Port City Code  
(Debris consisting of a refrigerator, door screen, and other miscellaneous household items in the driveway next to garage)

**Attachments:** [19-4411 Case File](#)  
[19-4411 Case File Addition](#)

[Case No. 19-4533](#) (KMR) Joshua D. & Michelle Farnsworth, 1886 Calahan Ave.  
Chapter 105.1, Florida Building Code  
(Two sheds on this property, one shed has no permit on file and the other shed has a valid permit from the past)

**Attachments:** [19-4533 Case File](#)

[Case No. 19-4575](#) (HLB) TBW Mortgage-Backed Trust 2007-1 Bank of NY Mellon (TTEE),  
2787 Wells Ave.  
Chapter 62-50, North Port City Code  
(Solid Waste containers stored improperly in the driveway in front of the home)

**Attachments:** [19-4575 Case File](#)

[Case No. 19-4614](#) (KMR) James B. & Kecia M. Dixon, 1414 Halacka Rd.  
Chapter 105.1, Florida Building Code  
(No permit on file for the wire fence that is on this property)

**Attachments:** [19-4614 Case File](#)  
[19-4614 Case File Addition](#)

[Case No. 19-4675](#) (HLB) Federal National Mortgage Association, 3280 Tupelo Ave.  
Chapter 70-56, North Port City Code  
(Assigned numbers affixed to the residence missing one or more digits)

**Attachments:** [19-4675 Case File](#)

[Case No. 19-4699](#) (HLB) SWFL Properties Group, LLC, 1276 Ramrod St.  
Chapter 105.1, Florida Building Code  
(No permit on file for the above ground pool that is located on the screened lanai)

**Attachments:** [19-4699 Case File](#)

[Case No. 19-4671](#) (HLB) John A. & Lorianne J. Callahan, 1609 Log Ln.  
Chapter 70-56, North Port City Code  
(No visible assigned house numbers affixed to the residence can be seen from the street)

**Attachments:** [19-4671 Case File](#)  
[19-4671 Case File Addition](#)

[Case No. 19-4790](#) (HLB) Carol A. Borg, 4325 La Rosa Ave.  
Chapter 42-24, North Port City Code  
(Property has the soil and sod higher are than the culvert and is causing drainage issue)

**Attachments:** [19-4790 Case File](#)

[Case No. 19-4884](#) (HLB) Richard J. & Barbara J. Nelson, 5468 Densaw Rd.  
Chapter 42-23, North Port City Code  
(Debris in the backyard consisting of unused recreational motor vehicles and miscellaneous items)

**Attachments:** [19-4884 Case File](#)

[Case No. 19-5097](#) (JAG) Bich Vo Thao, 2157 Tejon Ave.  
Sec. 59-16(f)(2), North Port City Code  
(Red GMC suburban parked in the City right-of-way facing the incorrect direction of traffic)  
Sec. 59-16(F)(1), North Port City Code  
(Parking an unlicensed red GMC suburban in the City right-of-way)

**Attachments:** [19-5097 Case File](#)

[Case No. 19-5149](#) (HLB) Ivan Iourtchenko & Natalia Melnichenko, 1552 Rice Ter.  
Chapter 42-23, North Port City Code  
(Debris on the right side of the property consisting of an exercise bike and a gym with vines growing over them)

**Attachments:** [19-5149 Case File](#)

## **7. CONTINUED CASES**

Case No.  
19-3578 (KMR) Cheryle Lippolt, 5462 Allen Rd.  
Chapter 42-23, North Port City Code  
(Debris in the back yard consisting of plastic tubs and planters)  
ACTION: Fifty (50) days to achieve compliance (no later than August 19, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning August 20, 2019.

Attachments: [19-3578 Case File](#)  
[19-3578 Case File Addition](#)  
[19-3578 Case File Addition \(2\)](#)  
[19-3578 Case File Addition \(3\)](#)  
[19-3578 Case File Addition \(4\)](#)  
[19-3578 Case File Addition \(5\)](#)  
[19-3578 Case File Addition \(6\)](#)  
[19-3578 Case File Addition \(7\)](#)  
[Exhibit 1 19-3578](#)  
[19-3578 Photo 1](#)  
[19-3578 Photo 2](#)  
[19-3578 Photo 3](#)  
[19-3578 Photo 4](#)  
[19-3578 Photo 5](#)  
[19-3578 Photo 6](#)  
[19-3578 Photo 7](#)  
[19-3578 Photo 8](#)  
[19-3578 Photo 9](#)  
[19-3578 Speaker Forms](#)

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

Case No.  
19-4438 (CAD) Jeffrey J. Sherknus, 4598 Lullaby Rd.  
Chapter 42-23, North Port City Code  
(Debris consisting of old wooden fence panels on the right partially in the driveway and open bags of mulch on the left side of the driveway)

Attachments: [19-4438 Case File](#)

Case No.  
19-4445 (HLB) Judith Simpson, 4074 Mokena Ave.  
Chapter 42-23, North Port City Code  
(Debris consisting of wood fencing on the right side of this property)

Attachments: [19-4445 Case File](#)  
[19-4445 Case File Addition](#)

[Case No. 19-4885](#) (CAD) Jeffrey L. & Amanda Nelson, 7264 Belcrest Ct.  
Chapter 105.1, Florida Building Code  
(No permit on file for the above ground pool, more than two (2) foot in height, in the backyard of this residence.)

**Attachments:** [19-4885 Case File](#)  
[19-4885 Case File Addition](#)

[Case No. 19-4894](#) (HLB) Jeffrey A. Danke, 3803 Pinstar Ter.  
Chapter 42-23, North Port City Code  
(Debris consisting of disabled lawn mowers in the front and miscellaneous debris behind the property in the drainage easement.)

**Attachments:** [19-4894 Case File](#)

[Case No. 19-5098](#) (JAG) Antonio A. Desousa, 2175 Tejon Ave.  
Sec. 59-16(f)(3), North Port City Code  
(Parking a detached white enclosed trailer on the City right-of-way in front of a vacant lot to the right of this property.)

**Attachments:** [19-5098 Case File](#)

[Case No. 19-5386](#) (JAG) Jeremy F. Mullen, 2181 Sultan Ave.  
Chapter 42-23, North Port City Code  
(Large amount of debris on this vacant lot consisting of a tent, tarps, pieces of wood, chairs, out house, solar shower, glass, bags of mulch, slabs of granite, light fixtures, propane tanks, and several other objects.)

**Attachments:** [19-5386 Case File](#)  
[19-5386 Case File Addition](#)

## **9. 2ND HEARING CASES**

[Case No. 19-2418](#) (KMR) FLA II Trustee Inc. (TTEE), 14998 Tamiami Trl.  
Sec. 21-8A(2)(b), Unified Land Development Code  
(Large pot holes in the rear driveway are a hazard for vehicles and/or motorcycles)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$25/day fine up to a maximum of \$2,000.00 beginning September 17, 2019.

**Attachments:** [19-2418 Case File](#)  
[19-2418 Case File Addition](#)  
[19-2418 Case File Addition \(2\)](#)  
[19-2418 Photo 1](#)  
[19-2418 Photo 2](#)  
[19-2418 Photo 3](#)  
[19-2418 Photo 4](#)  
[19-2418 Photo 5](#)  
[19-2418 Photo 6](#)  
[19-2418 Photo 7](#)  
[19-2418 Photo 8](#)  
[19-2418 Photo 9](#)  
[19-2418 Photo 10](#)  
[19-2418 Photo 11](#)  
[19-2418 Photo 12](#)

[Case No. 19-3686](#) (KMR) Pilastre Sato Homes & Buildings, LLC, 5290 Weatherton St.  
Section 105.4.1.1, Florida Building Code  
(Permit number 18-3963 for a single-family residence has expired due to no activity)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$50/day fine up to a maximum of \$5,000.00 beginning September 17, 2019.

**Attachments:** [19-3686 Case File](#)  
[19-3686 Case File Addition](#)



Case No.  
19-3798

(KMR) Jehohanan Inc., 14928 Tamiami Trl.  
Sec. 21-8A(2)(b), Unified Land Development Code  
(Access road behind Burger King has pot holes and damage to the pavement that requires maintenance)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$25/day fine up to a maximum of \$2,000.00 beginning September 17, 2019.

**Attachments:**

[19-3798 Case File](#)  
[19-3798 Case File Addition](#)  
[Case No. 19-3798 Speaker Form](#)  
[19-3798 Photo 1](#)  
[19-3798 Photo 2](#)  
[19-3798 Photo 3](#)  
[19-3798 Photo 4](#)  
[19-3798 Photo 5](#)  
[19-3798 Photo 6](#)  
[19-3798 Photo 7](#)

[Case No. 19-3875](#) (JAG) Surene Stalter (Life Est.) Paul E. III & Adam A. Bollenbach, Tayna J. Carmoody & Kathyanne Bucci, 2892 Duchess Ln.  
Chapter 42-23, North Port City Code  
(Debris consisting of tarps connected to the trees all around the rear of this property)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.

**Attachments:** [19-3875 Case File](#)  
[19-3875 Case File Addition](#)  
[19-3875 Case File Addition \(2\)](#)  
[19-3875 Case File Addition \(3\)](#)  
[19-3875 Case File Addition \(4\)](#)  
[19-3875 Case File Addition \(5\)](#)  
[19-3875 Submitted Exhibits](#)  
[19-3875 Photo 1](#)  
[19-3875 Photo 2](#)  
[19-3875 Photo 3](#)  
[19-3875 Photo 4](#)  
[19-3875 Photo 5](#)  
[19-3875 Photo 6](#)  
[19-3875 Photo 7](#)  
[19-3875 Photo 8](#)

[Case No. 19-3931](#) (KMR) Klara Tengerdy, 3990 Cuthbert Ave.  
Section 105.4.1.1, Florida Building Code  
(Permit number 95-899 for a swimming pool, permit number 95-916 for a pool cage, permit number 95-1169 for plumbing work, and permit number 95-2653 for miscellaneous work have been abandoned due to no activity)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$50/day fine up to a maximum of \$5,000.00 beginning September 17, 2019.

**Attachments:** [19-3931 Case File](#)  
[19-3931 Case File Addition](#)  
[19-3931 Case File Addition \(2\)](#)  
[19-3931 Case File Addition \(3\)](#)

Case No.  
19-3969

(KMR) David W. Rhodes, 2771 Ridgewood Dr.  
Chapter 62-50, North Port City Code  
(Solid Waste containers stored improperly in the driveway in front of the home)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.

Attachments:

[19-3969 Case File](#)  
[19-3969 Case File Addition](#)  
[19-3969 Case File Addition \(2\)](#)  
[19-3969 Case File Addition \(3\)](#)  
[19-3969 Photo 1](#)

Case No.  
19-4337

(KMR) Aleksandr & Larisa Khoroshenko, 3713 Basket St.  
Chapter 42-23, North Port City Code  
(Debris on the property consisting of car parts and tires in the driveway, a large umbrella and a truck tool box on the grass of the front yard)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.  
Sec. 59-16(c)(2), North Port City Code  
(Eight (8) vehicles on this lot, maximum number of cars allowed is six (6) on a lot that is 10,000 square feet)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.  
Chapter 62-50, North Port City Code  
(Solid Waste containers stored improperly on the vacant lot to the left of this property)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 16, 2019) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 17, 2019.

Attachments:

[19-4337 Case File](#)  
[19-4337 Case File Addition](#)  
[19-4337 Speaker Forms](#)  
[19-4337 Exhibits](#)  
[19-4337 Photo 1](#)  
[19-4337 Photo 2](#)  
[19-4337 Photo 3](#)

**10. GENERAL BUSINESS - None**

**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 2 Regular Members, 2 Alternates, 1 Youth Member

Audit Committee 2 North Port Citizens

Beautification & Tree/Scenic Highway Committee 3 Regular Members, 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 Development/Engineering Planning Representative, 1 Land Use Attorney Representative; 1 Public Relations Representative

Environmental Advisory Board 2 Regular, 2 Alternate Members; 2 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 5 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 1 Alternate

**UPCOMING EXPIRATION DATES FOR BOARD MEMBERS**

09-19-19	Bill Diekman	Community Economic Development Bd,
09-19-19	Richard Suggs	Community Economic Development Bd.
09-26-19	Keith Brown	Police Pension Board of Trustees (Resident appointed by the Commission)
09-30-19	Tom Truesdale	Firefighter, elected by Firefighter members
10-10-19	Victor Dobrin	Public Utility Advisory Board
11-02-19	Colby Bowman	Citizens' Tax Oversight Committee
11-13-19	Robin Short	Parks & Recreation Advisory Board
11-13-19	Holly Loos	Beautification & Tree/Scenic Highway Committee
12-14-19	Gail Miller	Beautification & Tree/Scenic Highway Committee