



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Code Compliance Hearing

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Thursday, May 23, 2024

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:00 a.m.

### 2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

### ALSO PRESENT:

Recording Secretary Kiddy, Police Legal Advisor Coughlin, Code Compliance Inspector Grandt, Code Compliance Inspector Schauer, Code Compliance Inspector Long, Code Enforcement Manager Raducci, Assistant City Clerk Powell, Board Specialist Marcus, and Urban Forester Pieper

### 3. PUBLIC COMMENT

There was no public comment.

### 4. APPROVAL OF MINUTES

- A. [24-0686](#) Approve Minutes for the April 25, 2024 Code Enforcement Hearing Meeting

*Hearing Officer Toale approved the Minutes as presented.*

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

Hearing Officer Toale provided an overview of procedures and Mr. Powell swore in all those wishing to provide testimony.

### 6. COMPLIANT CASES

- A. [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.)

*This case was brought into compliance with no further action required.*

- B. [Case No 23-4646](#) (DG) MARIE E LE BLANC; 5404 GABO RD  
Chapter 42-23, North Port City Code; Accumulation of Debris

(Accumulation of debris throughout property and encroaching onto sidewalk, consisting of plastic totes, and other miscellaneous household items.)

*This case was brought into compliance with no further action required.*

- C. [Case No 24-70](#) (NL) BRUMMIT FAMILY TRUST; 5414 REDWOOD TER  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired Permit(s) 23-12087 IRRIGATION 22-14994 INT-RE ROOF SHINGLE TO SHINGLE)  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid waste containers improperly stored in the driveway and at the curb.)  
*This case was brought into compliance with no further action required.*
- D. [Case No 24-202](#) (NL) GERALD J BEAUCHAMP; 1480 S CRANBERRY BLVD  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of miscellaneous debris throughout the property, mainly in front of the house around the driveway.)  
*This case was brought into compliance with no further action required.*
- E. [Case No 24-227](#) (NL) CHRISTOPHER SAFFARAS; 8330 SENATE AVE  
59-1 (c)(1), City Code Allowed parking - A property owner shall only have a boat, light duty vehicle, oncall/ on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure  
(Multiple vehicles parked on undeveloped lot of which is owned by same owner, but is not a combined parcel.)  
Note: Prior Case 21-2735 June 25, 2021, which came into compliance and never went to trial.  
*This case was brought into compliance with no further action required.*
- F. [Case No 24-240](#) (NL) JORGE CHAVIANO; 4047 CLEARFIELD ST  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Expired permit 11-3618 for RESIDENTIAL ADDITIONS.)  
*This case was brought into compliance with no further action required.*
- G. [Case No 24-242](#) (NL) CSMA BLT LLC; 1553 S CRANBERRY BLVD  
70-21, NPCC -  
(Vehicles driving through City Right-of-way, with no culvert or right-of-way use permit.)  
59-2, City Code, Damage to the public right-of-way.  
(Damage to the City Right-of-way with Tire Ruts from driving through it.)  
*This case was brought into compliance with no further action required.*

- H. [Case No 24-244](#) (NL) S SHULTZ TRUST KEY BANK (TTEE), C/O TRUST REAL ESTATE % BRENDA, COX (OH-01-10-0930); 2453 ALLSUP TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Three (3) Trailers and a boat parked in City Right-of-way at this residence.)  
*This case was brought into compliance with no further action required.*
- I. [Case No 24-320](#) (NL) ALEX E & YARIYA BALMASEDA; 1677 LA VETA ST  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Fence permit 23-6933 for Non Structural Fence has expired.)  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid waste containers improperly stored at the street outside the time frame permissible per City Code.)  
*This case was brought into compliance with no further action required.*
- J. [Case No 24-360](#) (DG) ANNA KLEIN & VITALY SHAPIRO; 1669 BOSWELL ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Vehicle parked in City Right-of-way area which is prohibited per City Code.)  
59-1 (c)(1), City Code Allowed parking  
(Two (2) vehicles parked next to residence on an unimproved surface.)  
*This case was brought into compliance with no further action required.*
- K. [Case No 24-361](#) (DG) CHRISTINE L FOUNTAIN; 2053 S SAN MATEO DR  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Vehicle being parked in City Right-of-way which is prohibited per City Code.)  
Chapter 70-56, North Port City Code Assigned numbers  
(Assigned numbers affixed to residence missing 1 or more digits. Address reading 205\_.)  
*This case was brought into compliance with no further action required.*
- L. [Case No 24-365](#) (NL) VADIM & OLEG DESYATNIKOV; 1662 WENDOVER ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Trailer parked in City Right-of-way.)  
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 chain link fence.)  
*This case was brought into compliance with no further action required.*
- M. [Case No 24-368](#) (DG) ERIC S & STEPHANIE KENT; 3381 S SAN MATEO DR  
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.  
(Assigned numbers affixed to residence missing 1 or more digits.)

*This case was brought into compliance with no further action required.*

- N. [Case No 24-390](#) (DG) SWH 2017-1 BORROWER LP; 2071 KABAT AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Three (3) vehicles parked in City Right-of-way .)  
*This case was brought into compliance with no further action required.*
- O. [Case No 24-449](#) (DG) ANDREI KOROBKOV, NATALIA KOROBKOVA; 4451 KENVIL DR  
59-1 (c)(1), City Code Allowed parking  
(Vehicles parked in yard and not on an improved surface.)  
*This case was brought into compliance with no further action required.*
- P. [Case No 24-458](#) (NL) CHRIS BINGLE; 5317 HACKLEY RD  
59-1 (c)(1), City Code Allowed parking  
(Two (2) trucks and an RV parked on this undeveloped lot of which has no principal structure.)  
*This case was brought into compliance with no further action required.*
- Q. [Case No 24-481](#) (NL) SWH 2017-1 BORROWER LP; 3149 PENELOPE TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Trailer parked in City Right-of-way.)  
*This case was brought into compliance with no further action required.*
- R. [Case No 24-514](#) (DG) MILLICENT SMALL; 7864 BRISTOL AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Three (3) vehicles parked in front of this undeveloped lot which is prohibited per City Code.)  
*This case was brought into compliance with no further action required.*
- S. [Case No 24-521](#) (NL) CHANEL GROUP LLC; 4108 DEKLE AVE  
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 multiple trash bags.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in driveway consisting of construction material debris piled up in front of the garage doors.)  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid Waste Containers improperly stored at the street outside the time frame permissible per City Code.)  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence.)

*This case was brought into compliance with no further action required.*

- T. [Case No 24-522](#) (NL) RANDHIR MARRERO RAMROOP, KAMINA RAMROOP; 4189 ACLINE AVE  
59-1 (c)(1), City Code Allowed parking  
(Boat parked in yard and not on a improved surface.)

*This case was brought into compliance with no further action required.*

- U. [Case No 24-534](#) (DG) AUDUBON SOCIETY ATTN GINA BINKLEY; 7784 LUCINDA RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Gray ford Ranger parked in City Right-of-way, in front of this undeveloped lot, which is prohibited per City Code.)

*This case was brought into compliance with no further action required.*

- V. [Case No 24-548](#) (DG) MARTA A & ALEXANDRU NASTASE; 1709 NAMATKA AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Vehicle parked in City Right-of-way)

*This case was brought into compliance with no further action required.*

- W. [Case No 24-571](#) (DG) 2017-1 IH BORROWER LP; 6333 FIELDING ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Vehicle parked in City Right-of-way which is prohibited per City Code.)

*This case was brought into compliance with no further action required.*

- X. [Case No 24-581](#) (KS) JEAN IRENE DOVE, DAVID COLEMAN DOVE III; 5890 TRUMPET ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris in rear of property consisting of dirt and other miscellaneous items)  
70-21, NPCC  
(Driving through City Right-of-way to access property with no culvert or right-of-way use permit)  
59-2, City Code, Damage to the public right-of-way  
(Damage to the City Right-of-way from putting gravel down from the street onto the property)  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required  
(No permit on file for a fence/gate on this property)

*This case was brought into compliance with no further action required.*

- Y. [Case No 24-583](#) (DG) JENNILYN PAINTER, C/O DAVID PAINTER; 6661 FEENEY CT  
59-2, City Code, Damage to the public right-of-way  
(Damage to the City Right-of-way in front of this undeveloped lot.)

*This case was brought into compliance with no further action required.*

- Z.** [Case No 24-589](#) (NL) SARINA NICOLE LEE IANNUZZI; 7991 BRISTOL AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Boat parked in City Right-of-way)  
*This case was brought into compliance with no further action required.*
- AA.** [Case No 24-605](#) (DG) ANDRE L & NANCY I GIBSON; 3431 BLUELEAF DR  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris on this undeveloped lot consisting of multiple wood pallets)  
59-1 (c)(1), City Code Allowed parking  
(Dodge truck parked on this undeveloped lot with no principal structure)  
*This case was brought into compliance with no further action required.*
- AB.** [Case No 24-610](#) (KS) CASSIDY C REDDINGER; 6022 OTIS RD  
59-1 (c)(1), City Code Allowed parking  
(Two (2) Unlicensed vehicles parked on the right side of residence, in the grass and not on an improved surface. Additionally, there is a vehicle parked in the front yard)  
*This case was brought into compliance with no further action required.*
- AC.** [Case No 24-615](#) (DG) CONFIDENTIAL 119.071FS; 1208 N FAIROAKS DR  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for the asphalt track on this property)  
*This case was brought into compliance with no further action required.*
- AD.** [Case No 24-648](#) (KS) MICHAELA A MUMFORD (E LIFE EST); 5568 KENWOOD DR  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed motor home parked in City right-of-way, and blocking the pedestrian walkway)  
*This case was brought into compliance with no further action required.*
- AE.** [Case No 24-695](#) (DG) JOEL A STEVENSON, JENNIFER NEWCOMER; 4492 ADELAIDE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Two (2) boats and trailers in City Right-of-way)  
59-1 (c)(1), City Code Allowed parking  
(One (1) boat and trailer parked in yard and not on an improved surface)  
*This case was brought into compliance with no further action required.*
- AF.** [Case No 24-726](#) (DG) MICHAEL WAGNER, LINDSEY M SOUSA; 5150 CROMEY RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired fence permit 22-69 for NON-STRUCTURAL FENCE)  
*This case was brought into compliance with no further action required.*

- AG.** [Case No 24-752](#) (NL) CHRISTOPHER & ANGELINA LUKERT;  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Truck and trailer parked in City Right-of-way which is prohibited per City Code.)  
*This case was brought into compliance with no further action required.*
- AH.** [Case No 24-851](#) (KS) JOHN M BROGAN; 8074 BOCA GRANDE AVE  
59-1 (c)(1), City Code Allowed parking  
(Number of vehicles on this property exceed the amount permissible per City Code. There were Nine (9) vehicles counted, to include 1 camper trailer that is in a disrepair state, a GMC mini van with flat tires, Three (3) Cadillac Eldorados, and a Ford Pick up truck. Additionally, there were two (2) vehicles on the left side of the residence, as well as a vehicle on the right side of the carport which appear to be inoperable as well. Inoperable vehicles have to be covered with a non transparent tarp, and all vehicles must be parked on an improved surface.)  
*This case was brought into compliance with no further action required.*
- AI.** [Case No 24-856](#) (NL) BRANDON GILLEY; 1251 S CHAMBERLAIN BLVD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Trailer being parked in the City Right-of-way.)  
*This case was brought into compliance with no further action required.*
- AJ.** [Case No 24-890](#) (DG) JOSEPH HURST; 1302 DELMONTE ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)  
*This case was brought into compliance with no further action required.*
- AK.** [Case No 24-906](#) (KS) ZHANDOS JAZYLBEKOV; 2828 CERULLO ST  
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 multiple pieces of rotting plywood, and a load of gravel in the Right-of-way.)  
70-21, NPCC  
(Play wood and gravel placed in City Right-of-way as a makeshift driveway to access undeveloped parcel. There is no culvert or a Right-of-way use permit on file.)  
*This case was brought into compliance with no further action required.*

**1ST HEARING CASES**

- K.** [Case No 24-964](#) (NL) ARTHUR LOZOVSKY; 4273 WABASSO AVE  
Section 45-5A, Unified Land Development Code - Land Clearing

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

*This case was brought into compliance with no further action required.*

## 7. CONTINUED CASES

D. [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.)

*This case was heard with Case No. 24-398.*

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections and contact with property owner.

Roberto Balsa, property owner, being duly sworn, spoke to inspections, property ownership, trees removed, and photographs submitted into evidence.

Mr. Raducci, being duly sworn, spoke to property ownership.

Mr. Pieper, being duly sworn, spoke to inspections and trees removed.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-409, 1593 Hollister Ave., to be in violation of Section 45-5A, Unified Land Development Code for land clearing unknown number of trees removed and imposed a fine of \$15000.***

C. [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.)

*This case was heard with Case No. 24-409.*

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections, contact with property owner, and photographs submitted into evidence.

Roberto Balsa, property owner, being duly sworn, spoke to structure usage, vehicle removal, and timeline.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-398, 1593 Hollister Ave., to be in violation of Section 53-240(A)(3), Unified Land Development Code for structure and fence built with no principal structure and imposed a fine of \$25 a day with a maximum of \$2000 to commence on June 18, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-398, 1593 Hollister Ave., to be in violation of Chapter 59-1(c)(1), North Port City Code for vehicle parked on property with no principal structure and imposed a fine of \$10 a***



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*day with a maximum of \$1000 to commence on June 18, 2024.*

## 1ST HEARING CASES

- J. [Case No 24-846](#) (DG) RUSSELL DRISCHEL; 7007 HAMPSHIRE CIR  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)  
Hearing Officer Toale announced the item.  
Inspector Grandt, being duly sworn, provided a presentation including inspections, trees removed, and photographs submitted into evidence.  
Russell Drischel, property owner, being duly sworn, spoke to trees removed.  
***Based on evidence presented, Hearing Officer Toale, found Case No. 24-846, 7007 Hampshire Cir., to be in violation of Section 45-5A, Unified Land Development Code for land clearing and imposed a fine of \$2400.***
- L. [Case No 24-987](#) (NL) LAURA SCHADEWALDT, BARROW FLEETWOOD; 3595 ELDRON AVE  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation.)  
Hearing Officer Toale announced the item.  
Inspector Long, being duly sworn, provided a presentation including inspections, trees removed, and photographs submitted into evidence.  
Barrow Fleetwood, property owner, being duly sworn, spoke to hurricane impacts, property ownership, trees removed, permit requirements, and hazardous tree status.  
Mr. Raducci, being duly sworn, spoke to mitigation fees.  
***Based on evidence presented, Hearing Officer Toale, continued Case No. 24-987 to the June 27, 2024 Code Compliance Meeting.***
- A. [Case No 23-4598](#) (KS) Andrew Lawrence Cardinal & Harley Kate Cardinal; 6395 Tropicaire Boulevard  
Section 105.4.1.1, Florida Building Code  
(Expired permits 22-18352 Inter-ReRoof Shingle to Shingle as well as 23-1560 Int-complete system change out)  
Hearing Officer Toale announced the item.  
Inspector Schauer, being duly sworn, provided a presentation including violations, contact with property owner, and permit status.  
Harley Cardinal, property owner, being duly sworn, spoke to permit status and timeline.  
Mr. Raducci, being duly sworn, spoke to permit and inspection process.  
***Based on evidence presented, Hearing Officer Toale, continued Case No. 23-4598 to***

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*the June 27, 2024 Code Compliance Meeting.*

## **2ND HEARING CASES**

- B. [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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including inspections and no changes to property.

George Goodspeed and Lynnsee Taylor, property owners, both being duly sworn, spoke to structure usage, future land use, and requested continuance.

Ms. Coughlin, being duly sworn, spoke to Unified Land Development Code (ULDC) rewrite status.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 23-2099 to the June 27, 2024 Code Compliance Meeting.***

- G. [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.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, no changes to property, contact with property owner, and photographs submitted into evidence.

John Kilbride, property owner, being duly sworn, spoke to removal status.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 24-269 to the June 27, 2024 Code Compliance Meeting.***

## **1ST HEARING CASES**

- B. [Case No 24-164](#) (NL) COREY MITCHELL REEDER, MARISSA ANN REEDER; 3341 TONKIN DR  
Chapter 105.1, Florida Building Code - Permit required.  
(Right-of-way work being done with no permit on file.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris through the consisting of miscellaneous items throughout the property.)  
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 with no 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 the City Right-of-way from driving through it)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, no contact with property owner, and photographs submitted into evidence.

Corey Reeder, property owner, being duly sworn, spoke to debris status and permit requirements.

Mr. Kiddy, being duly sworn, spoke to right-of-way activity and permit requirements.

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-164, 3341 Tonkin Dr., to be in violation of Chapter 105.1, Florida Building Code for no permit for right-of-way work and imposed a fine of \$10 a day with a maximum of \$5000 to commence on June 18, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-164, 3341 Tonkin Dr., to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-164, 3341 Tonkin Dr., to be in violation of Chapter 70-21, North Port City Code for driving through City right-of-way with no use permit and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 24-164, 3341 Tonkin Dr., to be in violation of Chapter 59-2, North Port City Code for damage to City right-of-way and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.***

## **10. GENERAL BUSINESS**

- A. [24-0761](#) Case No. 24027726 Trespass Appeal - Thomas - 6205 W. Price Blvd.  
(North Port Aquatic Center)

Hearing Officer Toale announced the item.

Ms. Coughlin, being duly sworn, spoke to no contact with appellant and recommendations.

***Based on evidence presented, Hearing Officer Toale, denied trespass appeal Case No. 24027726.***

## **CONTINUED CASES**

- A. [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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, spoke to permit status and requested a continuance.

**Based on evidence presented, Hearing Officer Toale, continued Case No. 23-5065 to the June 27, 2024 Code Compliance Meeting.**

- B. [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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, spoke to status and requested a continuance.

**Based on evidence presented, Hearing Officer Toale, continued Case No. 24-255 to the June 27, 2024 Code Compliance Meeting.**

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

- C. [Case No 24-197](#) (NL) JACQUELINE E THOMAS; 1501 DEXTER RD  
Chapter 34-23, North Port City Code Any person who engages in any business, occupation or profession who does not pay the required business tax within 150 days after the notice that the tax is due and who does not obtain the required local business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00 (in addition to cost of business tax).  
(No Active Business Tax Receipt on file for Fine Design Lawn Car Inc.)  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way.  
(Multiple vehicles parked in City Right-of-way of which is prohibited per City Code.)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris consisting of miscellaneous consisting of trash and many business related items/supplies on the lot next to property.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including violations, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-197, 1501 Dexter Rd., to be in violation of Chapter 34-23, North Port City Code for no active business tax receipt for Fine Design Lawn Car Inc., and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-197, 1501 Dexter Rd., to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-197, 1501 Dexter Rd., to be in compliance of Chapter 59-1(b)(1), North Port City Code for multiple vehicles parked in City right-of-way and dismissed the violation.**

D. [Case No 24-489](#)

(DG) ASHLEY E ERICKSON; 5246 CILLETTE AVE

Section 105.4.1.1, Florida Building Code- Permit has expired.

(Expired permit 22-7140 for Non Structural Fence, as well as 20-11395 for Non Structural Fence.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, provided a presentation including permit status.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-489, 5246 Cillette Ave., to be in violation of Section 105.4.1.1, Florida Building Code for expired permits and imposed a fine of \$50 a day with a maximum of \$5000 to commence on June 18, 2024.**

E. [Case No 24-566](#)

(NL) FKH SFR PROPCO D LP; 3615 MADAGASCAR AVE

Sec. 53-240(M)(5)(b) Unified Land Development Code, Special structures. Fences. Except as otherwise provided in Subsection (6) below, all fences must comply with the following regulations. (5) Design requirements. (b) Posts and supports. All exposed fence posts and supports must face in the direction of the fence owner's property.

(Fence installed incorrectly after the hurricane. Fence posts are on the outside of the fence instead of the inside.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-566, 3615 Madagascar Ave., to be in violation of Section 53-240(M)(5)(b), Unified Land Development Code for fence installed incorrectly and imposed a fine of \$25 a day with a maximum of \$2000 to commence on June 18, 2024.**

F. [Case No 24-576](#)

(NL) LLANQUIHUE INVESTMENT LLC; 1162 OREGON LN

Section 105.4.1.1, Florida Building Code- Permit has expired.

(SFR Building permit 22-8261 has expired.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, no contact with property owner, and photograph submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-576, Oregon Ln., to be in violation of Section 105.4.1.1, Florida Building Code for expired permit and imposed a fine of \$50 a day with a maximum of \$5000 to commence on June 18, 2024.**

G. [Case No 24-609](#)

(NL) CHRISTOPHER & LORI BERIAU; 2443 GREENLEY RD  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris consisting of loveseat, cardboard boxes, miscellaneous boards, tires, and many other items.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, no contact with property owner, and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-609, 2443 Greenley Rd., to be in violation of Chapter 42-23, North Port City Code, for accumulation of debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on June 18, 2024.**

H. [Case No 24-618](#)

(KS) VADIM OLIMPIYUK; 2537 MCTAGUE ST  
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.  
(Shed on this property of which has no principal structure. The lot behind with residence is owned by same owner but properties are not combined.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including inspections, contact with property owner, and photograph submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-618, 2537 McTague St., to be in violation of Section 53-240(A)(3), Unified Land Development Code for shed on property with no principal structure and imposed a fine of \$25 a day with a maximum of \$2000 to commence on June 18, 2024.**

I. [Case No 24-782](#)

(NL) HEXAGON DEVELOPERS LLC; 3224 ZORATOA AVE  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(SFR Permit #22-11258 is expired.)

Hearing Officer Toale announced the item.

Inspector Long, being duly sworn, provided a presentation including inspections, no contact with property owner, and photograph submitted into evidence.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-782, 3224 Zoratoa Ave., to be in violation of Section 105.4.1.1, Florida Building Code for expired permit and imposed a fine of \$50 a day with a maximum of \$5000 to commence on June 18, 2024.**

**9. 2ND HEARING CASES**

- A. [Case No 23-538](#) (DG) MARTY & TINA WOLF; 1634 RONALD ST  
Section 53-265(A)(2) Unified Land Development Code - Exemption from temporary use and special event permits.  
(Illegal shipping container on property since January and is prohibited per City Code.)  
Hearing Officer Toale announced the item.  
  
Inspector Grandt, being duly sworn, requested a continuance.  
  
***Based on evidence presented, Hearing Officer Toale, continued Case No. 23-538 to the June 27, 2024 Code Compliance Meeting.***
- C. [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.)  
Hearing Officer Toale announced the item.  
  
Inspector Grandt, being duly sworn, spoke to no changes to property.  
  
***Based on evidence presented, Hearing Officer Toale, found Case No. 23-4686, 7811 Taplin Ave., to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and signed the order imposing the fine.***  
  
***Based on evidence presented, Hearing Officer Toale, found Case No. 23-4686, 7811 Taplin Ave., to be in violation of Chapter 42-24(a)(5), North Port City Code for accumulation of debris in City right-of-way and signed the order imposing the fine.***  
  
***Based on evidence presented, Hearing Officer Toale, found Case No. 23-4686, 7811 Taplin Ave., to be in violation of Chapter 59-1 (c)(1), North Port City Code for prohibited parking of vehicles in front yard and City right-of-way and signed the order imposing the fine.***
- 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.)

Hearing Officer Toale announced the item.

Inspector Grandt, being duly sworn, spoke to no changes to property.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-79, 2210 McTague St., to be in violation of Chapter 59-1 (c)(1), North Port City Code for three vehicles on property with expired tags and signed the order imposing the fine.**

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-79, 2210 McTague St., to be in violation of Chapter 42-23, North Port City Code for accumulation of debris and signed the order imposing the fine.**

**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.)

Hearing Officer Toale announced the item.

Inspector Schauer, being duly sworn, provided a presentation including photographs submitted into evidence and no changes to property.

**Based on evidence presented, Hearing Officer Toale, found Case No. 24-97, 7511 Perennial Rd., to be in violation of Chapter 59-1 (c)(1), North Port City Code for vehicle parked on vacant lot with no principal structure and signed the order imposing the fine.**

**F. [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.)

***This case was brought into compliance with no further action required.***

## **11. PUBLIC COMMENT**

There was no public comment.

## **12. ADJOURNMENT**

Hearing Officer Toale adjourned the meeting at 11:07 a.m.

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James E. Toale, Hearing Officer