

Application Form

Profile

Matthew

First Name

Koratich

Last Name

20320 Lagente Circle

Home Address

Venice

City

FL

State

34293

Postal Code

mattscchs@yahoo.com

Email Address

Mobile: (941) 929-5078

Primary Phone

Alternate Phone

Please list three references (name only)

Wes Miller David Negip Michael Fleming

Except as otherwise provided, all board members must reside in the city as least six months prior to appointment. Residency must be maintained throughout the term of office. Failure to maintain consistent residency within the city will result in automatic termination of the board appointment. One nonresident may serve as a voting member on each board, provided that the person has owned real property in the city for at least one year prior to the date of appointment. Ownership must be maintained throughout the term of office and will be determined by reviewing the Sarasota County Property Appraiser's records. Youth members must be at least 14 years-old and in high school. Board members may serve on only one board, with the exception of ad hoc, task force, or special committees appointed by the city commission.

Yes No

Interests & Experiences

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Are you currently serving on any other City Board/Committee? Board members may serve on only one board, with the exception of ad hoc, task force, or special committees appointed by the city commission.

Yes No

Were you ever removed from a City Board/Committee due to lack of attendance?

Yes No

Matthew Koratich

Do you have any relatives currently serving on a City Board/Committee or relatives that are currently serving on the same City Board/Committee for which you are applying? Relatives as defined in F.S. Chapter 112.3135; grandparents; and grandchildren may not (i) concurrently serve on the same board; or (iii) concurrently serve on the city commission and a board that hears quasi-judicial items.

Yes No

Are you retired?

Yes No

Lennar Homes

Employer

HOA Operations Manager

Occupation

[Matthew Koratich Resume.pdf](#)

Upload a Resume

Why do you desire to serve on the above Board/Committee? Please list any relative experience, if applicable.

I am interested in serving on the zoning board of appeals because I have a deep understanding of interpreting and enforcing community covenants, as well as reviewing and approving architectural requests. I believe my experience and knowledge can bring valuable insights to the board. My goal is to uphold zoning regulations with fairness and ensure decisions that benefit the community's best interests. With a genuine passion for maintaining a balance between community development and preserving its character, I am dedicated to making thoughtful and informed contributions as a member of the zoning board of appeals.

Demographics

Ethnicity *

Caucasian/Non-Hispanic

Gender *

Male

Acknowledgements

Please Agree with the Following Statement

I agree that if appointed, I will serve on the above board without compensation and at the pleasure of the City Commission.

I Agree

Please Agree with the Following Statement

I agree to abide by the Sunshine and Public Records Laws and attend all mandatory training sessions.

I Agree

Question applies to multiple boards

I understand that membership on this board requires an annual Statement of Financial Interest disclosure form to be filed on or before July 1st of each year.

Yes No

Please indicate if any information provided on this application is exempt under Florida Statutes Chapter 119.07.

None

COMMUNITY ASSOCIATION MANAGEMENT

Highly motivated, intuitive, and results-driven leader; armed with exceptional management skills in delivering vision, innovation, and strategic planning, as well as driving businesses toward significant growth and advancement.

- Highly effective even under high-pressure environments; equipped with well-defined organizational expertise and exceptional problem-solving and analytical aptitudes to accurately assess client needs.
- Resourceful problem solver with the ability to conceptualize cost-effective solutions to challenging situations while maintaining a professional image.
- Known for keen attention to detail and unswerving commitment to achieving the highest standards and levels of success.
- Powered with tactical and effectual leadership capabilities in supervising and guiding individuals toward the successful and timely completion of duties.
- Technically proficient with Salesforce; HOA Management Software (Cinc, TOPS, Caliber, Strongroom, EzSuite, and Club Essentials); Microsoft Office Suite (Word, Excel, Outlook, Publisher, OneNote, and PowerPoint); Microsoft Access; Windows, Macintosh, Linux operating systems.

WORK CHRONOLOGY

LENNAR HOMES, LLC. ▪ FORT MYERS, FL

HOA Operations Manager

Apr 2017–Present

- Chosen by the Regional Vice President as one of the exclusive group of sixty-six individuals nationwide for an intensive eight-month mid-level leadership development program offered by the prestigious HBP with the Harvard School of Business.
- Provide direct oversight of management company partners and serve on the Board for a portfolio of more than eighty exceptional communities, with a cumulative revenue exceeding \$63 million.
- Accountable for the drafting, reviewing, and approval of community declarations in collaboration with legal counsel. Proficient in the interpretation and enforcement of community covenants, ensuring compliance. Additionally, adept at reviewing architectural requests and maintaining the integrity of the community's aesthetic standards.
- Collaborate seamlessly with cross-functional teams across the entire community life cycle, including sales, marketing, land development, land acquisitions, and purchasing. Contribute expertise and support in critical stages, encompassing acquisition, entitlement, development, opening, operation, and closeout.

ICON MANAGEMENT SERVICES, INC. ▪ BRADENTON, FL

Community Association Manager

Sep 2014–Apr 2017

- Functioned effectively in creating and implementing procedures for community compliance, architectural review, and neighborhood security for fifteen condominium associations.
- Executed building facility inspections and conceptualized routine preventative maintenance flow charts for ninety-four mid-rise condominium buildings.
- Established as the go-to authority within the company on the developer turnover process. Collaborated with fellow managers, providing support in preparing essential documentation and delivering education to enhance client retention.

MATTHEW KORATICH, LCAM, CMCA, AMS

🏠 20320 LAGENTE CIRCLE, VENICE, FL 34293 📞 (941) 929.5078 ✉ MATTSCCHS@YAHOO.COM

WORK CHRONOLOGY - CONTINUED

PROMENADE CONDOMINIUM OWNERS ASSOCIATION, INC. ▪ LONGBOAT KEY, FL

Concierge

Sep 2013–Sep 2014

- Took charge of coordinating all areas of resident concerns with other departments encompassing bell cart reservations, package check, directional assistance, tour excursions, dining reservations, and strollers and wheelchair assistance, thus enhancing resident experience.
- Closely monitored and maintained electronic access systems in accordance with standard compliance.

JCPENNEY COMPANY, INC. ▪ SARASOTA, FL

Department Manager

Mar 2009–Sep 2013

Human Resource Manager

Aug 2007–Mar 2009

- Earned promotion as department manager through demonstration of strong leadership skills.
- Served as a driving force in positioning home goods sales and profit to the top 10 company-wide in operational and performance excellence.
- Employed effectual management skills in delivering top-grading and sourcing exceptional store talent, subsequently obtaining recognition as the number one ranked division for customer experience.

PROFESSIONAL DEVELOPMENT

LICENSED COMMUNITY ASSOCIATION MANAGER

STATE OF FLORIDA

CERTIFIED MANAGER OF COMMUNITY ASSOCIATIONS

COMMUNITY ASSOCIATION MANAGERS INTERNATIONAL CERTIFICATION BOARD

ASSOCIATION MANAGEMENT SPECIALIST

COMMUNITY ASSOCIATIONS INSTITUTE

NOTARY PUBLIC

STATE OF FLORIDA

CERTIFIED HORTICULTURE PROFESSIONAL PRE-CERTIFICATION COURSE

FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION

LENNAR FOUNDATIONAL MID-LEVEL LEADER PROGRAM

HARVARD BUSINESS PUBLISHING CORPORATE LEARNING



North Port, FL

Zoning Board of Appeals

Board Roster



Robert C Dyer

1st Term Nov 23, 2021 - Nov 23, 2024

Position Vice Chair



Mark Mousty

2nd Term Mar 05, 2019 - Apr 26, 2025

Position Member



Joseph Pumilia

1st Term Dec 14, 2021 - Dec 14, 2024

Position Member



Frank J Rotonda

1st Term Mar 14, 2023 - Mar 14, 2026

Position Member



Vacancy

Position Alternate II



Vacancy

Position Alternate I



Vacancy



Vacancy



Vacancy



North Port, FL


Zoning Board of Appeals

Board Details

A quasi-judicial board.

Considers appeals on the interpretation and administration of zoning regulations and variances. Handles quasi-judicial issues. services in the enforcement of these zoning regulations.

Overview

 **Size** 9 Seats


 **Term Length** 3 Year

 **Term Limit** 2

Contact

 **Name** Matt Powell

 **Email** boardapplications@cityofnorthport.com

 **Phone** (941) 429-7063

Additional

Membership Requirements

Requirement to file a Financial Disclosure Form annually with the Sarasota County Supervisor of Elections. The board shall consist of seven (7) regular members and two (2) alternate members. (1) No member of the Zoning Board of Appeals shall hold any elective office or be employed by the City. (2) All board appointees shall have resided within the city for a period of one year. Residency must be maintained throughout the term of office. Failure to maintain permanent residency within the city shall result in automatic vacation of the board seat. (3) No person shall be appointed with private or personal interests likely to conflict with the general public interest. (4) To the greatest extent possible, at least three (3) members of the Zoning Board of Appeals shall have experience and expertise in zoning, land use, and related topics.

Meetings

Meets the Last Wednesday of each month as needed at 6:00 p.m..

Enacting Legislation

Ord. No. 98-31, Unified Land Development Code Chapter 1, Article III, Section 1-28 Zoning Board of Appeals.

Enacting Resolution Website

n/a