



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Wednesday, September 24, 2025

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

<https://www.northportfl.gov/Building-Planning/Code-Enforcement/Code-Enforcement-Hearing>

#### **1. CALL TO ORDER**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. PUBLIC COMMENT**

#### **4. APPROVAL OF MINUTES**

- A. [25-2607](#) Approve the June 26, 2025, August 28, 2025, Code Enforcement Hearing Meeting Minutes.

**Attachments:** [Code Enforcement 06-26-25](#)  
[Code Enforcement 08-28-25](#)  
[Code Enforcement 08-28-25 \(2\)](#)

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

#### **6. COMPLIANT CASES**

- A. [CASE-25-007](#) (GO), Palladio Development LLC, 2248 Ann Arbor Road  
[99](#) 42-23 NPCC - Accumulation of Debris  
(Property has overflowing dumpster and debris all over the front of the property.)  
105.4.1.1 Florida Building Code - Permit has expired  
(Expired SFR 22-00009025)  
IPMC 2021, 304 - Exterior Structure  
(No proper anchorage on the abandoned construction site.)
- B. [CASE-25-005](#) (JP), Kay Zimmerman (E Life Est), 1568 Atwater Drive  
[34](#) 105.1 Florida Building Code - Permit required  
(Permit application 23-10791 not issued for a concrete slab. Slab appears to have been installed in the rear of residence.)

- C. [B-CECASE-25-00316](#) (JP), Brightland Homes of Florida LLC, 3610 Winterville Circle  
105.4.1.1, Florida Building Code - Permit has expired  
(SFR permit 24-00008868 expired.)  
**Attachments:** [NoticeofViolationReport\\_20250220\\_090119.pdf](#)
- D. [CCASE-25-00182](#) (JP), Suncoast Plaza Property Owners Association Inc., Sun Market Place  
0984070095  
IPMC 2021, 302.3 - Sidewalks and driveways  
(Pothole next to storm drain in the center of the roadway on Sundown Lane.)
- E. [CASE-25-00871](#) (JP), Shannon Mack, 3474 Neham Street  
42-24(A)(5) NPCC - Maintenance of stormwater drainage area  
(Accumulation of debris in the right-of-way consisting of a mattress and chairs.)
- F. [CASE-25-00605](#) (JP), Richard Dionisio, 5786 Lavender Avenue  
59-1(b)(4) NPCC - Prohibited Parking  
(Inoperable Ford F150 placed in the driveway with flat tires and debris in the bed of the truck.)
- G. [CASE-25-00884](#) (GO), Christopher & Heather Hewitt, 3520 Pericles Avenue  
105.1 Florida Building Code - Permit required  
(Permit needed for culvert placed in swale being used for a driveway.)  
**Attachments:** [25-00884 Case file.pdf](#)  
[25-00884 Photo 1.jpg](#)  
[25-00884 Photo 2.jpg](#)
- H. [CECASE-25-00982](#) (GW), Leonid Samoylov (E Life Estate) & Anna Shkrob (E Life Estate),  
8189 Boca Grande Avenue  
42-23 NPCC - Accumulation of Debris  
(Furniture on right-of-way)  
59-1 (c)(1) NPCC - Allowed parking  
(Vehicle parked on front lawn)  
**Attachments:** [25-00982 Case file.pdf](#)  
[25-00982 Photo 1.jpg](#)  
[25-00982 Photo 2.jpg](#)  
[25-00982 Photo 3.jpg](#)  
[25-00982 Photo 4.jpg](#)  
[25-00982 Photo 5.jpg](#)
- I. [CECASE-25-01078](#) (JP), Southern Shores Enterprises LLC, 2276 Yancy Street  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers not affixed to residence)

**Attachments:**     [25-01078 Case file.pdf](#)  
[25-01078 Photo 1.jpg](#)  
[25-01078 Photo 2.jpg](#)  
[25-01078 Photo 3.jpg](#)

- J.     [CECASE-25-01095](#)     (GW), Raul Coral Revocable Trust, 5700 Gallatin Lane  
42-23 NPCC - Accumulation of Debris  
(Junk, trash, debris, and automobile parts at the rear of property.)  
59-1(b)(4) NPCC - Prohibited Parking  
(Two vehicles parked in rear yard without current vehicle tags.)  
59-1(c)(1) NPCC - Allowed parking  
(Two vehicles parked on grass in rear yard visible from the street.)

**Attachments:**     [25-01095 Case file.pdf](#)  
[25-01095 Photo 1.jpg](#)  
[25-01095 Photo 2.jpg](#)  
[25-01095 Photo 3.jpg](#)  
[25-01095 Photo 4.jpg](#)  
[25-01095 Photo 5.jpg](#)  
[25-01095 Photo 6.jpg](#)  
[25-01095 Photo 7.jpg](#)

- K.     [CECASE-25-01101](#)     (GW), Raul Coral Revocable Trust, 5704 Gallatin Lane  
42-23 NPCC - Accumulation of Debris  
(Junk, trash and debris at rear of property)

**Attachments:**     [25-01101 Case file.pdf](#)  
[25-01101 Photo 1.jpg](#)  
[25-01101 Photo 2.jpg](#)  
[25-01101 Photo 3.jpg](#)  
[25-01101 Photo 4.jpg](#)  
[25-01101 Photo 5.jpg](#)  
[25-01101 Photo 6.jpg](#)

- L.     [CECASE-25-01127](#)     (LC), Janet & Edward Francis Arbogast Sr, 2667 Hagerick Lane  
2-511. NPCC - Fines and liens, Tree Protection Regulations  
(3 pine trees cut down without permit. 1-14", 1-15", 1-16")

**Attachments:**     [25-01127 Case file.pdf](#)  
[25-01127 Photo 1.jpg](#)  
[25-01127 Photo 2.jpg](#)  
[25-01127 Photo 3.jpg](#)  
[25-01127 Photo 4.jpg](#)

- M.**     [CECASE-25-01192](#)     (JP), CSMA BLT LLC, 4167 North Biscayne Drive  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris on the north side of residence consisting of trash bags, plywood, and other misc. items)
- Attachments:**     [25-01192 Case file.pdf](#)  
                          [25-01192 Photo 1.jpg](#)  
                          [25-01192 Photo 2.jpg](#)  
                          [25-01192 Photo 3.jpg](#)  
                          [25-01192 Photo 4.jpg](#)  
                          [25-01192 Photo 5.jpg](#)
- N.**     [CECASE-25-01222](#)     (LC), Rebecca Peters Revocable Living Trust, 5142 Deckard Avenue  
59-1 (b)(1) NPCC - Prohibited parking  
(No light or heavy duty vehicle shall be parked on the public right-of-way)
- Attachments:**     [25-01222 Case file.pdf](#)  
                          [25-01222 Photo 1.jpg](#)  
                          [25-01222 Photo 2.jpg](#)  
                          [25-01222 Photo 3.jpg](#)  
                          [25-01222 Photo 4.jpg](#)
- O.**     [CASE-25-00557](#)     (GO), Christine Gannon & Jennifer Hanlon, 8766 Porto Bello Avenue  
42-23 NPCC - Accumulation of Debris  
(Debris along the right side and the carport. Debris consists of two large mattresses.)
- Attachments:**     [25-00557 Case file.pdf](#)  
                          [25-00557 Photo 1.jpg](#)  
                          [25-00557 Photo 2.jpg](#)
- P.**     [CASE-25-00868](#)     (LC), Roman & Alla Kiz, 1120155307  
105.1 Florida Building Code - Permit required  
(No underbrush permit was obtained before was done and seem to have a shed on property with no permit.)
- Attachments:**     [25-00868 Case file.pdf](#)  
                          [25-00868 Photo 1.jpg](#)  
                          [25-00868 Photo 2.jpg](#)
- Q.**     [CASE-25-00881](#)     (GO), Bettr Homes Construction LLC, 0984048321  
42-23 NPCC - Accumulation of Debris  
(Overflowing dumpster and trash all over the ground)
- Attachments:**     [25-00881 Case file.pdf](#)  
                          [25-00881 Photo 1.jpg](#)

- R. [CASE-25-010](#)  
[26](#) (LC), David & Tonya Lowery, 4879 Laskey Avenue  
105.1 Florida Building Code - Permit required  
(Permit required for culvert pipe off of Switzerland Rd.)
- Attachments:** [25-01026 Case file.pdf](#)  
[25-01026 Photo 1.jpg](#)  
[25-01026 Photo 2.jpg](#)
- S. [CASE-25-014](#)  
[41](#) (GO), MXP FL X LLP C/O McDowell Housing Partners LLC, 1310 Citizens  
Parkway  
IPMC 2021, 302.3 - Sidewalks and driveways  
(Sidewalk cracked and rising. Possible tripping hazard.)
- Attachments:** [25-01441 Case file.pdf](#)  
[25-01441 Photo 1.jpg](#)  
[25-01441 Photo 2.jpg](#)
- T. [CASE-25-002](#)  
[94](#) (LC) David M Bates, 4255 Grobe St  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way  
(Camper on property)  
59-1 (c)(1) NPCC, Allowed parking  
(Pull behind camper on property with what appears to have someone living  
in it.)
- Attachments:** [Acceptance Scan Report 25-00294 \(1\).pdf](#)  
[Acceptance Scan Report 25-00294.pdf](#)  
[Affidavit of Violation 25-00294.pdf](#)  
[Notice of Mandatory Hearing 25-00294.pdf](#)  
[Notice of Violation 25-00294 \(1\).pdf](#)  
[Notice of Violation 25-00294.pdf](#)  
[Order for Compliance 25-00294.pdf](#)  
[Photo 1 25-00294.jpg](#)  
[USPS 25-00294 \(1\).pdf](#)  
[USPS 25-00294.pdf](#)  
[25-00294 Case file addition.pdf](#)
- U. [B-CECASE-2](#)  
[5-00811](#) (GO), Russell & Deborah Schiess, 4505 Libby Road  
105.4.1.1 Florida Building Code - Permit has expired  
(Water heater permit expired 24-00007678 (04/23/2025))
- Attachments:** [25-00811 Case file.pdf](#)  
[25-00811 Photo.jpg](#)
- V. [CECASE-25-](#)  
[01072](#) (GW), A D Miller Property Investments LLC, 5950 Spearman Circle  
105.1 Florida Building Code - Permit required  
(Permit required for the installation of siding on your residence)

**Attachments:**     [25-01072 Case file.pdf](#)  
[25-01072 Photo 1.jpg](#)  
[25-01072 Photo 2.jpg](#)  
[25-01072 Photo 3.jpg](#)  
[25-01072 Photo 4.jpg](#)

- W.     [CECASE-25-01125](#)     (LC), Brightland Homes of Florida LLC, 1146108704  
105.4.1.1 Florida Building Code - Permit has expired  
(Expired SFR Permit 24-00010288)

**Attachments:**     [25-01125 Case file.pdf](#)  
[25-01125 Photo 1.jpg](#)  
[25-01125 Photo 2.jpg](#)  
[25-01125 Photo 3.jpg](#)

- X.     [B-CASE-25-00370](#)     (JP), Romeo Homes Florida LLC, 3674 Laredo Avenue  
105.4.1.1 Florida Building Code - Permit has expired  
(Residential New | Permit Expired - 22-00001095 (02/12/2025))

**Attachments:**     [25-00370 Case file.pdf](#)  
[25-00370 Photo 1.jpg](#)  
[25-00370 Photo 2.jpg](#)  
[25-00370 Photo 3.jpg](#)  
[25-00370 Photo 4.jpg](#)

- Y.     [CASE-25-00580](#)     (LC), Bettr Homes Construction LLC, 3350 Lutz Road  
105.4.1.1 Florida Building Code - Permit has expired  
(Permit expired 21-00012783 SFR 01/12/2025.)

**Attachments:**     [25-00580 Case file.pdf](#)  
[25-00580 Photo 1.jpg](#)  
[25-00580 Photo 2.jpg](#)  
[25-00580 Photo 3.jpg](#)

- Z.     [CASE-25-00616](#)     (GO), Bettr Homes Construction LLC, 4357 Ponce De Leon Boulevard  
105.4.1.1 Florida Building Code - Permit has expired  
(Permit Expired 22-00011330 SFR 10/02/2024.)

**Attachments:**     [25-00616 Case file.pdf](#)  
[25-00616 Photo 1.jpg](#)

- AA.     [CASE-25-00617](#)     (GO) WJHFL LLC, 3777 Bartigon Avenue  
105.4.1.1 Florida Building Code - Permit has expired  
(Permit Expired 24-00003882 SFR 11/03/2024.)

**Attachments:**     [25-00617 Case file.pdf](#)  
[25-00617 Photo 1.jpg](#)

- AB.** [CASE-25-010](#)  
[32](#) (GO), DGC Development Corp, 1939 Alliance Avenue  
105.4.1.1 Florida Building Code - Permit has expired  
(22-00005190 expired SFR permit 05/07/2025)

**Attachments:** [25-01032 Case file.pdf](#)  
[25-01032 Photo 1.jpg](#)

## **7. CONTINUED CASES**

- A.** [CECASE-25-](#)  
[00357](#) (GO), Michael Lowe, 4830 Londel Avenue  
42-23 NPCC - Accumulation of Debris  
(Construction debris overflowing from a bag dumpster and other debris  
across the front of the property.)  
IPMC 2021, 304 - Exterior Structure  
(Property's bottom blocks are cracking and crumbling)  
IPMC 2021, 304 - Exterior Structure  
(Property does not have the proper anchorage.)

**Attachments:** [RecordSummary\\_20250220\\_080015.pdf](#)  
[NoticeofViolationReport\\_20250221\\_072604.pdf](#)  
[photo\\_20250219\\_092135\\_000.jpg](#)  
[photo\\_20250219\\_092136\\_000.jpg](#)  
[25-00357 Case file addition.pdf](#)

- B.** [CASE-25-005](#)  
[08](#) (LC), Marisela Rodriguez & Alejandro Cabrera, 6222 Bolander Terrace  
59-1(b)(2) NPCC - Prohibited parking  
(Heavy duty vehicle parking)

**Attachments:** [25-00508 Case file.pdf](#)  
[25-00508 Photo 1.jpg](#)  
[25-00508 Photo 2.jpg](#)  
[25-00508 Photo 3.jpg](#)  
[25-00508 Photo 4.jpg](#)

- C.** [CASE-25-007](#)  
[94](#) (LC), Mariangel Olmedo, 2878 Parrot Street  
105.1 Florida Building Code - Permit required  
(No permit for shed and electrical work on shed.)

**Attachments:** [25-00794 Case file.pdf](#)  
[25-00794 Photo 1.jpg](#)  
[25-00794 Photo 2.jpg](#)

- D.** [CASE-25-010](#)  
[42](#) (GO), Kyle Hillman & Kayla Woods, 3042 Lopinto Street  
70-21 NPCC - Driving through right-of-way  
(3 Vehicles parking in the City right-of-way and multiple tire marks showing  
damage to the City right-of-way)  
74-92 NPCC - Storage of certain vehicles  
(3 Vehicles parking in the City right-of-way and multiple tire marks showing

damage to the City right-of-way)  
59-1(b)(1) NPCC - Prohibited parking  
(3 Vehicles parking in the City right-of-way and multiple tire marks showing damage to the City right-of-way)  
59-1(b)(2) NPCC - Prohibited parking  
(2 Heavy duty trailers in front of property on an unimproved surface not in compliance with Municode)  
59-1(b)(4) NPCC - Prohibited parking  
(One vehicle in disarray being stored in the driveway)  
59-1(c)(1) NPCC - Allowed parking  
(2 trucks, 1 recreational vehicle and trailer parked on unimproved surface on the front left of the property)  
59-1(d) NPCC - Vehicles under repair  
(Vehicle under repair in the driveway)  
59-2 NPCC - Damage to the public right-of-way  
(3 Vehicles parking in the City right-of-way and multiple tire marks showing damage to the City right-of-way)  
42-23 NPCC - Accumulation of Debris  
(Debris in the right side of the property consisting of discarded rims and tires.)

**Attachments:**     [25-01042 Case file.pdf](#)  
[25-01042 Photo 1.jpg](#)  
[25-01042 Photo 2.jpg](#)  
[25-01042 Photo 3.jpg](#)  
[25-01042 Photo 4.jpg](#)  
[25-01042 Photo 5.jpg](#)  
[25-01042 Photo 6.jpg](#)  
[25-01042 Photo 7.jpg](#)  
[25-01042 Photo 8.jpg](#)  
[25-01042 Photo 9.jpg](#)  
[25-01042 Photo 10.jpg](#)  
[25-01042 Photo 11.jpg](#)  
[25-01042 Photo 12.jpg](#)

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

- A.     [CECASE-25-00339](#)     (JP), Dmitriy & Liliya Savchenko, 1128227004  
42-23 NPCC - Accumulation of Debris  
(Large amount of debris / rubbish scattered about the city right-of-way and into the street)  
70-21 NPCC - Driving through right-of-way  
(RV being driven through the city right-of-way)  
59-1 (b)(1) NPCC - Prohibited parking - right-of-way  
(RV parked in the city right of way)

**Attachments:**      [25-00339 Case file.pdf](#)  
[25-00339 Photo 1.jpg](#)  
[25-00339 Photo 2.jpg](#)  
[25-00339 Photo 3.jpg](#)  
[25-00339 Photo 4.jpg](#)  
[25-00339 Photo 5.jpg](#)  
[25-00339 Photo 6.jpg](#)  
[25-00339 Photo 7.jpg](#)  
[25-00339 Photo 8.jpg](#)  
[25-00339 Photo 9.jpg](#)  
[25-00339 Photo 10.jpg](#)  
[25-00339 Photo 11.jpg](#)

- B.**      [CECASE-25-00905](#)      (LC), Donald & Amy Culshaw, 1142260218  
2-511 NPCC - Fines and liens, Tree Protection Regulations  
(Complete land clear)

**Attachments:**      [25-00905 Case file.pdf](#)  
[25-00905 Photo 1.jpg](#)  
[25-00905 Photo 2.jpg](#)

- C.**      [CECASE-25-01037](#)      (GO), Robin Altmann, 4362 Kendall Avenue  
74-92 NPCC - Storage of certain vehicles  
(Truck parked in City right-of-way in front of the property)

**Attachments:**      [25-01037 Case file.pdf](#)  
[25-01037 Photo 1.jpg](#)  
[25-01037 Photo 2.jpg](#)  
[25-01037 Photo 3.jpg](#)

- D.**      [CECASE-25-01081](#)      (LC) Nir Meir Israeli Holdings LLC, 5719 Fairlane Drive  
59-1 (b)(1) NPCC, Prohibited parking  
(Vehicles parking in city right-of-way)

**Attachments:**      [25-01081 Case file.pdf](#)  
[25-01081 Photo 1.jpg](#)  
[25-01081 Photo 2.jpg](#)

- E.**      [CECASE-25-01094](#)      (LC) Devon & Holly Knight, 1544 South San Mateo Drive  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers must be at least three (3) inches in height, in Arabic numeral form, placed on a contrasting background visible from the street)  
59-1 (b)(1) NPCC - Prohibited parking  
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way)

**Attachments:**     [25-01094 Case file.pdf](#)  
                          [25-01094 Photo 1.jpg](#)  
                          [25-01094 Photo 2.jpg](#)

- F.     [CECASE-25-01111](#)     (LC), Kendell Sampath, 4613 South San Mateo Drive  
                          59-1 (b)(1) NPCC - Prohibited parking  
                          (No light or heavy duty vehicle shall be parked on the public right-of-way)

**Attachments:**     [25-01111 Case file.pdf](#)  
                          [25-01111 Case file addition.pdf](#)  
                          [25-01111 Photo 1.jpg](#)

- G.     [CECASE-25-01114](#)     (LC), Betteanne Esposito, 3676 Marshall Road  
                          105.1 Florida Building Code - Permit required  
                          (Permit is required for shed)

**Attachments:**     [25-01114 Case file.pdf](#)  
                          [25-01114 Photo 1.jpg](#)  
                          [25-01114 Photo 2.jpg](#)  
                          [25-01114 Photo 3.jpg](#)

- H.     [CECASE-25-01119](#)     (LC), Striver Rise LLC, 1405 Winthrop Street  
                          42-23 NPCC - Accumulation of Debris  
                          (Accumulation of debris consisting of construction debris throughout the property)

**Attachments:**     [25-01119 Case file.pdf](#)  
                          [25-01119 Photo 1.jpg](#)  
                          [25-01119 Photo 2.jpg](#)  
                          [25-01119 Photo 3.jpg](#)  
                          [25-01119 Photo 4.jpg](#)

- I.     [CECASE-25-01151](#)     (LC), Stern Family Revocable Trust, Craig & Lisa Stern (TTEE), 3048  
                          Masuko Avenue  
                          59-1 (b)(1) NPCC - Prohibited parking  
                          (No light or heavy duty vehicle shall be parked on the public right-of-way)

**Attachments:**     [25-01151 Case file.pdf](#)  
                          [25-01151 Photo 1.jpg](#)  
                          [25-01151 Photo 2.jpg](#)

- J.     [CECASE-25-01166](#)     (LC), Victor & Maritza Alfonso, 4998 Atwater Drive  
                          70-21 NPCC - Driving through right-of-way  
                          (Driving through city right-of-way)  
                          59-1 (b)(1) NPCC - Prohibited parking  
                          (No light or heavy duty vehicle shall be parked on the public right-of-way)  
                          59-1(b)(2) NPCC - Prohibited parking  
                          (Prohibited parking - heavy duty vehicle parking)

59-2 NPCC, Damage to the public right-of-way  
(Damage to the public right-of-way)

**Attachments:** [25-01166 Case file.pdf](#)  
[25-01166 Photo 1.jpg](#)  
[25-01166 Photo 2.jpg](#)  
[25-01166 Photo 3.jpg](#)  
[25-01166 Photo 4.jpg](#)

- K.** [CECASE-25-01178](#) (LC), Helena Remaisz-Wolniewicz & Jacek Remiasz, 5435 Hurley Avenue  
59-1 (b)(1) NPCC - Prohibited parking  
(No light or heavy duty vehicle shall be parked on the public right-of-way)

**Attachments:** [25-01178 Case file.pdf](#)  
[25-01178 Photo 1.jpg](#)  
[25-01178 Photo 2.jpg](#)  
[25-01178 Photo 3.jpg](#)

- L.** [CECASE-25-01191](#) (LC), Mark & Marina Malay, 5529 Janus Avenue  
59-1 (b)(1) NPCC - Prohibited parking  
(No light or heavy duty vehicle shall be parked on the public right-of-way)

**Attachments:** [25-01191 Case file.pdf](#)  
[25-01191 Photo 1.jpg](#)  
[25-01191 Photo 2.jpg](#)

- M.** [CECASE-25-01194](#) (LC), European Alpha Results LLC, 1126233204  
2-511. NPCC - Fines and liens, Tree Protection Regulations  
(Land clear without permit)

**Attachments:** [25-01194 Case file.pdf](#)  
[25-01194 Photo 1.jpg](#)  
[25-01194 Photo 2.jpg](#)  
[25-01194 Photo 3.jpg](#)  
[25-01194 Photo 4.jpg](#)  
[25-01194 Photo 5.jpg](#)  
[25-01194 Photo 6.jpg](#)

- N.** [CECASE-25-01201](#) (GO), Modern Builders Inc., 1685 Nicollett Avenue  
42-23 NPCC - Accumulation of Debris  
(Dumpster on property is overflowing onto the property)  
105.4.1.1 Florida Building Code - Permit has expired  
(Permit expired 23-00003121 SFR 04/16/2025)

**Attachments:** [25-01201 Case file.pdf](#)  
[25-01201 Photo 1.jpg](#)

- O. [CECASE-25-01216](#) (JP), Bettr Homes Construction LLC, 3937 Honeybee Street  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris consisting of household items overflowing from a dumpster on an abandoned construction site onto the city right-of-way)  
105.4.1.1 Florida Building Code - Permit has expired  
(SFR Permit 21-00012963 expired 1/12/25)
- Attachments:** [25-01216 Case file.pdf](#)  
[25-01216 Photo 1.jpg](#)  
[25-01216 Photo 2.jpg](#)  
[25-01216 Photo 3.jpg](#)
- P. [CECASE-25-01519](#) (GO), Kimberly & Michael Christian, 0962092203  
2-511 NPCC - Fines and liens, Tree Protection Regulations  
(Sent arborist out to verify and property is a total land clear. \$15,000)
- Attachments:** [25-01519 Case file.pdf](#)  
[25-01519 Photo 1.jpg](#)  
[25-01519 Photo 2.jpg](#)  
[25-01519 Photo 3.jpg](#)

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

- A. [CASE-25-00570](#) (JP), Bettr Homes Construction LLC, 5071 Rosette Road  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the City right-of-way, consisting of a dumpster overflowing with miscellaneous household items.)  
105.4.1.1 Florida Building Code - Permit has expired  
(Permit expired 21-00012113 SFR 10/30/2024.)
- Attachments:** [25-00570 Case file.pdf](#)  
[25-00570 Photo 1.jpg](#)  
[25-00570 Photo 2.jpg](#)
- B. [CASE-25-00612](#) (LC), Brandon Gilley & Barbara Pomerleau, 0984047823  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris consisting of landscaping and construction debris.)  
70-21 NPCC - Driving through right-of-way  
(Damage to City right-of-way)  
59-1(c)(1) NPCC - Allowed parking  
(No parking on lot that is not combined with primary residence.)

**Attachments:**     [25-00612 Case file.pdf](#)  
[25-00612 Photo 1.jpg](#)  
[25-00612 Photo 2.jpg](#)  
[25-00612 Photo 3.jpg](#)  
[25-00612 Photo 4.jpg](#)  
[25-00612 Photo 5.jpg](#)  
[25-00612 Photo 6.jpg](#)  
[25-00612 Photo 7.jpg](#)  
[25-00612 Photo 8.jpg](#)

- C.     [CASE-25-006](#) (GO), Casey & Gaye Sharpe, 3227 Anador Street  
[50](#)                    42-23 NPCC - Accumulation of Debris  
(Debris in front and left side of the property consisting of household trash,  
plastic containers, boxes, metal debris)  
IPMC 2021, 302.7 - Accessory structures  
(Shed in rear of property in a dilapidated state)

**Attachments:**     [25-00650 Case file.pdf](#)  
[25-00650 Photo 1.jpg](#)  
[25-00650 Photo 2.jpg](#)  
[25-00650 Photo 3.jpg](#)  
[25-00650 Photo 4.jpg](#)  
[25-00650 Photo 5.jpg](#)  
[25-00650 Photo 6.jpg](#)  
[25-00650 Photo 7.jpg](#)

- D.     [CASE-25-006](#) (JP), Paul & Elizabeth Fabrie, 2402 Manheim Avenue  
[52](#)                    62-50 NPCC - Refuse container(s)  
(Improper placement of containers on non pickup days)  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in front of residence consisting of a couch and  
other misc. household items. Additional debris on the side of the garage  
consisting of cardboard boxes, wood pallets and tires.)

**Attachments:**     [25-00652 Case file.pdf](#)  
[25-00652 Photo 1.jpg](#)  
[25-00652 Photo 2.jpg](#)  
[25-00652 Photo 3.jpg](#)  
[25-00652 Photo 4.jpg](#)  
[25-00652 Photo 5.jpg](#)  
[25-00652 Photo 6.jpg](#)  
[25-00652 Photo 7.jpg](#)  
[25-00652 Photo 8.jpg](#)  
[25-00652 Photo 9.jpg](#)

- E.     [CASE-25-007](#) (JP), Sierra Lane Capital C/O Acqura Loan Services, 2690 Nagengast  
[67](#) Street  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers are missing from the residence.)  
IPMC 2021, 301.2 - Responsibility  
(Structure is in an overall unsafe condition. Front door is missing and the  
windows are broke out.)

**Attachments:**     [25-00767 Case file.pdf](#)  
[25-00767 Photo 1.jpg](#)  
[25-00767 Photo 2.jpg](#)  
[25-00767 Photo 3.jpg](#)  
[25-00767 Photo 4.jpg](#)  
[25-00767 Photo 5.jpg](#)  
[25-00767 Photo 6.jpg](#)  
[25-00767 Photo 7.jpg](#)  
[25-00767 Photo 8.jpg](#)  
[25-00767 Photo 9.jpg](#)  
[25-00767 Photo 10.jpg](#)

- F.     [CASE-25-008](#) (GO), Palladio Development LLC, 2240 Ann Arbor Road  
[15](#) 42-23 NPCC - Accumulation of Debris  
(Overflowing dumpster and debris all over the front of the property.)  
105.4.1.1 Florida Building Code - Permit has expired  
(Expired SFR permit 22-00009024 09/30/2024)  
311.1 Florida Building Code - Toilet facilities for workers  
(No facilities on property)  
IPMC 2021, 304 - Exterior Structure  
(No proper anchorage on abandoned construction site.)

**Attachments:**     [25-00815 Case file.pdf](#)  
[25-00815 Photo 1.jpg](#)  
[25-00815 Photo 2.jpg](#)  
[25-00815 Photo 3.jpg](#)  
[25-00815 Photo 4.jpg](#)

- G.**     [CASE-25-008](#) (GO), Estero Development Partners, 1454 Ronald Street  
[48](#)                    42-77(a) NPCC - Abandoned property  
(Property is not properly sealed which allows anyone to walk in.)  
105.4.1.1 Florida Building Code - Permit has expired  
(Property has an expired SFR permit 21-00010362 02/20/2024)  
42-23 NPCC - Accumulation of Debris  
(Debris piled up in front of property consisting of bags, wood and concrete debris)  
IPMC 2021, 304 - Exterior structure  
(Properties roof is not fully intact, and property is not properly sealed causing the structure to be unsafe and may cause harm to any children that might enter.)

**Attachments:**     [25-00848 Case file.pdf](#)  
[25-00848 Photo 1.jpg](#)  
[25-00848 Photo 2.jpg](#)

- H.**     [CASE-25-009](#) (GO), THR Florida LP Invitation Homes Tax Dept, 3002 Alesio Avenue  
[00](#)                    105.1 Florida Building Code - Permit required  
(Property working on culvert and driveway without proper permitting)

**Attachments:**     [25-00900 Case file.pdf](#)  
[25-00900 Photo 1.jpg](#)  
[25-00900 Photo 2.jpg](#)  
[25-00900 Photo 3.jpg](#)  
[25-00900 Photo 4.jpg](#)  
[25-00900 Photo 5.jpg](#)

- I.**     [CASE-25-009](#) (GO), Thomas & Angela Lambert, 6770 Flavia Court  
[22](#)                    59-1(c)(1) NPCC - Allowed parking  
(RV parked on vacant repeat offence. Refer to CECASE-20-3110)

**Attachments:**     [25-00922 Case file.pdf](#)  
[25-00922 Photo 1.jpg](#)  
[25-00922 Photo 2.jpg](#)

- J.**     [CASE-25-009](#) (GO), Thomas & Angela Lambert, 6770 Flavia Court  
[23](#)                    70-19 through 70-22 NPCC - Damage to right-of-way  
(Property damaged city right-of-way by driving through it to get onto the vacant lot)  
59-1(c)(1) NPCC - Allowed parking

(3 vehicle parked on vacant lot consisting of 1 boat, 1 detached trailer, and 1 white truck)

105.1 Florida Building Code - Permit required

(Property has 3 structures built without any proper permitting. 1 shed in the right rear, 2 canopies on the front left)

**Attachments:** [25-00923 Case file.pdf](#)

[25-00923 Photo 1.jpg](#)

[25-00923 Photo 2.jpg](#)

**K.** [CASE-25-009](#) (GO), WP RE Ventures 1 LLC, 1148205311

[25](#)

59-1(c)(1) NPCC - Allowed parking

(RV being stored on vacant site)

105.1 Florida Building Code - Permit required

(Structures built on vacant lot with no permanent structure or permits.)

**Attachments:** [25-00925 Case file.pdf](#)

[25-00925 Photo 1.jpg](#)

[25-00925 Photo 2.jpg](#)

[25-00925 Photo 3.jpg](#)

[25-00925 Photo 4.jpg](#)

[25-00925 Photo 5.jpg](#)

[25-00925 Photo 6.jpg](#)

[25-00925 Photo 7.jpg](#)

[25-00925 Photo 8.jpg](#)

[25-00925 Photo 9.jpg](#)

[25-00925 Photo 10.jpg](#)

**L.** [CASE-25-009](#) (LC), Bettr Homes Construction LLC, 1237 Lasseter Street

[46](#)

42-23 NPCC - Accumulation of Debris

(Debris, scattered throughout property, consisting of household items and cardboard.)

**Attachments:** [25-00946 Case file.pdf](#)

[25-00946 Photo 1.jpg](#)

[25-00946 Photo 2.jpg](#)

**M.** [CASE-25-009](#) (GO), Aleksandr & Oksana Tur, 3742 Garlenda Avenue

[57](#)

59-1(b)(4) NPCC - Prohibited parking

(1 white trailer parked on the front left of the property in disrepair.)

59-1(c)(1) NPCC - Allowed parking

(5 trailers being stored on property with no permanent structure.)

105.1 Florida Building Code - Permit required

(Permit needed for shed structure in the rear of the property.)

311.1 Florida Building Code - Toilet facilities for workers

(Active construction site with no toilet facilities.)

42-23 NPCC - Accumulation of Debris  
(Debris in the front, side and rear of the property consisting of construction materials, car parts, tires, grills and trailers filled with debris.)  
IPMC 2021, 302.7 - Accessory structures  
(Property has unpermitted and unfinished shed on a non CO issued not causing safety issues)

**Attachments:** [25-00957 Case file.pdf](#)  
[25-00957 Photo 1.jpg](#)  
[25-00957 Photo 2.jpg](#)  
[25-00957 Photo 3.jpg](#)  
[25-00957 Photo 4.jpg](#)  
[25-00957 Photo 5.jpg](#)  
[25-00957 Photo 6.jpg](#)  
[25-00957 Photo 7.jpg](#)  
[25-00957 Photo 8.jpg](#)  
[25-00957 Photo 9.jpg](#)  
[25-00957 Photo 10.jpg](#)  
[25-00957 Photo 11.jpg](#)  
[25-00957 Photo 12.jpg](#)  
[25-00957 Photo 13.jpg](#)  
[25-00957 Photo 14.jpg](#)

- N.** [CASE-25-017](#) (TB), Jason Mead & Bonnie Scates, 6328 Pan American Boulevard  
[28](#) 42-23 NPCC - Accumulation of Debris  
(Tattered tarp on roof structure)  
IPMC 2021, 304 - Exterior Structure  
(Unsafe structure walls are falling apart from inside property visible from blown windows from outside)  
59-1 (c)(1) NPCC - Allowed parking  
(\*\*\*repeat violation lien is already maxed. 2 vehicles improperly parked on grass\*\*\*)

**Attachments:**      [25-01728 Case file.pdf](#)  
[25-01728 Case file addition.pdf](#)  
[25-01728 Photo 1.jpg](#)  
[25-01728 Photo 2.jpg](#)  
[25-01728 Photo 3.jpg](#)  
[25-01728 Photo 4.jpg](#)  
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[25-01728 Photo 6.jpg](#)  
[25-01728 Photo 7.jpg](#)  
[25-01728 Photo 8.jpg](#)  
[25-01728 Photo 9.jpg](#)

## **10. GENERAL BUSINESS**

## **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)

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