



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Wednesday, September 24, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:03 a.m.

ALSO PRESENT

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Cerbone, Presson, Brehon, White, Board Specialist Fritz, Administrative Service Specialist Lane, and Chief Building Official Greenbaum.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

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

Hearing Officer Toale announced the item.

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 Ms. Lane swore in all those wishing to provide testimony.

6. COMPLIANT CASES

- A. [CASE-25-00799](#) (GO), Palladio Development LLC, 2248 Ann Arbor Road
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.)

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

- B. [CASE-25-00534](#) (JP), Kay Zimmerman (E Life Est), 1568 Atwater Drive
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.)

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

- 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.)

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

- 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.)

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

- 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.)

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

- 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.)

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

- 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.)

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

- 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)

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

- I. [CECASE-25-01078](#) (JP), Southern Shores Enterprises LLC, 2276 Yancy Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers not affixed to residence)

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

- 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.)

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

- 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)

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

- 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")

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

- 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)

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

- 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)

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

- 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.)

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

- 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.)
This case was brought into compliance with no further action required.
- Q. [CASE-25-00881](#) (GO), Bettr Homes Construction LLC, 0984048321
42-23 NPCC - Accumulation of Debris
(Overflowing dumpster and trash all over the ground)
This case was brought into compliance with no further action required.
- R. [CASE-25-01026](#) (LC), David & Tonya Lowery, 4879 Laskey Avenue
105.1 Florida Building Code - Permit required
(Permit required for culvert pipe off of Switzerland Rd.)
This case was brought into compliance with no further action required.
- S. [CASE-25-01441](#) (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.)
This case was brought into compliance with no further action required.
- T. [CASE-25-00294](#) (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.)
This case was brought into compliance with no further action required.
- U. (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))
This case was brought into compliance with no further action required.
- 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)
This case was brought into compliance with no further action required.
- 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)

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

- 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))

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

- 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.)

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

- 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.)

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

- 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.)

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

- AB. [CASE-25-01032](#) (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)

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

7. CONTINUED CASES

- 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)

Hearing Officer Toale announced the item.

Mr. Raducci, being duly sworn, spoke to the case being dismissed.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01519 to be in compliance and dismissed the violation.

- C. [CECASE-25-01037](#) (AB), Robin Altmann, 4362 Kendall Avenue
74-92 NPCC - Storage of certain vehicles
(Truck parked in City right-of-way in front of the property)
ACTION: Seventy-five (75) days to achieve compliance (no later than December 8, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning December 9, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to inspections, violations, no contact with property owner, and photographs submitted into evidence.

Robin Altmann, property owner, being duly sworn, spoke to violations, compliance requirements, and timeline.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01037 to be in violation of Section 74-92 of the North Port City Code - Vehicle parked in City right-of-way and imposed a fine of \$10 per day with a maximum of \$1000 to commence on December 9, 2025.

I. [CASE-25-00922](#)

(GO), Thomas & Angela Lambert, 6770 Flavia Court
59-1(c)(1) NPCC - Allowed parking

(RV parked on vacant repeat offence. Refer to CECASE-20-3110)

ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$500/day fine up to a maximum of \$25,000.00 beginning September 22, 2025.

This case was heard with Case No. 25-00923.

Hearing Officer Toale announced the item.

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

Thomas Lambert, property owner, being duly sworn, spoke to first hearing, building site, building permit, travel trailer, spare business truck, wooden shed, and North Port Police.

Mr. Toale spoke to unapproved lot, Recreation Vehicle (RV) violation, and building permit.

Mr. Raducci, being duly sworn, spoke to foundation timeline.

Mr. Lambert spoke to miscommunication, foundation timeline, and retirement.

Mr. Toale spoke to next steps.

Mr. Raducci spoke to repeat violations.

Mr. Lambert spoke to wooden house, and delays.

Mr. Raducci spoke to RV verses contract trailer, and wooden shed.

Chief Building Official Greenbaum, being duly sworn, spoke to building permit, and timeline.

Mr. Lambert spoke to additional time for compliance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00922 to the December 11, 2025, Code Enforcement Hearing.

J. [CASE-25-00923](#)

(GO), Thomas & Angela Lambert, 6770 Flavia Court
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)

ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$500/day fine up to a maximum of \$25,000.00 beginning September 22, 2025.

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

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

ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.

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)

ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$50/day fine up to a maximum of \$5,000.00 beginning September 22, 2025.

This case was heard with Case No. 25-00923.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00923 to the December 11, 2025, Code Enforcement Hearing.

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.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. CE 25-00357 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. CE 25-00357 to be in violation of International Property Maintenance Code Chapter 304 – Exterior Structure and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. CE 25-00357 to be in violation of International Property Maintenance Code Chapter 304 – Exterior Structure and signed the order imposing the fine.

B. [CASE-25-00508](#)

(JP), Marisela Rodriguez & Alejandro Cabrera, 6222 Bolander Terrace

59-1(b)(2) NPCC - Prohibited parking

(Heavy duty vehicle parking)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00508 to be in violation of Section 59-1(b)(2) of the North Port City Code – Prohibited Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.

C. [CASE-25-00794](#)

(LC), Mariangel Olmedo, 2878 Parrot Street
105.1 Florida Building Code - Permit required
(No permit for shed and electrical work on shed.)

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

D. [CASE-25-01042](#)

(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.)

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

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)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.
70-21 NPCC - Driving through right-of-way
(RV being driven through the city right-of-way)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.
59-1 (b)(1) NPCC - Prohibited parking - right-of-way
(RV parked in the city right of way)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00339 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00339 to be in violation of Section 70-21 of the North Port City Code – Driving Through Right of Way and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00339 to be in violation of Section 59-1(b)(1) of the North Port City Code – Prohibited Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.

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

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00905 to the December 11, 2025, Code Enforcement Hearing.

- 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)
This case was brought into compliance with no further action required.
- 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)
This case was brought into compliance with no further action required.
- 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)
This case was brought into compliance with no further action required.
- G. [CECASE-25-01114](#) (LC), Betteanne Esposito, 3676 Marshall Road
105.1 Florida Building Code - Permit required
(Permit is required for shed)
This case was brought into compliance with no further action required.
- H. [CECASE-25-01119](#) (JP), Striver Rise LLC, 1405 Winthrop Street
42-23 NPCC - Accumulation of Debris
(Accumulation of debris consisting of construction debris throughout the property)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01119 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.
- 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)

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

- 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)

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

- 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)

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

- 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)

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

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

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01194 to be in violation of Section 2-511 of the North Port City Code – Tree Protection and imposed a fine of \$15,000.

- 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)

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

- 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)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01216 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 20, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01216 to be in compliance of Section 105.4.1.1 of the Florida Building Code - Expired Permit and dismissed the violation.

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.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00570 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01216 to be in compliance of Section 105.4.1.1 of the Florida Building Code - Expired Permit and dismissed the violation.
- 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.)

This case was brought into compliance with no further action required.
- C. [CASE-25-00650](#) (GO), Casey & Gaye Sharpe, 3227 Anador Street
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)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00650 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00650 to be in violation of Section 302.7 of the International Property Maintenance Code Chapter 2021 – Accessory Structures and signed the order imposing the fine.

- D. [CASE-25-00652](#) (JP), Paul & Elizabeth Fabrie, 2402 Manheim Avenue
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.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00652 to be in violation of Section 62-50 of the North Port City Code – Refuse Containers and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00652 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

- E. [CASE-25-00767](#) (JP), Sierra Lane Capital C/O Acqura Loan Services, 2690 Nagengast 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.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00767 to be in violation of Section 70-56(H) of the North Port City Code – Assigned Numbers and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00767 to be

in violation of Section 301.2 of the International Property Maintenance Code Chapter 2021 – Responsibility and signed the order imposing the fine.

F. [CASE-25-00815](#)

(GO), Palladio Development LLC, 2240 Ann Arbor Road
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.)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including violation, inspections, no contact with the property owner, and submitted photographs into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01216 to be in compliance of Section 105.4.1.1 of the Florida Building Code - Expired Permit and dismissed the violation.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815 to be in violation of Section 311.1 of the Florida Building Code – Toilet Facilities for Workers and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815 to be in violation of Section 304 of the International Property Maintenance Code Chapter 2021 – Exterior Structure and signed the order imposing the fine.

G. [CASE-25-00848](#)

(AB), Estero Development Partners, 1454 Ronald Street
42-77(a) NPCC - Abandoned property
(Property is not properly sealed which allows anyone to walk in.)
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.
42-23 NPCC - Accumulation of Debris
(Debris piled up in front of property consisting of bags, wood and concrete debris)
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.
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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than

September 21, 2025) or a \$250/day fine up to no maximum beginning September 22, 2025.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848 to be in violation of Section 42-77(a) of the North Port City Code – Abandoned Property and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01216 to be in compliance of Section 105.4.1.1 of the Florida Building Code - Expired Permit and dismissed the violation.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848 to be in violation of Section 304 of the International Property Maintenance Code Chapter 2021 – Exterior Structure and signed the order imposing the fine.

- H. [CASE-25-00900](#) (GO), THR Florida LP Invitation Homes Tax Dept, 3002 Alesio Avenue
105.1 Florida Building Code - Permit required
(Property working on culvert and driveway without proper permitting)
This case was brought into compliance with no further action required.

- K. [CASE-25-00925](#) (GO), WP RE Ventures 1 LLC, 1148205311
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.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00925 to be in violation of Section 59-1(c)(1) of the North Port City Code – Allowed Parking and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00925 to be in violation of Section 105.1 of the Florida Building Code – Permit Required and signed the order imposing the fine.

- L. [CASE-25-00946](#) (LC), Bettr Homes Construction LLC, 1237 Lasseter Street
42-23 NPCC - Accumulation of Debris
(Debris, scattered throughout property, consisting of household items and cardboard.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00946 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

M. [CASE-25-00957](#)

(GO), Aleksandr & Oksana Tur, 3742 Garlenda Avenue

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)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 59-1(b)(4) of the North Port City Code – Prohibited Parking and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 59-1(c)(1) of the North Port City Code – Allowed Parking and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 105.1 of the Florida Building Code – Permit Required and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 311.1 of the Florida Building Code – Toilet Facilities for Workers and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957 to be in violation of Section 302.7 of the International Property Maintenance Code Chapter 2021 – Accessory Structures and signed the order imposing the fine.

- N. [CASE-25-01728](#) (AB), Jason Mead & Bonnie Scates, 6328 Pan American Boulevard
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***)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728 to be in violation of Section 42-23 of the North Port City Code – Accumulation of Debris and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728 to be in violation of Section 304 of the International Property Maintenance Code Chapter 2021 – Exterior Structure and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728 to be in violation of Section 59-1(c)(1) of the North Port City Code – Allowed Parking and signed the order imposing the fine.

10. GENERAL BUSINESS

There was no general business.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 10:00 a.m

By: _____
James Toale, Hearing Officer