



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, April 23, 2026

9:00 AM

City Commission Chambers

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. [26-0477](#) Approve the February 26, 2026, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. ADDITIONAL COMPLIANT CASES

7. COMPLIANT CASES

- A. [CECASE-26-00197](#) (JP), G3 Gomes LLC, 3143 Briant Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris on premises consisting of construction material.)
42-22A NPCC - Excessive growth
(Grass and weeds on premises exceeds City code.)

Attachments: [26-00197 Case file.pdf](#)
[26-00197 Photo 1.jpg](#)
[26-00197 Photo 2.jpg](#)
[26-00197 Photo 3.jpg](#)
[26-00197 Photo 4.jpg](#)

- B.** [CECASE-26-00270](#) (BV), Michael Nolin, 1791 Logsdon Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing/wrong/blocked/not visible).)
- Attachments:** [26-00270 Case file.pdf](#)
 [26-00270 Photo 1.jpg](#)
 [26-00270 Photo 2.jpg](#)
 [26-00270 Photo 3.jpg](#)
- C.** [CECASE-26-00321](#) (BV), Yehuda Zolty, 6605 Rue Court
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)
- Attachments:** [26-00321 Case file.pdf](#)
 [26-00321 Photo 1.jpg](#)
 [26-00321 Photo 2.jpg](#)
 [26-00321 Photo 3.jpg](#)
 [26-00321 Photo 4.jpg](#)
- D.** [CECASE-26-00352](#) (BV), Jason Alexandrou, 8469 Aero Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing/wrong/blocked/not visible).)
- Attachments:** [26-00352 Case file.pdf](#)
 [26-00352 Photo 1.jpg](#)
 [26-00352 Photo 2.jpg](#)
 [26-00352 Photo 3.jpg](#)
- E.** [CECASE-26-00362](#) (JP), Morgan & Leo Sapanero Jr, 4550 Libby Road
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to the residence.)
- Attachments:** [26-00362 Case file.pdf](#)
 [26-00362 Photo 1.jpg](#)
 [26-00362 Photo 2.jpg](#)
 [26-00362 Photo 3.jpg](#)
 [26-00362 Photo 4.jpg](#)
- F.** [CECASE-26-00406](#) (JP), Leo & Shalinie Anderson, 5634 South Salford Boulevard
59-1 (c)(1) NPCC - Allowed parking
(Prohibited parking of a commercial vehicle, (box truck KTS Kontrol Tire),
in the City right-of-way.)

Attachments: [26-00406 Case file.pdf](#)
 [26-00406 Photo 1.jpg](#)
 [26-00406 Photo 2.jpg](#)
 [26-00406 Photo 3.jpg](#)
 [26-00406 Photo 4.jpg](#)
 [26-00406 Photo 5.jpg](#)

- G.** [CECASE-26-00459](#) (JP), Rising Investments Inc, 1174 Nebraska Lane
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris on property, (construction site), consisting of
 boxes wrappers, pallets, and other misc. items.)

Attachments: [26-00459 Case file.pdf](#)
 [26-00459 Photo 1.jpg](#)
 [26-00459 Photo 2.jpg](#)
 [26-00459 Photo 3.jpg](#)
 [26-00459 Photo 4.jpg](#)

- H.** [CECASE-26-00460](#) (JP), James Cardwell, 4268 Alfa Terrace
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris in the driveway, consisting of multiple boxes and
 other miscellaneous items. Additional debris is accumulated on the side of
 the residence, consisting of the same type of materials.)

Attachments: [26-00460 Case file.pdf](#)
 [26-00460 Photo 1.jpg](#)
 [26-00460 Photo 2.jpg](#)
 [26-00460 Photo 3.jpg](#)
 [26-00460 Photo 4.jpg](#)
 [26-00460 Photo 5.jpg](#)
 [26-00460 Photo 6.jpg](#)
 [26-00460 Photo 7.jpg](#)

- I.** [CECASE-26-00511](#) (AB), FKH SFR Propco D LP, 2637 Lacroix Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of what appears to be a pool cage on the property, on
 lawn.)

Attachments: [26-00511 Case file.pdf](#)
 [26-00511 Photo 1.jpg](#)
 [26-00511 Photo 2.jpg](#)
 [26-00511 Photo 3.jpg](#)

- J.** [CECASE-26-00522](#) (BV), Michael Zayas, 8479 Gaillard Avenue
 59-1(b)(4) NPCC - Prohibited parking
 (Parking inoperable vehicle, not in compliance with standards. No tags and

flat tires.)

Attachments: [26-00522 Case file.pdf](#)
[26-00522 Photo 1.jpg](#)
[26-00522 Photo 2.jpg](#)
[26-00522 Photo 3.jpg](#)
[26-00522 Photo 4.jpg](#)

- K.** [CECASE-26-00541](#) (BV), Benjamin & Amanda Richmond, 8301 Aero Avenue
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way, not in compliance with standards.)

Attachments: [26-00541 Case file.pdf](#)
[26-00541 Photo 1.jpg](#)
[26-00541 Photo 2.jpg](#)
[26-00541 Photo 3.jpg](#)
[26-00541 Photo 4.jpg](#)

- L.** [CECASE-26-00558](#) (BV), Royal Venice Inc, 8153 Cascadas Avenue
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

Attachments: [26-00558 Case file.pdf](#)
[26-00558 Photo 1.jpg](#)
[26-00558 Photo 2.jpg](#)
[26-00558 Photo 3.jpg](#)
[26-00558 Photo 4.jpg](#)

- M.** [CECASE-26-00576](#) (JP), BAF LLC, 5329 Alibi Terrace
62-50 NPCC - Refuse container(s)
(Improper storage of containers on non-pick up days.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the front yard, consisting of cardboard boxes that are full of trash and two push mowers stored by the front door.)

Attachments: [26-00576 Case file.pdf](#)
[26-00576 Photo 1.jpg](#)
[26-00576 Photo 2.jpg](#)
[26-00576 Photo 3.jpg](#)
[26-00576 Photo 4.jpg](#)

- N.** [CECASE-26-00578](#) (BV), Land Law 2010-1996-19-1137 & Jesse Jordan (F/B/O) (TTEE),
8305 Bumford Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of wood, table, tree branches on property.)

Attachments: [26-00578 Case file.pdf](#)
[26-00578 Photo 1.jpg](#)
[26-00578 Photo 2.jpg](#)
[26-00578 Photo 3.jpg](#)
[26-00578 Photo 4.jpg](#)

- O. [CECASE-26-00584](#) (BV), Lev Ugel & Evgeny Shaphir, 4293 Gorgas Street
42-23 NPCC - Accumulation of Debris
(Debris consisting of wood, boxes, household items, on property.)

Attachments: [26-00584 Case file.pdf](#)
[26-00584 Photo 1.jpg](#)
[26-00584 Photo 2.jpg](#)
[26-00584 Photo 3.jpg](#)
[26-00584 Photo 4.jpg](#)
[26-00584 Photo 5.jpg](#)
[26-00584 Photo 6.jpg](#)

- P. [CECASE-26-00618](#) (BV), Kenneth & Kimberlie Westphalen (Co-TTEEs), Westphalen Family
Trust, 7967 Hyde Park Avenue
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)

Attachments: [26-00618 Case file.pdf](#)
[26-00618 Photo 1.jpg](#)
[26-00618 Photo 2.jpg](#)
[26-00618 Photo 3.jpg](#)
[26-00618 Photo 4.jpg](#)

- Q. [CECASE-26-00629](#) (BV), Gregorio & Maria Vega, 7103 Gama Court
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

Attachments: [26-00629 Case file.pdf](#)
[26-00629 Photo 1.jpg](#)
[26-00629 Photo 2.jpg](#)
[26-00629 Photo 3.jpg](#)

8. CONTINUED CASES

- A. [CECASE-25-02460](#) (GW), Viola Juett & Ronald Harter Jr, 8521 Shumock Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof in disrepair, also has a torn blue tarp on it.)

Attachments: [25-02460 Case file.pdf](#)
[25-02460 Case file addition.pdf](#)
[25-02460 Photo 1.jpg](#)
[25-02460 Photo 2.jpg](#)
[25-02460 Photo 3.jpg](#)
[25-02460 Photo 4.jpg](#)
[25-02460 Photo 5.jpg](#)
[25-02460 Photo 6.jpg](#)
[25-02460 Photo 7.jpg](#)
[25-02460 Photo 8.jpg](#)
[25-02460 Photo 9.jpg](#)
[25-02460 Photo 10.jpg](#)
[25-02460 Exhibit 1.pdf](#)
[25-02460 Exhibit 2.pdf](#)
[25-02460 Email from property owner 03062026.jpg](#)

- B.** [CECASE-25-02476](#) (JP), Heather Hanson, 1505 Kirkwood Street
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Parking on an unimproved surface.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the City right-of-way. Driving through the right-of-way to park
on property. Need to replace sod and stop parking on property.)

Attachments: [25-02476 Case file.pdf](#)
[25-02476 Case file addition.pdf](#)
[25-02476 Case file addition \(2\).pdf](#)
[25-02476 Case file addition \(3\).pdf](#)
[25-02476 Photo 1.jpg](#)
[25-02476 Photo 2.jpg](#)
[25-02476 Photo 3.jpg](#)
[25-02476 Photo 4.jpg](#)
[25-02476 Photo 5.jpg](#)
[25-02476 Photo 6.jpg](#)
[25-02476 Photo 7.jpg](#)

- C.** [CECASE-25-03217](#) (JP), Troy Parrish, 2905 Vineyard Circle
IPMC 2021 302.8 - Motor vehicles
(A green car in the driveway with no registration.)
59-1(c)(1) NPCC - Allowed parking
(Boat and trailer stored in the front yard of residence.)

Attachments: [25-03217 Case file.pdf](#)
[25-03217 Case file addition.pdf](#)
[25-03217 Photo 1.jpg](#)
[25-03217 Photo 2.jpg](#)
[25-03217 Photo 3.jpg](#)
[25-03217 Photo 4.jpg](#)

- D. [CECASE-25-03352](#) (GW), John Brogan, 8074 Boca Grande Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles on property.)

Attachments: [25-03352 Case file.pdf](#)
[25-03352 Case file addition.pdf](#)
[25-03352 Photo 1.jpg](#)
[25-03352 Photo 2.jpg](#)
[25-03352 Photo 3.jpg](#)
[25-03352 Photo 4.jpg](#)
[25-03352 Photo 5.jpg](#)
[25-03352 Photo 6.jpg](#)
[25-03352 Photo 7.jpg](#)
[25-03352 Photo 8.jpg](#)
[25-03352 Photo 9.jpg](#)
[25-03352 Photo 10.jpg](#)

9. 1ST HEARING CASES

- A. [CECASE-26-00041](#) (BV), Casey & Gaye Sharpe, 3227 Anador Street
42-23 NPCC - Accumulation of debris
(Debris consisting of trash, furniture, and broken toys on property.)

Attachments: [26-00041 Case file.pdf](#)
[26-00041 Photo 1.jpg](#)
[26-00041 Photo 2.jpg](#)
[26-00041 Photo 3.jpg](#)
[26-00041 Photo 4.jpg](#)
[26-00041 Photo 5.jpg](#)
[26-00041 Photo 6.jpg](#)
[26-00041 Photo 7.jpg](#)

- B. [CECASE-26-00061](#) (GW), Matthew & Mindy Bittle, 3662 Horace Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles in driveway; black Merc., white Chevy, and black Chevy.)

Attachments: [26-00061 Case file.pdf](#)
[26-00061 Photo 1.jpg](#)
[26-00061 Photo 2.jpg](#)
[26-00061 Photo 3.jpg](#)
[26-00061 Photo 4.jpg](#)

- C. [CECASE-26-00126](#) (GW), Garfield Villafana & Bernadine Moreno, 4033 Pincushion Street
59-1(b)(4) NPCC - Prohibited parking
(Inoperable vehicle, (red Jeep), parked in driveway.)

Attachments: [26-00126 Case file.pdf](#)
[26-00126 Photo 1.jpg](#)
[26-00126 Photo 2.jpg](#)
[26-00126 Photo 3.jpg](#)
[26-00126 Photo 4.jpg](#)
[26-00126 Photo 5.jpg](#)

- D. [CECASE-26-00193](#) (AB), Sonny Group LLC, 1150205632
2-511 NPCC - Fines and liens
(Tree removal without a permit.)

Attachments: [26-00193 Case file.pdf](#)
[26-00193 Photo 1.jpg](#)
[26-00193 Photo 2.jpg](#)
[26-00193 Photo 3.jpg](#)
[26-00193 Photo 4.jpg](#)
[26-00193 Photo 5.jpg](#)
[26-00193 Photo 6.jpg](#)
[26-00193 Photo 7.jpg](#)
[26-00193 Photo 8.jpg](#)

- E. [CECASE-26-00210](#) (JP), Florida Investment Fund LLC, 3570 Shalimar Terrace
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of what appears to be
furniture.)
42-22A NPCC - Excessive growth
(Grass and or weeds exceeds City code.)

Attachments: [26-00210 Case file.pdf](#)
[26-00210 Photo 1.jpg](#)
[26-00210 Photo 2.jpg](#)
[26-00210 Photo 3.jpg](#)
[26-00210 Photo 4.jpg](#)

- F. [CECASE-26-00219](#) (GW), BE Brokers Inc, 2346 Homestead Circle
42-23 NPCC - Accumulation of debris
(Large pile of tree debris on vacant lot.)
- Attachments:** [26-00219 Case file.pdf](#)
[26-00219 Photo 1.jpg](#)
[26-00219 Photo 2.jpg](#)
[26-00219 Photo 3.jpg](#)
- G. [CECASE-26-00235](#) (JP), Robert Sr & Juanita Fulton, 1076 Savia Street
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Gutters and fascia on the front of the residence is in disrepair and poses a public safety hazard.)
- Attachments:** [26-00235 Case file.pdf](#)
[26-00235 Photo 1.jpg](#)
[26-00235 Photo 2.jpg](#)
[26-00235 Photo 3.jpg](#)
- H. [CECASE-26-00236](#) (AB), Modern Builders Inc, 5490 Janus Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of sand debris on property.)
- Attachments:** [26-00236 Case file.pdf](#)
[26-00236 Photo 1.jpg](#)
[26-00236 Photo 2.jpg](#)
- I. [CECASE-26-00282](#) (JP), Bethel Solar LLC, 2160 Topsy Terrace
311.1 Florida Building Code - Toilet facilities
(No toilet facility on site for workers.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris on site consisting of construction material.)
- Attachments:** [26-00282 Case file.pdf](#)
[26-00282 Photo 1.jpg](#)
[26-00282 Photo 2.jpg](#)
[26-00282 Photo 3.jpg](#)
[26-00282 Photo 4.jpg](#)
[26-00282 Photo 5.jpg](#)
- J. [CECASE-26-00316](#) (AB), Todd Scott (TTEE) & Everland Capital Partners 4 Land Trust,
1125232731
42-23 NPCC - Accumulation of debris
(Debris consisting of a burned trailer, tree debris, trash on property.)
59-1(c)(1) NPCC - Allowed parking
(Prohibited parking of trailer.)

Attachments: [26-00316 Case file.pdf](#)
[26-00316 Photo 1.jpg](#)
[26-00316 Photo 2.jpg](#)
[26-00316 Photo 3.jpg](#)
[26-00316 Photo 4.jpg](#)
[26-00316 Photo 5.jpg](#)
[26-00316 Photo 6.jpg](#)
[26-00316 Photo 7.jpg](#)

- K.** [CECASE-26-00392](#) (RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street
70-21, NPCC - Driving through right-of-way
(Parking in the City right-of-way, not in compliance with standards.)

Attachments: [26-00392 Case file.pdf](#)
[26-00392 Photo 1.jpg](#)
[26-00392 Photo 2.jpg](#)
[26-00392 Photo 3.jpg](#)
[26-00392 Photo 4.jpg](#)
[26-00932 Photo 5.jpg](#)
[26-00932 Photo 6.jpg](#)

- L.** [CECASE-26-00399](#) (BV), Frances Krewson, 8402 Fay Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers,(missing/wrong/blocked/not visible).)
42-23 NPCC - Accumulation of debris
(Debris consisting of trash, wood, on property.)

Attachments: [26-00399 Case file.pdf](#)
[26-00399 Photo 1.jpg](#)
[26-00399 Photo 2.jpg](#)
[26-00399 Photo 3.jpg](#)
[26-00399 Photo 4.jpg](#)
[26-00399 Photo 5.jpg](#)

- M.** [CECASE-26-00415](#) (RH), Trust Us Investments LLC, 7955 Jayman Road
42-23 NPCC - Accumulation of debris
(Debris consisting of a commercial dumpster on abandoned job site
overflowing on property.)

Attachments: [26-00415 Case file.pdf](#)
[26-00415 Photo 1.jpg](#)
[26-00415 Photo 2.jpg](#)
[26-00415 Photo 3.jpg](#)
[26-00415 Photo 4.jpg](#)
[26-00415 Photo 5.jpg](#)
[26-00415 Photo 6.jpg](#)

- N. [CECASE-26-00462](#) (GW), Rising Investments Inc, 3709 Coquina Avenue
42-23 NPCC - Accumulation of debris
(Construction debris on property.)

Attachments: [26-00462 Case file.pdf](#)
[26-00462 Photo 1.jpg](#)
[26-00462 Photo 2.jpg](#)
[26-00462 Photo 3.jpg](#)

- O. [CECASE-26-00500](#) (BV), Jacqueline Kelly, 6056 Slade Road
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

Attachments: [26-00500 Case file.pdf](#)
[26-00500 Photo 1.jpg](#)
[26-00500 Photo 2.jpg](#)
[26-00500 Photo 3.jpg](#)
[26-00500 Photo 4.jpg](#)

- P. [CECASE-26-00510](#) (GW), Palladio Development LLC, 2248 Ann Arbor Road
42-23 NPCC - Accumulation of debris
(Junk, trash and debris throughout property.)

Attachments: [26-00510 Case file.pdf](#)
[26-00510 Photo 1.jpg](#)
[26-00510 Photo 2.jpg](#)
[26-00510 Photo 3.jpg](#)
[26-00510 Photo 4.jpg](#)
[26-00510 Photo 5.jpg](#)
[26-00510 Photo 6.jpg](#)
[26-00510 Photo 7.jpg](#)

10. 2ND HEARING CASES

- A. [CECASE-25-00340](#) (JP), Michael Haynes, 1128227006
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of bamboo fencing, water

tank, tarps, lumber and other miscellaneous household items.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

70-21 NPCC - Driving through right-of-way

(Recreational vehicle and van, driving through the City right-of-way.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

IPMC 2021 - 302.8 Motor vehicles

(A recreational vehicle and van being stored on vacant property.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

Attachments:

[25-00340 Case file.pdf](#)

[25-00340 Case file addition.pdf](#)

[25-00340 Photo 1.jpg](#)

[25-00340 Photo 2.jpg](#)

[25-00340 Photo 3.jpg](#)

[25-00340 Photo 4.jpg](#)

[25-00340 Photo 5.jpg](#)

[25-00340 Photo 6.jpg](#)

[25-00340 Photo 7.jpg](#)

B. [CECASE-25-02320](#)

(AB), Jason Gardner, 2764 Fairbrook Street

42-23 NPCC - Accumulation of Debris

(Debris consisting of falling pool cage on property.)

ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 14th, 2026.

IPMC 2021 302.7 - Accessory structures

(Shed in disrepair.)

ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 14th, 2026.

Attachments: [25-02320 Case file.pdf](#)
[25-02320 Case file addition.pdf](#)
[25-02320 Case file addition \(2\).pdf](#)
[25-02320 Photo 1.jpg](#)
[25-02320 Photo 2.jpg](#)
[25-02320 Photo 3.jpg](#)
[25-02320 Photo 4.jpg](#)
[25-02320 Photo 5.jpg](#)
[25-02320 Photo 6.jpg](#)
[25-02320 Photo 7.jpg](#)
[25-02320 Photo 8.jpg](#)
[26-02320 Photo 9.jpg](#)
[26-02320 Photo 10.jpg](#)

- C. [CECASE-25-03032](#) (AB), William Lehan, 3480 West Price Boulevard
42-23 NPCC - Accumulation of debris
(Debris consisting of metal wood dresser and other miscellaneous debris on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Vehicle prohibited parking on the grass.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.

Attachments: [25-03032 Case file.pdf](#)
[25-03032 Case file addition.pdf](#)
[25-03032 Case file addition \(2\).pdf](#)
[25-03032 Photo 1.jpg](#)
[25-03032 Photo 2.jpg](#)
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[25-03032 Photo 4.jpg](#)
[25-03032 Photo 5.jpg](#)
[25-03032 Photo 6.jpg](#)
[25-03032 Photo 7.jpg](#)
[25-03032 Photo 8.jpg](#)

- D. [CECASE-25-03148](#) (JP), Paule Rene, Jason Philbert, & Handzie Oboute, 7362 Ramber Avenue
66-62(C) NPCC - Fixture in right-of-way
(Pipe and gravel apron added in the City right-of-way.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

70-21 NPCC - Driving through the right-of-way
(Driving through the City right-of-way.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

105.1 Florida Building Code - Permit required
(Culvert and gravel apron added without required permitting.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning April 18th, 2026.

Attachments: [25-03148 Case file.pdf](#)
 [25-03148 Case file addition.pdf](#)
 [25-03148 Photo 1.jpg](#)
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 [25-03148 Photo 7.jpg](#)
 [25-03148 Photo 8.jpg](#)
 [25-03148 Photo 9.jpg](#)
 [25-03148 Photo 10.jpg](#)

- E. [CECASE-25-03305](#) (AB), William & Charlene Guillem, 2099 Snover Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of trash boxes cardboard on property.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.
 R4501.17 - Florida Building Code
 (No pool barrier.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning March 24th, 2026.

Attachments: [25-03305 Case file.pdf](#)
[25-03305 Case file addition.pdf](#)
[25-03305 Photo 1.jpg](#)
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[25-03305 Photo 13.jpg](#)
[25-03305 Photo 14.jpg](#)
[25-03305 Photo 15.jpg](#)

11. GENERAL BUSINESS

- A. [26-022710](#) Case No. 26-022710 Parking Ticket Appeal - 1726 Scarlett Avenue, North Port, Florida

Attachments: [Parking Report](#)
[Parking Ticket](#)
[Parking Appeal](#)

- B. [26-022700](#) Case No. 26-022700 Parking Ticket Appeal - 2134 Box Wood Street, North Port, Florida.

Attachments: [Parking Report](#)
[Parking Appeal](#)
[Parking Ticket](#)

12. PUBLIC COMMENT

13. 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)

NONDISCRIMINATION: The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

The North Port City Hall is accessible in accordance with the Americans with Disabilities Act (ADA). Designated, accessible parking is available on the west side of City Hall, with building access from the parking area. Accommodations and translation services are available at no cost. Any person requiring a reasonable accommodation to participate in this meeting is asked to contact the City Clerk's Office at least 48 hours in advance by email at cityclerk@northportfl.gov or by telephone at (941) 429-7270. Persons using TTY/TDD may access this number via the Florida Relay Service by dialing 711.