



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, August 28, 2025

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. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

5. COMPLIANT CASES

- A. [CECASE-25-00907](#) (LC) AMICO D; PID: 1134201901
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris.)
- Attachments:** [RecordSummary_20250514_133023.pdf](#)
[1134201901.jpg](#)
[NoticeofViolationReport_20250519_105727.pdf](#)
[photo_20250520_102505_000.jpg](#)
- B. [CECASE-25-01030](#) (LC) SABINA GONZALEZ; 1352 ATWATER DR
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Parking on unimproved surfaces.)
- Attachments:** [RecordSummary_20250528_090633.pdf](#)
[NoticeofViolationReport_20250528_090824.pdf](#)
[1124106016.jpg](#)
- C. [CECASE-25-00959](#) (LC) MICHAEL PEDDLE, FREIDA CROOK; 1621 MERCED ST
74-92, NPCC - Storage of certain vehicles
(Cannot park any vehicles or trailers in city right of way.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Camper trailer park and city right away.)

Attachments: [NoticeofViolationReport_20250521_095341.pdf](#)

- D. [CECASE-25-01028](#) (LC) NORTH PORT DEVELOPMENT TRUST; 2015 SWITZERLAND RD
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle.)
59-2 NPCC, Damage to the public right-of-way
(Damage to the public right-of-way.)

Attachments: [RecordSummary_20250528_085851.pdf](#)
[NoticeofViolationReport_20250528_090053.pdf](#)
[1135100508-1.jpg](#)
[1135100508-2.jpg](#)
[Acceptance Scan Report.pdf](#)

- E. [CECASE-25-01024](#) (LC) GODIN TRUCKING & EXCAVATING INC; PID: 1136099816
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking
(Parking on a lot that is not combined with principal structure.)

Attachments: [RecordSummary_20250528_081127.pdf](#)
[NoticeofViolationReport_20250528_082735.pdf](#)
[1136099816-1.jpg](#)
[1136099816-2.jpg](#)
[photo_20250530_084250_000.jpg](#)

- F. [CECASE-25-00968](#) (LC) CSMA BLT LLC; 3294 ATWATER DR
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle)
59-1 (c)(1) NPCC, Allowed parking
(Parking on unimproved surfaces.)

Attachments: [RecordSummary_20250521_134228.pdf](#)
[NoticeofViolationReport_20250521_135500.pdf](#)
[3294 Atwater-2.jpg](#)
[3294 Atwater-1.jpg](#)

- G. [CECASE-25-00977](#) (LC) SCOTT MCLEAN; PID: 1145108626
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris thought out property.)

Attachments: [RecordSummary_20250521_142926.pdf](#)
[1145108626-1.jpg](#)
[1145108626-2.jpg](#)
[NoticeofViolationReport_20250521_143433.pdf](#)
[photo_20250523_085644_000.jpg](#)

- H. [CECASE-25-00894](#) (LC) CHRISTOPHER GERBER; 1165 E HALLMARK BLVD
42-23 NPCC - Accumulation of Debris

(Accumulation of Debris thought out property.)
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Driving through city right of way)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Vehicle parked in Right-of-way)
59-1 (c)(1) NPCC, Allowed parking -
(Parking on unimproved surfaces)
59-2 NPCC, Damage to the public right-of-way, abatement by city
(Damage to the public right-of-way)

Attachments: [RecordSummary_20250513_141308.pdf](#)
[NoticeofViolationReport_20250513_142256.pdf](#)
[1165_hallmark_blvd-3.jpg](#)
[1165_hallmark_blvd-2.jpg](#)
[1165_hallmark_blvd-1.jpg](#)
[photo_20250515_102603_000.jpg](#)

- I. [CECASE-25-00890](#) (LC) GEORGE MUNCAN, DANIA MUNCAN; 1484 ARUNDEL AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)

Attachments: [RecordSummary_20250513_135550.pdf](#)
[NoticeofViolationReport_20250513_140328.pdf](#)
[photo_20250515_102020_000.jpg](#)
[photo_20250515_102026_000.jpg](#)

- J. [CECASE-25-00844](#) (LC) GREG WELAGE, MEGHAN WELAGE; 1873 JAMROS AVE
59-1 (c)(1) NPCC, Allowed parking
(Boat parking on a lot, not combined with principal structure.)

Attachments: [RecordSummary_20250507_120246.pdf](#)
[NoticeofViolationReport_20250507_120714.pdf](#)
[1120162504.jpg](#)
[photo_20250509_084107_000.jpg](#)

- K. [CECASE-25-00803](#) (LC) J STEINER SW FL PROPERTIES LLC; 2998 UPLAND ST
59-1 (c)(1) NPCC, Allowed parking
(Parking throughout property on unimproved surfaces.)

Attachments: [RecordSummary_20250501_113702.pdf](#)
[NoticeofViolationReport_20250501_114113.pdf](#)
[2998 upland st-2.jpg](#)
[2998 upland st-1.jpg](#)
[NoticeofViolationReport_20250520_142758.pdf](#)
[Acceptance Scan Report.pdf](#)

- L. [CECASE-25-00801](#) (LC) CHARLES HUGHES, KATHERINE HUGHES; 1061 S WAPELLO ST 59-1 (c)(1) NPCC, Allowed parking (Parking throughout property on unimproved surfaces.)

Attachments: [RecordSummary_20250501_111923.pdf](#)
[NoticeofViolationReport_20250501_113206.pdf](#)
[1061 s wapello -2.jpg](#)
[1061 s wapello -1.jpg](#)
[1061 s wapello -3.jpg](#)
[NoticeofViolationReport_20250520_142630.pdf](#)
[Acceptance Scan Report.pdf](#)

- M. [CECASE-25-00878](#) (GO) CORY COPELAND, SYDNEY COPELAND, CORY COPELAND; SYDNEY COPELAND; 4548 HEATHER TER 62-50, NPCC - Refuse container(s) (Debris in front of the property consisting of 2 tires, gas cans and other miscellaneous items.)

Attachments: [NoticeofViolationReport_20250513_083946.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250602_110140_000.jpg](#)

- N. [CECASE-25-00677](#) (GW) IRENA NAWOTKA; 5563 S BISCAYNE DR IPMC 2021, 308.2.2 Refrigerators. (Refrigerator on right away with doors attached.)

Attachments: [RecordSummary_20250410_141744.pdf](#)
[NoticeofViolationReport_20250414_075451.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250410_110332_000.jpg](#)
[photo_20250430_090424_000.jpg](#)

- O. [CECASE-25-00588](#) (LC) MERCEDES PUENTES; 2721 S CRANBERRY BLVD 59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle (Prohibited parking - Heavy duty vehicle parking.)

Attachments: [RecordSummary_20250331_110115.pdf](#)
[NoticeofViolationReport_20250331_110330.pdf](#)
[2721 s cranberry.jpg](#)
[Acceptance Scan Report.pdf](#)
[photo_20250502_181627_000.jpg](#)

- P. [CECASE-25-00688](#) (GO) SPENCER HIBBINS; 5890 HUMKEY ST
74-92, NPCC - Storage of certain vehicles.
(Boat on trailer parked in city right of way in front of house.)

Attachments: [RecordSummary_20250411_102947.pdf](#)
[NoticeofViolationReport_20250430_103858.pdf](#)
[photo_20250415_084751_000.jpg](#)
[photo_20250425_095901_000.jpg](#)
[photo_20250506_094518_000.jpg](#)

- Q. [CECASE-25-00705](#) (GW) CPI/AMHERST SFR PROGRAM OWNER LLC; 8622 GAILLARD
AVE
42-23 NPCC - Accumulation of Debris
(Trash and debris on right of way.)

Attachments: [RecordSummary_20250414_150831.pdf](#)
[NoticeofViolationReport_20250414_151641.pdf](#)
[photo_20250411_110948_000.jpg](#)
[photo_20250418_084818_000.jpg](#)
[photo_20250502_103926_000.jpg](#)

- R. [CECASE-25-00676](#) (GW) KEVIN JOHNSTON; 6314 SAFFORD TER
70-56(H) NPCC - Assigned numbers
(Missing House Numbers)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Utility trailer parked on right of way)

Attachments: [RecordSummary_20250410_140416.pdf](#)
[NoticeofViolationReport_20250410_141537.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250410_104728_000.jpg](#)
[photo_20250430_085753_000.jpg](#)

- S. [CECASE-25-00633](#) (LC) PALLADIO DEVELOPMENT LLC; 1852 WINSLOW LN
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris.)

Attachments: [RecordSummary_20250407_110102.pdf](#)
[NoticeofViolationReport_20250407_110722.pdf](#)
[1852 Winslow.jpg](#)
[Acceptance Scan Report \(3\).pdf](#)
[photo_20250409_083314_000.jpg](#)

- T. [CECASE-25-00613](#) (GO) TREY SLOAN, AUTUMN SLOAN; 6644 HORNBUCKLE BLVD
42-23 NPCC - Accumulation of Debris
(Debris consisting of plastic, wood, and box debris. The debris is in the rear, the left side and in front of the front door and garage door.)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Tahoe parked in driveway with all tires flat.)
59-1 (c)(1) NPCC, Allowed parking
(White Nissan parked on unimproved surface in the front of the property.)

Attachments: [NoticeofViolationReport_20250403_124745.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250425_093803_000.jpg](#)

- U. [CECASE-25-00614](#) (GO) FFI USA ONE LLC; 4447 HEYWARD ST
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Dumpster stored in city right of way.)

Attachments: [RecordSummary_20250403_125354.pdf](#)
[NoticeofViolationReport_20250403_125622.pdf](#)

- V. [CECASE-25-00621](#) (GO) WILLIAM DISLA, EVELYN RAMIREZ; 3947 MEREDITH AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Silver Kia parked in city right of way. FL TAG DI5 3JD)

Attachments: [RecordSummary_20250404_113154.pdf](#)
[NoticeofViolationReport_20250407_071018.pdf](#)
[photo_20250404_092202_000.jpg](#)
[photo_20250425_092219_000.jpg](#)

- W. [CECASE-25-00584](#) (LC) DAISY MONTALVO, ROMANDO GRIFFITHS; 2842 ARMENIA RD
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Silver dodge magnum with four flat tires parked in the driveway.)

Attachments: [RecordSummary_20250328_144634.pdf](#)
[NoticeofViolationReport_20250328_145558.pdf](#)
[photo_20250328_113032_000.jpg](#)
[photo_20250328_113423_000.jpg](#)
[photo_20250328_113027_000.jpg](#)

- X. [CECASE-25-00587](#) (LC) BYRON BEVINS; 5305 RAVEN ST
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Debris consisting of umbrellas, Tree debris on right of way.)

62-50, NPCC - Refuse container(s)
(Trash cans placed on right of way on non-pick up days.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Orange Acura parked on the right of way.)

Attachments: [RecordSummary_20250328_152008.pdf](#)
[NoticeofViolationReport_20250328_154555.pdf](#)
[photo_20250328_114009_000.jpg](#)
[photo_20250328_114014_000.jpg](#)
[photo_20250328_113953_000.jpg](#)
[photo_20250328_114040_000.jpg](#)
[photo_20250404_094904_000.jpg](#)

Y. [CECASE-25-00607](#) (LC) CSMA BLT LLC; 1581 S CRANBERRY BLVD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Two box trucks.)

Attachments: [RecordSummary_20250402_094321.pdf](#)
[NoticeofViolationReport_20250402_094625.pdf](#)
[1581 s Cranberry-2.jpg](#)
[1581 s Cranberry-1.jpg](#)
[1581 s Cranberry-3.jpg](#)
[1581 s Cranberry-4.jpg](#)
[Acceptance Scan Report.pdf](#)

Z. [CECASE-25-00564](#) (LC) JAMES CAMPBELL; 2755 PEBBLE AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be
parked on the public right-of-way.)

Attachments: [NoticeofViolationReport_20250328_071351.pdf](#)
[2755 pebble ave.jpg](#)

AA. [CECASE-25-00559](#) (GO) EVGENY MATVIENKO; 5740 ZINKLE ST
42-23 NPCC - Accumulation of Debris
(Debris in the crow consisting of furniture and plastic. There is debris in
front of the garage consisting of boxes and other household items.)

Attachments: [NoticeofViolationReport_20250326_125040.pdf](#)
[Acceptance Scan Report.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)

AB. [CECASE-25-00561](#) (LC) NADEZHDA BASHKAREVA; 4557 HANSARD AVE
IPMC 2021, 302.8 Motor vehicles.
(Motor vehicle Except as provided for in other regulations, inoperative or
unlicensed motor vehicles shall not be parked, kept or stored on any
premiseses)

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Prohibited parking - Heavy duty vehicle parking. Motor vehicle Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premiseses)

Attachments: [NoticeofViolationReport_20250326_135240.pdf](#)
[photo_20250415_090239_000.jpg](#)

- AC.** [B-CECASE-2-5-00543](#) (GO) DAVID BOCCHINO, MICHELLE BOCCHINO; 11559 Gleaming Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Pool | Permit Expired - 24-00005485(03/15/2025))

Attachments: [NoticeofViolationReport_20250326_070942.pdf](#)

- AD.** [CECASE-25-00554](#) (GO) QUINCY SHEHADEH; 6950 POMPEY ST
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Truck parked in driveway without a cover and parts on the ground.)
59-1 (c)(1) NPCC, Allowed parking
(Boat trailer parked on unimproved surface in front of house.0

Attachments: [NoticeofViolationReport_20250326_073043.pdf](#)

- AE.** [B-CECASE-2-5-00398](#) (GO) MARK FERSTER; 6046 Abigail Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Screen Enclosure | Permit Expired -
23-00022711(02/16/2025))

Attachments: [NoticeofViolationReport_20250318_071025.pdf](#)

- AF.** [CECASE-25-00535](#) (LC) JULIO MACASSI, OLIVERA CERRO; 1677 LA VETA ST
105.1, Florida Building Code - Permit required.
(Permit required)

Attachments: [RecordSummary_20250324_084054.pdf](#)
[NoticeofViolationReport_20250324_131605.pdf](#)

- AG.** [CECASE-25-00549](#) (LC) BRYAN LAYMAN, PATRICIA SMITH; 4461 SYMCO AVE
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Prohibited parking - Heavy duty vehicle parking)

Attachments: [NoticeofViolationReport_20250325_124905.pdf](#)
[Acceptance Scan Report.pdf](#)
[Acceptance Scan Report \(4\).pdf](#)
[photo_20250414_085655_000.jpg](#)

- AH.** [CECASE-25-00523](#) (LC) WENDY PRELL, DANNY PRELL; 4541 AMANDA AVE
105.1, Florida Building Code - Permit required.
(No concrete permit on file)

Attachments: [RecordSummary_20250320_133649.pdf](#)
[NoticeofViolationReport_20250320_134118.pdf](#)
[4541_Amanda-1.jpg](#)
[4541_Amanda-2.jpg](#)
[Acceptance_Scan_Report_\(2\).pdf](#)

- AI.** [B-CECASE-25-00382](#) (JP) SFR OWNER LLC; 3866 Winer Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00011254(02/15/2025))

Attachments: [NoticeofViolationReport_20250318_071154.pdf](#)

- AJ.** [CECASE-25-00694](#) (GW) PEGGY BARLOW; 6195 MYRTLEWOOD RD
62-50, NPCC - Refuse container(s)
(Storage Container (POD) in front yard.)

Attachments: [RecordSummary_20250411_134028.pdf](#)
[NoticeofViolationReport_20250411_134817.pdf](#)
[photo_20250411_105854_000.jpg](#)
[photo_20250411_105820_000.jpg](#)
[photo_20250512_103743_000.jpg](#)

- AK.** [CECASE-25-00745](#) (GW) ABNER CADORNA, PILAR CADORNA; 6545 MARIUS RD
105.1, Florida Building Code - Permit required.
(Carport enclosed without proper permits.)

Attachments: [RecordSummary_20250421_150449.pdf](#)
[NoticeofViolationReport_20250421_150916.pdf](#)
[Acceptance_Scan_Report.pdf](#)
[photo_20250421_124106_000.jpg](#)
[photo_20250421_124037_000.jpg](#)
[photo_20250512_105106_000.jpg](#)

- AL.** [CECASE-25-00748](#) (GW) TERESA FRANKOVICH C/O KRYSTYNA IULIANO; 8266 TRIONFO
AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Two vehicles parked on right of way, (Green Mazda, Gray Dodge P/U).)

Attachments: [RecordSummary_20250422_070455.pdf](#)
[NoticeofViolationReport_20250425_093339.pdf](#)
[photo_20250421_104736_000.jpg](#)
[photo_20250512_101324_000.jpg](#)

- AM.** [CECASE-25-00759](#) (JP) DONALD SMITH, CAROL SMITH; 1785 KIRKWOOD ST
IPMC 2021, 302.7 Accessory structures.
(Dilapidated wood fence, missing numerous sections, located in the rear of
property.)

Attachments: [RecordSummary_20250423_145814.pdf](#)
[NoticeofViolationReport_20250423_151616.pdf](#)
[photo_20250423_111524_000.jpg](#)
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[photo_20250423_112736_000.jpg](#)
[photo_20250423_112740_000.jpg](#)
[photo_20250423_112750_000.jpg](#)
[photo_20250423_112803_000.jpg](#)
[photo_20250423_112909_000.jpg](#)
[photo_20250428_113524_000.jpg](#)
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[photo_20250514_102245_000_edit.jpg](#)

- AN.** [CECASE-25-00761](#) (GO) A AND B POOLS AND CONSTRUCTION LLC; 7300 DE BRITA RD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Property has heavy duty truck and trailer parked on property.)
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.
(Property has multiple construction equipment on the lot with no active
construction permit.)
59-1 (c)(1) NPCC, Allowed parking
(Property has more than 9 vehicles on the property.)

Attachments: [RecordSummary_20250424_072303.pdf](#)
[NoticeofViolationReport_20250425_103828.pdf](#)
[photo_20250425_095112_000.jpg](#)
[photo_20250425_095102_000.jpg](#)

- AO.** [CECASE-25-00764](#) (GO) HERIBERTO CABRERA;YOLANDA CABRERA; PID: 0950133508
42-23 NPCC - Accumulation of Debris
(Debris stored next to trailer on lot consisting of chairs and tires.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer being stored on vacant lot.)

Attachments: [NoticeofViolationReport_20250425_104159.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250516_092334_000.jpg](#)

- AP.** [CECASE-25-00791](#) (LC) JOSEPH AND JOY WEISS REVOCABLE TRUST; PID: 1006020932
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be
parked on the public right-of-way)

Attachments: [RecordSummary_20250430_070130.pdf](#)
[CECASE-25-00791.jpg](#)
[CECASE-25-00791-2.jpg](#)
[NoticeofViolationReport_20250430_075036.pdf](#)
[Acceptance Scan Report.pdf](#)
[CoverPage_Report_20250520_093534.pdf](#)
[AffidavitOfMailingAndPosting_20250520_093540.pdf](#)
[Affidavit_of_Posting_Report_20250520_093543.pdf](#)
[Affidavit_of_Violation_Hearing_20250520_093830.pdf](#)
[photo_20250501_094205_000.jpg](#)

- AQ.** [CECASE-25-00795](#) (LC) LARYSA LESIV; 2727 PARROT ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer parked on an unimproved surface.)

Attachments: [RecordSummary_20250430_105554.pdf](#)
[NoticeofViolationReport_20250430_110005.pdf](#)
[2727 parrot st-2.jpg](#)
[2727 parrot st-1.jpg](#)
[Acceptance Scan Report.pdf](#)

- AR.** [CECASE-25-00716](#) (GW) MICHAEL WASSONG; 8525 CRISTOBAL AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Gray ford pick up parked on right of way.)

Attachments: [RecordSummary_20250416_131231.pdf](#)
[NoticeofViolationReport_20250507_102149.pdf](#)
[photo_20250416_095933_000.jpg](#)
[photo_20250429_095423_000.jpg](#)
[photo_20250521_095834_000.jpg](#)

- AS.** [CECASE-25-00800](#) (LC) GEORGE STANLEY, SANDRA STANLEY; 2450 W PRICE BLVD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Dump truck parking on property.)
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.
(Prohibited parking - Construction equipment.)

Attachments: [RecordSummary_20250501_105737.pdf](#)
[NoticeofViolationReport_20250501_111621.pdf](#)
[2450 w price blvd-1.jpg](#)
[2450 w price blvd-3.jpg](#)
[2450 w price blvd-2.jpg](#)
[NoticeofViolationReport_20250520_142934.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)

AT. [CECASE-25-00805](#) (LC) JONATHAN GODFRY, DEBORAH GODFRY; 2171 LAUGHLIN RD
105.1, Florida Building Code - Permit required.
(Permit required.)

Attachments: [RecordSummary_20250501_115622.pdf](#)
[NoticeofViolationReport_20250501_142202.pdf](#)
[2141 laughlin rd.jpg](#)
[Acceptance Scan Report \(2\).pdf](#)

AU. [CECASE-25-00151](#) (JP) SIG NORTH PORT LLC; 1011 E PRICE BLVD
IPMC 2021, 302.7 Accessory structures. Accessory structures, including
detached garages, fences and walls, shall be maintained structurally sound
and in good repair.
(Green light pole is broke off at the base and laying across the sidewalk.
Repair or replace with like and kind light pole)

Attachments: [IMG_1388.jpeg](#)
[RecordSummary_20250113_105839.pdf](#)
[NoticeofViolationReport_20250114_082050.pdf](#)
[photo_20250203_125555_000.jpg](#)

AV. [CECASE-25-00839](#) (GO) US NAT BANK, TOWD PT MTG, C/O FRENKEL LAMBERT; 2143
SANTONIAN TER
42-23 NPCC - Accumulation of Debris
(Debris on the rear and front of house consisting of wood pallets/fence,
tires, and fallen tree debris.)
59-1 (c)(1) NPCC, Allowed parking
(RV improperly stored on property)
IPMC 2021, 302.7 Accessory structures.
(Fence in the rear left of the property has a fallen palm tree on top of it
which is a safety concern for children that might climb over.)

Attachments: [RecordSummary_20250507_082427.pdf](#)
[NoticeofViolationReport_20250509_090055.pdf](#)
[Acceptance Scan Report.pdf](#)
[wood.jpg](#)
[photo_20250508_091037_000.jpg](#)
[photo_20250508_091212_000.jpg](#)
[photo_20250508_091543_000.jpg](#)
[photo_20250528_084226_000.jpg](#)
[photo_20250528_084238_000.jpg](#)
[photo_20250528_084250_000.jpg](#)

- AW.** [CECASE-25-00693](#) (GW) CHARLIE RALPH; 6490 HARMONY RD
42-23 NPCC - Accumulation of Debris
(junk trash and debris, vehicle parts and other items.)
74-92, NPCC - Storage of certain vehicles.
(Commercial vehicle parked on eastside of residence- Yellow School Bus.)

Attachments: [RecordSummary_20250411_132110.pdf](#)
[NoticeofViolationReport_20250414_064436.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250411_105206_000.jpg](#)
[photo_20250411_105215_000.jpg](#)
[photo_20250415_111206_000.jpg](#)
[photo_20250501_102331_000.jpg](#)
[photo_20250501_102355_000.jpg](#)

- AX.** [CECASE-25-00565](#) (LC) CAROL MILLER; 4440 ELDRON AVE
42-23 NPCC - Accumulation of Debris
(Debris piled up on the left side of the property consisting of metal, plastic, tarps, and other misc. debris.)
59-1 (c)(1) NPCC, Allowed parking
(Two vehicles parked on unimproved surface on the front left side of the property)

Attachments: [RecordSummary_20250327_103153.pdf](#)
[NoticeofViolationReport_20250327_104617.pdf](#)
[Acceptance_Scan_Report.pdf](#)
[photo_20250327_100715_000.jpg](#)
[photo_20250327_100740_000.jpg](#)
[photo_20250403_095801_000.jpg](#)
[photo_20250416_100542_000.jpg](#)
[photo_20250416_100752_000.jpg](#)
[photo_20250416_100853_000.jpg](#)

AY. [CECASE-25-00583](#) (LC) SUSAN CLINE, THOMAS WROBLESKI; 2805 APPLELEAF RD
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Flatbed truck with a flatbed trailer parked in the right of way.)

Attachments: [RecordSummary_20250328_143400.pdf](#)
[NoticeofViolationReport_20250328_144418.pdf](#)
[photo_20250328_113158_000.jpg](#)
[photo_20250328_113144_000.jpg](#)
[photo_20250328_113108_000.jpg](#)

AZ. [CECASE-25-00969](#) (LC) MA RAMOS; 5297 CAPUTO AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle)

Attachments: [RecordSummary_20250521_135749.pdf](#)
[NoticeofViolationReport_20250521_135920.pdf](#)
[5297_caputo.jpg](#)

BA. [CECASE-25-00732](#) (LC) 3362 SIKESTON AVENUE TRUST; 3362 SIKESTON AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Two cars parked In city right of way.)

Attachments: [NoticeofViolationReport_20250418_083020.pdf](#)
[Acceptance_Scan_Report.pdf](#)

BB. [CECASE-25-00882](#) (GO) RICKY HARWARD; PID: 0984048411
70-21, NPCC - damage to any City road, right-of-way, drainage or utility
structure and/or facility.
(Vehicle is driving and parking in the city right of way causing damage to
the swale.)
59-2 NPCC, Damage to the public right-of-way
(Vehicle is driving and parking in the city right of way causing damage to
the swale.)

Attachments: [RecordSummary_20250513_125309.pdf](#)
[NoticeofViolationReport_20250513_125952.pdf](#)
[Acceptance_Scan_Report_\(2\).pdf](#)
[photo_20250513_084453_000.jpg](#)
[photo_20250513_084439_000.jpg](#)
[photo_20250602_104229_000.jpg](#)
[photo_20250602_104249_000.jpg](#)

BC. [CECASE-25-00823](#) (LC) GERRY JEAN, MARJORIE CHERY; 4299 GALVIN LN
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Vehicles parking in city right of way.)

Attachments: [NoticeofViolationReport_20250506_100010.pdf](#)

BD. [CECASE-25-00887](#) (LC) DIEULINE BELAMOUR; 1112 JAPAN ST
3.7.7 (B) ULDC, Permit. Constructing Fences taller than 6-feet or walls of
any height
(Fencing on back of property is over 6feet.)

Attachments: [RecordSummary_20250513_133122.pdf](#)
[NoticeofViolationReport_20250513_133448.pdf](#)
[1112_Japan_st.jpg](#)
[photo_20250515_101623_000.jpg](#)

BE. [CECASE-25-00997](#) (LC) DAVID HAAS;CAROL HAAS; PID: 1121245711
105.1, Florida Building Code - Permit required.
(No permit for under brush.)

Attachments: [RecordSummary_20250522_100313.pdf](#)
[Screenshot_22-5-2025_10633_experience.arcgis.com.jpeg](#)
[NoticeofViolationReport_20250522_134835.pdf](#)

BF. [CECASE-25-00940](#) Louis Cerbone:YOSVANI DAMAS;;2868 KALSTED ST NORTH PORT, FL
34288:70-19, NPCC - Legislative intent. (a)The city commission hereby
declares its intent and purpose in adopting this article to regulate and
protect the city road system, rights-of-way, drainage facilities and utilities
from damages caused by construction equipment, vehicles, objects,
contrivances or devices and to ensure that the person or persons causing
such damage or the person or persons responsible for the activity causing
such damage restore the areas affected to their original condition or better
prior to the construction activity.(b)The city commission further declares this
article to be and shall be construed and considered an integral part of
Ordinance No. 87-220, known and cited as the 'Building and Construction
Code' in and for the City of North Port administrative and procedural
provisions contained therein shall be applicable to this article. (Code 1990,
□ 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of
this article, terms, phrases, words and their derivations and abbreviations

shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, § 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation...:Damage to city right of way.;70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.:Damage to city right of way.;

Attachments: [RecordSummary_20250519_135809.pdf](#)
[NoticeofViolationReport_20250519_140134.pdf](#)
[Acceptance Scan Report.pdf](#)

BG. [CECASE-25-00876](#) Joshua Presson:EXCEL LLC OF MICHIGAN;;8366 GLOVER AVE NORTH PORT, FL 34291:62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.:Improper placement of containers on non pickup days.;

Attachments: [NoticeofViolationReport_20250512_144624.pdf](#)
[photo_20250515_110658_000.jpg](#)

- BH.** [CECASE-25-01021](#) (LC) SERHII & ALLA ALIEKSIEIENKO; 1204 WOOD ROSE ST
105.1, Florida Building Code - Permit required.
(Permit required for added living space. permit required for plumbing, electrical and a/c installation in garage conversion.)
- Attachments:** [NoticeofViolationReport_20250528_073942.pdf](#)
- BI.** [CECASE-25-00712](#) (GO) COREY LEACH; 8206 Dolomite Ave
42-23 NPCC - Accumulation of Debris
(Debris in the city right of way in front of house consisting of mattresses, box spring and tv.)
- Attachments:** [NoticeofViolationReport_20250417_090906.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250506_092939_000.jpg](#)
- BJ.** [CECASE-25-00626](#) (GO) HERMAN PLATT, TINA PLATT, PEGGY PLATT; 5075 ABDELLA LN
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Property driving through the swale into the side of the property. Property needs to install a driveway to continue driving through the swale.)
- Attachments:** [RecordSummary_20250404_115504.pdf](#)
[NoticeofViolationReport_20250407_071725.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250404_100117_000.jpg](#)
- BK.** [CECASE-25-00631](#) (GO) PENNY KRET; 7241 Mesa St
70-56(H) NPCC - Assigned numbers
(No visible house numbers on the front face of the property)
- Attachments:** [photo_20250407_084900_000.jpg](#)
[NoticeofViolationReport_20250407_114210.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250425_090957_000.jpg](#)
- BL.** [CECASE-25-00798](#) (GO) PALLADIO DEVELOPMENT LLC; 2240 ANN ARBOR RD
105.1, Florida Building Code - Permit required.
(Expired Single family resident permit 22-00009024)
- Attachments:** [RecordSummary_20250501_072552.pdf](#)
[NoticeofViolationReport_20250507_124126.pdf](#)
- BM.** [CECASE-25-00853](#) (GO) CORAL BLUE HOMES LLC; 1543 MACKINAW ST
42-23 NPCC - Accumulation of Debris
(Debris in front of property consisting of plastic, buckets, wood and dry wall)
105.4.1.1, Florida Building Code - Permit has expired.

(22-00014219 expired SFR permit 03/12/2025)

Attachments: [RecordSummary_20250507_135029.pdf](#)
[NoticeofViolationReport_20250507_135837.pdf](#)

BN. [P-CECASE-2](#) (GO) ALMAZA LLC; PID: 0988013519
[5-00813](#) 105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
PCZC-24-00854(04/25/2025))

Attachments: [NoticeofViolationReport_20250509_094054.pdf](#)
[photo_20250509_093913_000.jpg](#)

BO. [P-CECASE-2](#) (GO) Central Construction Group LLC; Central Construction Group LLC;
[5-00747](#) J&J CONSTRUCTION INVESTMENTS; 3903 Ragen ST
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
PCZC-24-00563(04/12/2025))

Attachments: [NoticeofViolationReport_20250509_100126.pdf](#)
[photo_20250509_095919_000.jpg](#)

BP. [CECASE-25-](#) (GO) KALE YOUTZY, TOYIA YOUTZY; 3670 PARTRIDGE AVE
[01048](#) 74-92, NPCC - Storage of certain vehicles.
(Boat being stored in the city right of way.)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Boat being stored in the city right of way.)

Attachments: [RecordSummary_20250528_125744.pdf](#)
[NoticeofViolationReport_20250528_130157.pdf](#)
[photo_20250528_082504_000.jpg](#)
[photo_20250617_104818_000.jpg](#)

BQ. [CECASE-25-](#) (GO) MATTHEW DUPREE, MARCIA DUPREE; 2577 NANETTE LN
[00964](#) 70-21, NPCC - damage to any City road, right-of-way, drainage or utility
structure and/or facility.
(Cadillac being parked and driven through the city right of way.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Cadillac being parked and driven through the city right of way.)

Attachments: [RecordSummary_20250521_125441.pdf](#)
[NoticeofViolationReport_20250523_072208.pdf](#)
[photo_20250521_085028_000.jpg](#)
[photo_20250612_091109_000.jpg](#)

BR. [CECASE-25-](#) (GO) VOLODYMYR OBEREMOK, LIUBOV OBEREMOK; 3916 LA
[00870](#) ROCHA ST
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 23-00012062 SFR 05/05/2025.)

Attachments: [RecordSummary_20250508_135734.pdf](#)
[NoticeofViolationReport_20250508_135922.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250528_082241_000.jpg](#)

- BS.** [CECASE-25-00866](#) (GO) SKYTECH FL LLC; 2439 CLEO ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Property has vehicle parked in city right of way in front of the property)
59-1 (c)(1) NPCC, Allowed parking
(Property has vehicle parked in city right of way in front of the property.)

Attachments: [NoticeofViolationReport_20250508_124358.pdf](#)
[photo_20250528_080811_000.jpg](#)

- BT.** [CECASE-25-00678](#) (JP) PACIFIC INLAND PROPERTIES LLC; 2333 RENFRO AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(White Ford Expedition, FL/Y391QI, with heavy front end damage parked
in the right of way. This vehicle is clearly inoperable at this time.)

Attachments: [RecordSummary_20250411_080441.pdf](#)
[NoticeofViolationReport_20250411_082126.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250410_103342_000.jpg](#)
[photo_20250410_103431_001.jpg](#)
[photo_20250410_103407_001.jpg](#)
[photo_20250501_102023_000.jpg](#)

- BU.** [CECASE-25-00632](#) (LC) DALTON DAVIS, MARISSA DAVIS; 4330 MARCELLA TER
3.7.7 (B) ULDC, Permit. Constructing a 6-foot high fence
(Fencing over 6-feet and no zoning on file.)

Attachments: [RecordSummary_20250407_105149.pdf](#)
[NoticeofViolationReport_20250407_105709.pdf](#)
[4330 Marcella-3.jpg](#)
[4330 Marcella2.jpg](#)
[4330 Marcella-1.jpg](#)
[Acceptance Scan Report.pdf](#)

- BV.** [CECASE-25-00911](#) (LC) DMITRY MARTYNENKO; PID: 1134202007
59-1 (c)(1) NPCC, Allowed parking
(Parking on unimproved surfaces.)

Attachments: [RecordSummary_20250514_134216.pdf](#)
[1134202007.jpg](#)
[NoticeofViolationReport_20250519_104115.pdf](#)

- BW.** [CECASE-25-01014](#) (GW) A D MILLER PROPERTY INVESTMENTS LLC; 5950 SPEARMAN CIR
42-23 NPCC - Accumulation of Debris
(Trash on right of way.)
- Attachments:** [RecordSummary_20250527_144340.pdf](#)
[NoticeofViolationReport_20250527_145007.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250527_102806_000.jpg](#)
[photo_20250616_093524_000.jpg](#)
[photo_20250617_074626_000.jpg](#)
[photo_20250617_074657_000.jpg](#)
- BX.** [CECASE-25-00879](#) (GO)PIERRE SAVAIN; 3819 N CHAMBERLAIN BLVD
105.1, Florida Building Code - Permit required.
(No permit for shed in the rear of the property, either remove or apply for an after the fact permit.)
- Attachments:** [NoticeofViolationReport_20250513_121221.pdf](#)
- BY.** [CECASE-25-00822](#) (LC) SFR JV-2 2024-2 BORROWER LLC; 4251 GALVIN LN
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Cannot park vehicles in city right of way.)
- Attachments:** [NoticeofViolationReport_20250506_095621.pdf](#)
[Acceptance Scan Report.pdf](#)
- BZ.** [CECASE-25-00751](#) (GW) RONALD TREFREY; 8735 CHESEBRO AVE
59-1 (c)(1) NPCC, Allowed parking
(Two utility trailers parked in front yard.)
- Attachments:** [RecordSummary_20250422_140315.pdf](#)
[NoticeofViolationReport_20250422_141458.pdf](#)
[photo_20250422_100126_000.jpg](#)
[photo_20250512_100618_000.jpg](#)
- CA.** [CECASE-25-00713](#) (LC) AMANDA MCDONALD; JASON J R MCDONALD; 2291 BURLINGTON ST
105.1, Florida Building Code - Permit required.
(No culvert permit on file and culvert is too close to property line. no zoning on file as well.)
- Attachments:** [RecordSummary_20250416_095108.pdf](#)
[NoticeofViolationReport_20250416_095452.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[2291 Burlington-1.jpg](#)
[2291 Burlington-2.jpg](#)

- CB.** [CECASE-25-00717](#) (GW) ALEXANDER MASSON; 8555 CRISTOBAL AVE 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. (White chevy pick up parked on the right of way.)

Attachments: [RecordSummary_20250416_133336.pdf](#)
[CoverPage_Report_20250509_091441.pdf](#)
[AffidavitOfMailingAndPosting_20250509_091450.pdf](#)
[Affidavit_of_Posting_Report_20250509_091453.pdf](#)
[Affidavit_of_Violation_Hearing_20250509_092324.pdf](#)
[photo_20250416_100143_000.jpg](#)
[photo_20250425_103014_000.jpg](#)
[photo_20250506_103652_000.jpg](#)

- CC.** [CECASE-25-00804](#) Louis Cerbone: JASON MICARE; KIMBERLY CARNEY; 1500 S HABERLAND BLVD NORTH PORT, FL 34288: 70-19, NPCC - Legislative intent. (a) The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity. (b) The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, § 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, § 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads

shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation...:Damage to city right of way.;59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers. :Prohibited parking - Right-of-way. No light or heavy duty vehicle.;59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house. :Parking on unimproved surfaces.;59-2 NPCC, Damage to the public right-of-way, abatement by city - (a) Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. (b)Abatement by

city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity. :Damage to the public right-of-way,;

Attachments: [RecordSummary_20250501_114456.pdf](#)
[NoticeofViolationReport_20250513_071031.pdf](#)
[1500 s haberland -2.jpg](#)
[1500 s haberland -1.jpg](#)
[Acceptance Scan Report.pdf](#)
[photo_20250515_133324_000.jpg](#)

- CD.** [P-CECASE-25-00821](#) (LC) BRIGHTLAND HOMES OF FLORIDA LLC; 3844 JOHANNESBERG RD
 105.4.1.1, Florida Building Code - Permit has expired.
 (Certificate of Zoning Compliance | Permit Expired - PCZC-24-00903(04/26/2025))

Attachments: [NoticeofViolationReport_20250509_070119.pdf](#)
[photo_20250515_103158_000.jpg](#)

- CE.** [CECASE-25-00992](#) (JP) CANTEK DEVELOPMENT LLC; 2995 DUAR TER
 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
 (A Wellcraft boat (FL4670HA) on a trailer parked in the right of way.)

Attachments: [RecordSummary_20250522_082149.pdf](#)
[NoticeofViolationReport_20250522_082609.pdf](#)
[photo_20250521_101313_000.jpg](#)
[photo_20250521_101416_000.jpg](#)
[photo_20250611_103506_000.jpg](#)

- CF.** [CECASE-25-01004](#) (JP) JAMES PATTEN;JAMES GEARHART;;7811 TAPLIN AVE
 42-23 NPCC - Accumulation of Debris
 (Flatbed trailer on the side of residence loaded with household appliances. Wood debris and blue tank accumulated in the right of way in the front of residence. Debris accumulated in the front entrance of residence consisting of misc. household items)

Attachments: [RecordSummary_20250527_084117.pdf](#)
[NoticeofViolationReport_20250527_091216.pdf](#)
[Acceptance_Scan_Report.pdf](#)
[photo_20250523_105919_000.jpg](#)
[photo_20250523_105905_000.jpg](#)
[photo_20250523_105922_000.jpg](#)
[photo_20250529_105309_000.jpg](#)
[photo_20250616_102333_000.jpg](#)
[photo_20250616_102354_000.jpg](#)

- CG.** [CECASE-25-00931](#) (GO) BOLDI CONSTRUCTION INC; 4798 N SALFORD BLVD
311.1 Florida Building Code - Toilet Facilities for Workers
(No facilities on property)
105.4.1.1, Florida Building Code - Permit has expired.
(23-00009827 Expired SFR permit)
42-23 NPCC - Accumulation of Debris
(Debris on the property consisting of plastic containers, loose bricks, and loose rebar.)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Foundation has been left unsecured with exposed rebar.)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(inoperable box truck left on construction site.)

Attachments: [RecordSummary_20250516_122450.pdf](#)
[NoticeofViolationReport_20250519_135619.pdf](#)
[photo_20250519_093057_000.jpg](#)
[photo_20250519_093114_000.jpg](#)
[photo_20250519_093042_000.jpg](#)
[photo_20250519_093056_000.jpg](#)
[photo_20250519_092858_000.jpg](#)

- CH.** [CECASE-25-00558](#) (GO) PAUL ARAUJO, CRISSY ARAUJO; 5570 TRUMPET ST
42-23 NPCC - Accumulation of Debris
(Debris on the right side of the property consisting of fallen wood structure in the city right of way. Other debris on the right of the property towards the side of the property.)

Attachments: [NoticeofViolationReport_20250326_124736.pdf](#)
[photo_20250506_094828_000.jpg](#)

- CI.** [P-CECASE-25-00420](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ; 2299 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00000315(02/21/2025))

Attachments: [NoticeofViolationReport_20250509_085131.pdf](#)

- CJ.** [P-CECASE-2
5-00419](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ; 2321 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00000314(02/21/2025))
- Attachments:** [NoticeofViolationReport_20250509_085058.pdf](#)
[photo_20250509_082503_000.jpg](#)
- CK.** [P-CECASE-2
5-00417](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ, DANIEL SANCHEZ;
2337 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00000312(02/21/2025))
- Attachments:** [NoticeofViolationReport_20250509_084958.pdf](#)
[photo_20250509_082409_000.jpg](#)
- CL.** [CECASE-25-
00576](#) (LC) LARISA CHERKASSIKH, MYCOLA FEDORIVSKYI; 2878 PEBBLE
AVE
105.1, Florida Building Code - Permit required.
(Permit required for building in back yard.)
- Attachments:** [RecordSummary_20250328_075749.pdf](#)
[NoticeofViolationReport_20250328_080044.pdf](#)
[2878 pebble ave.jpg](#)

6. 1ST HEARING CASES

- A.** [CECASE-25-
00672](#) (LC) ARCHITECTURAL MAINTENANCE AND REPAIRS LLC;
PID:0956144815
2-511. NPCC - Fines and liens (b) Fine.
(Land clear done before permit was issued.)
- Attachments:** [NoticeofViolationReport_20250411_102646.pdf](#)
[photo_20250411_091226_000.jpg](#)
[photo_20250411_091226_000 \(2\).jpg](#)
[photo_20250411_091215_000.jpg](#)
- B.** [CECASE-25-
00508](#) (LC) MARISELA RODRIGUEZ; ALEJANDRO CABRERA; 6222
BOLANDER TER
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Heavy duty vehicle parking)
- Attachments:** [RecordSummary_20250314_210058.pdf](#)
[Bolander ter.jpg](#)
[NoticeofViolationReport_20250317_113424.pdf](#)
- C.** [CECASE-25-
00709](#) (GO) JAMES PATTEN, JAMES GEARHART; 7811 Taplin Ave
70-21, NPCC - damage to any City road, right-of-way, drainage or utility

structure and/or facility.

(Property has damaged the right of swale from driving through with truck)

42-23 NPCC - Accumulation of Debris

(Debris on both sides of the house and the front consisting of signs, wood, plastic, tarps and containers.)

Attachments: [NoticeofViolationReport_20250417_091833.pdf](#)
[Acceptance Scan Report \(4\).pdf](#)
[trailer.jpg](#)
[rear.jpg](#)
[front.jpg](#)

- D. [CECASE-25-00650](#) (GO) CASEY SHARPE, GAYE SHARPE; 3227 ANADOR ST
42-23 NPCC - Accumulation of Debris
(Debris in the 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: [NoticeofViolationReport_20250408_085648.pdf](#)
[Acceptance Scan Report.pdf](#)
[debrisside.jpg](#)
[shed.jpg](#)
[crow.jpg](#)

- E. [CECASE-25-00652](#) (JP) PAUL FABRIE, ELIZABETH FABRIE; 2402 MANHEIM AVE
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: [NoticeofViolationReport_20250409_083657.pdf](#)
[photo_20250410_101311_000.jpg](#)
[photo_20250428_110247_000.jpg](#)
[photo_20250428_110351_000.jpg](#)

- F. [CECASE-25-00624](#) (GO) DANIEL BAKER, DALLON CALDERONE; 4705 LACOCO ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Silver car parked in the city right of way.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer parked on unimproved surface in front of the property.)

Attachments: [RecordSummary_20250404_114333.pdf](#)
[NoticeofViolationReport_20250407_071430.pdf](#)
[photo_20250404_093012_000.jpg](#)

- G.** [CECASE-25-00617](#) (GO) WJHFL LLC; 3777 BARTIGON AVE
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 24-00003882 SFR 11/03/2024.)
- Attachments:** [RecordSummary_20250403_133945.pdf](#)
 [NoticeofViolationReport_20250403_134253.pdf](#)
- H.** [CECASE-25-00616](#) (GO) BETTR HOMES CONSTRUCTION LLC; 4357 PONCE DE LEON
BLVD
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 22-00011330 SFR 10/02/2024.)
- Attachments:** [RecordSummary_20250403_131910.pdf](#)
 [NoticeofViolationReport_20250403_132328.pdf](#)
- I.** [CECASE-25-00611](#) (GO) WP RE VENTURES 1 LLC; PID:1148205311
2-511. NPCC - Fines and liens (b) Fine.
(Arborist inspected and noted 3 palms trees that were removed as well as
the underbrush.)
- Attachments:** [RecordSummary_20250403_073436.pdf](#)
 [NoticeofViolationReport_20250404_073635.pdf](#)
 [photo_20250403_073502_000.jpg](#)
 [photo_20250403_073457_000.jpg](#)
- J.** [CECASE-25-00612](#) (LC) BRANDON GILLEY, BARBARA POMERLEAU; PID: 0984047823
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris. Consisting of landscaping and construction
debris;)
70-21, NPCC -damage to any City road, right-of-way, drainage or utility
structure and/or facility.
(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:** [RecordSummary_20250403_074518.pdf](#)
 [1251 S Chamberlain-2.jpg](#)
 [1251 S Chamberlain-1.jpg](#)
 [1251 S Chamberlain-4.jpg](#)
 [1251 S Chamberlain-5.jpg](#)
 [1251 S Chamberlain-3.jpg](#)
 [NoticeofViolationReport_20250404_073642.pdf](#)
 [photo_20250407_083708_000.jpg](#)
- K.** [CECASE-25-00619](#) (LC) BRANDON GILLEY;BARBARA POMERLEAU; PID: 0984047823
2-511. NPCC - Fines and liens (b) Fine
(Permit was for underbrush not for removing trees.)

Attachments: [RecordSummary_20250404_073234.pdf](#)
[NoticeofViolationReport_20250404_073603.pdf](#)
[1251 S Chamberlain-3.jpg](#)
[1251 S Chamberlain-5.jpg](#)
[1251 S Chamberlain-4.jpg](#)
[1251 S Chamberlain-1.jpg](#)

- L. [CECASE-25-00606](#) (GO) RASHAD TYRAIL; 1989 LITTLEFIELD LN 2-511. NPCC - Fines and liens (b) Fine.
(Lot was fully cleared between 2021-2022 without obtaining a land clearing permit or SFR permit. PCZC-25-01396 has not been issued so no work is allowed to continue on the lot.)

Attachments: [RecordSummary_20250402_070457.pdf](#)
[NoticeofViolationReport_20250402_081827.pdf](#)
[photo_20250422_095444_000.jpg](#)

- M. [CECASE-25-00570](#) (JP) BETTER HOMES CONSTRUCTION LLC; 5071 Rosette RD 42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the city right away, 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: [NoticeofViolationReport_20250327_134723.pdf](#)
[photo_20250404_123208_000.jpg](#)
[photo_20250416_115205_000.jpg](#)

- N. [CECASE-25-00580](#) (LC) BETTR HOMES CONSTRUCTION LLC; 3350 LUTZ RD 105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 21-00012783 SFR 01/12/2025.)

Attachments: [RecordSummary_20250328_082312.pdf](#)
[NoticeofViolationReport_20250328_082547.pdf](#)

- O. [CECASE-25-00550](#) (LC) MUATH ALJURBUA; PID: 0956144103 2-511. NPCC - Fines and liens (b) Fine.
(The 4 trees removed are 3 pines (10", 16", 17") and 1 palm (12"). I am including pics of the trees.)

Attachments: [RecordSummary_20250325_125917.pdf](#)
[NoticeofViolationReport_20250325_130640.pdf](#)
[processed-2E361BFF-539C-4D23-9E9F-93C748B5B736.jpeg](#)
[processed-A0253A78-7020-4352-9766-F48817461D29.jpeg](#)
[processed-7A0F76C4-9891-48AE-A1F7-9061D0F9E74D.jpeg](#)
[processed-3314DA73-00A0-4812-B52C-0183ED7EB32B.jpeg](#)
[processed-5C1EB2B4-7772-4622-992F-FB3CF9D9C88D.jpeg](#)
[processed-4B054E1C-381F-4796-AD7F-E6C62011DA80.jpeg](#)
[processed-17616208-B3BC-4422-863F-585073229DC2.jpeg](#)
[processed-D6A6A8C6-F4BE-4601-A7D6-D2D4DDC6D53A.jpeg](#)
[processed-9380E4CD-624C-49AD-BED3-CB6CBAB2FCAE.jpeg](#)
[processed-B63C959F-D23C-4634-82FB-A2D7AFDCEF4A.jpeg](#)

- P. [CECASE-25-00557](#) (GO) CHRISTINE GANNON, JENNIFER HANLON, CHRISTINE GANNON, JENNIFER HANLON; 8766 PORTO BELLO AVE
42-23 NPCC - Accumulation of Debris
(Debris along the right side and the car port. Debris consists of two large mattresses.)

Attachments: [NoticeofViolationReport_20250326_124453.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[Acceptance Scan Report \(3\).pdf](#)

- Q. [B-CECASE-25-00370](#) (JP) ROMEO HOMES FLORIDA LLC; 3674 Laredo Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00001095(02/12/2025))

Attachments: [NoticeofViolationReport_20250318_073917.pdf](#)

- R. [CECASE-25-00708](#) (GW) MICHAEL ZAYAS; 8479 GAILLARD AVE
59-1 (b)(4) NPCC, Prohibited Parking
(Abandon vehicles parked on front lawn.)

Attachments: [RecordSummary_20250415_072055.pdf](#)
[NoticeofViolationReport_20250502_103757.pdf](#)
[photo_20250414_104517_000.jpg](#)
[photo_20250502_103522_000.jpg](#)
[photo_20250512_101827_000.jpg](#)

- S. [CECASE-25-00895](#) (LC) PATRICIA CROPPER; 4021 LOBELIA ST
2-511. NPCC - Fines and liens (b) Fine.
(6 pine trees removed without permit)

Attachments: [RecordSummary_20250513_142954.pdf](#)
[NoticeofViolationReport_20250513_143426.pdf](#)
[4021 Lobelia st-1.jpg](#)
[4021 Lobelia st-2.jpg](#)
[photo_20250515_094553_000.jpg](#)

- T. [CECASE-25-00767](#) (JP) SIERRA LANE CAPITAL C/O ACQURA LOAN SERVICES; 2690 NAGENGAST ST
70-56(H) NPCC - Assigned numbers
(Assigned numbers are missing from residence.)
IPMC 2021, 301.2 Responsibility.
(Structure is in an overall unsafe condition. Front door is missing and the windows are broke out.)

Attachments: [RecordSummary_20250425_134158.pdf](#)
[NoticeofViolationReport_20250430_085025.pdf](#)
[photo_20250425_103125_001.jpg](#)
[photo_20250425_103114_000.jpg](#)
[photo_20250425_103122_000.jpg](#)
[photo_20250425_103208_000.jpg](#)
[photo_20250425_103225_000.jpg](#)
[photo_20250501_105230_000.jpg](#)
[photo_20250515_122935_000.jpg](#)

- U. [CECASE-25-00922](#) (GO) THOMAS LAMBERT, ANGELA LAMBERT; 6770 FLAVIA CT
59-1 (c)(1) NPCC, Allowed parking
(RV parked on vacant repeat offence. Refer to CECASE-20-3110)
2-511. NPCC - Fines and liens (b) Fine.
(Total land clear back between 2020-2021)

Attachments: [RecordSummary_20250515_140145.pdf](#)
[NoticeofViolationReport_20250515_140510.pdf](#)
[Case Files 23-310.pdf](#)
[photo_20250515_114306_000.jpg](#)

- V. [CECASE-25-00794](#) (LC) MARIANGEL OLMEDO; 2878 PARROT ST
105.1, Florida Building Code - Permit required
(No permit for shed and electrical work on shed.)

Attachments: [RecordSummary_20250430_102749.pdf](#)
[NoticeofViolationReport_20250430_103304.pdf](#)

- W. [CECASE-25-00848](#) (GO) ESTERO DEVELOPMENT PARTNERS; 1454 RONALD ST
42-77(a) NPCC - Abandoned Property - Security Requirements
(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 - 304.1 General.
 (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: [RecordSummary_20250507_131500.pdf](#)
 [NoticeofViolationReport_20250507_132552.pdf](#)
 [Acceptance Scan Report.pdf](#)

- X. [CECASE-25-01042](#) (GO) KYLE HILLMAN, KAYLA WOODS; 3042 LOPINTO ST
 70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
 (3 Vehicles parked 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 parked 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 - Right-of-way.
 (3 Vehicles parked 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 - Heavy duty vehicle
 (2 Heavy duty trailers in front of property on an unimproved surface not in compliance with the Municode)
 59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
 (One vehicle in disarray being stored in 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 parked 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: [RecordSummary_20250528_115917.pdf](#)
[NoticeofViolationReport_20250528_121555.pdf](#)
[photo_20250528_094448_000.jpg](#)
[photo_20250528_094438_000.jpg](#)
[photo_20250528_094341_000.jpg](#)
[photo_20250528_094337_000.jpg](#)
[photo_20250528_094321_000.jpg](#)

- Y. [CECASE-25-01443](#) (GO) YOANDY FERNANDEZ; 4329 PALISADES AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Semi-Truck and trailer parked in the city right of way leaking oil.)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking
(Semi-Truck and trailer parked in the city right of way leaking oil.)

Attachments: [RecordSummary_20250616_143351.pdf](#)
[NoticeofViolationReport_20250616_143839.pdf](#)

- Z. [CECASE-25-01069](#) (GO) DAVID FRANKLIN; 2037 N CHAMBERLAIN BLVD
74-92, NPCC - Storage of certain vehicles.
(Trailers stored in city right of way)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Trailers stored in city right of way)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Boat parked on unimproved surface in city right of way)
59-1 (c)(1) NPCC, Allowed parking
(Two trailers being stored on unimproved surfaces in front of the property.
One of the trailers is blocking the front door.)
105.4.1.1, Florida Building Code - Permit has expired
(19-00007463 expired HVAC change out 02/22/2020)

Attachments: [RecordSummary_20250528_142408.pdf](#)
[NoticeofViolationReport_20250528_143035.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250528_085753_000.jpg](#)
[photo_20250528_091958_000.jpg](#)
[photo_20250617_092736_000_edit.jpg](#)

- AA. [CECASE-25-01064](#) (GW) CAROL DUGGAN; 5504 GROBE ST
59-1 (c)(1) NPCC, Allowed parking
(Blue vehicle parked on front lawn.)

Attachments: [RecordSummary_20250528_140154.pdf](#)
[NoticeofViolationReport_20250528_141143.pdf](#)
[photo_20250528_112731_000.jpg](#)
[photo_20250617_111605_000.jpg](#)

- AB.** [CECASE-25-01060](#) (GW) MEI LEUNG; 5515 GROBE ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Pop up camper parked on right of way)
- Attachments:** [RecordSummary_20250528_135332.pdf](#)
[NoticeofViolationReport_20250528_140009.pdf](#)
[photo_20250528_112626_000.jpg](#)
[photo_20250617_111437_000.jpg](#)
- AC.** [CECASE-25-01041](#) (GO) FACM LLC; 3613 ELDRON AVE
42-23 NPCC - Accumulation of Debris
(Sites dumpster is overflowing with debris, items need to be removed, and property needs to be cleaned up.)
- Attachments:** [RecordSummary_20250528_115146.pdf](#)
[NoticeofViolationReport_20250528_115721.pdf](#)
[photo_20250528_081702_000.jpg](#)
- AD.** [CECASE-25-01032](#) (GO) DGC DEVELOPMENT CORP; 1939 ALLIANCE AVE
(105.4.1.1, Florida Building Code - Permit has expired.:22-00005190
expired SFR permit 05/07/2025)
- Attachments:** [NoticeofViolationReport_20250528_104903.pdf](#)
[Acceptance Scan Report.pdf](#)
- AE.** [CECASE-25-01026](#) (LC) DAVID LOWERY, TONYA LOWERY; 4879 LASKEY AVE
59-2 NPCC, Damage to the public right-of-way
(Damage to the public right-of-way)
105.1, Florida Building Code - Permit required.
(Permit required for culvert pipe off of switzerland rd)
- Attachments:** [RecordSummary_20250528_083831.pdf](#)
[NoticeofViolationReport_20250528_085212.pdf](#)
[1135100701.jpg](#)
- AF.** [CECASE-25-00998](#) (LC) MAURICIO TALLON; PID: 1120161015
2-511. NPCC - Fines and liens (b) Fine.
(Land clear without permit.)
- Attachments:** [RecordSummary_20250522_101032.pdf](#)
[NoticeofViolationReport_20250522_101145.pdf](#)
[1120161015-1.jpg](#)
- AG.** [CECASE-25-00995](#) (LC) JANE BECKENHAUER, NANCY TITUS; PID: 1121245720
2-511. NPCC - Fines and liens (b) Fine.
(5,000 sq feet cleared without permit.)

- Attachments:** [RecordSummary_20250522_095545.pdf](#)
[NoticeofViolationReport_20250522_095709.pdf](#)
[1121245720.jpg](#)
- AH.** [CECASE-25-00994](#) (LC) SSB CAPITAL INVESTMENT CORPORATION LLC; PID: 1121245503
2-511. NPCC - Fines and liens (b) Fine.
(2,000 sq feet cleared without permit.)
- Attachments:** [RecordSummary_20250522_095018.pdf](#)
[NoticeofViolationReport_20250522_095149.pdf](#)
[1121245503.jpg](#)
- AI.** [CECASE-25-00993](#) (LC) K&R PARTICIPACOES LLC; PID: 1121245511
2-511. NPCC - Fines and liens (b) Fine.
(Land clear without permit.)
- Attachments:** [RecordSummary_20250522_094402.pdf](#)
[NoticeofViolationReport_20250522_094714.pdf](#)
[1121245511-1.jpg](#)
[1121245511-2.jpg](#)
- AJ.** [CECASE-25-00984](#) (GO) THOMAS LAMBERT, ANGELA LAMBERT; 6770 FLAVIA CT
2-511. NPCC - Fines and liens (b) Fine.
(The property that was cleared is 19477sqft. Fine amount comes out to \$29,250 per arborists.)
- Attachments:** [RecordSummary_20250521_145949.pdf](#)
[20250522102921373.pdf](#)
[NoticeofViolationReport_20250523_073957.pdf](#)
- AK.** [CECASE-25-00983](#) (GO) RICHARD GRAFT; PID: 1130218608
2-511. NPCC - Fines and liens (b) Fine.
(35% of the property was cleared giving a fine of \$5,250)
- Attachments:** [RecordSummary_20250521_145518.pdf](#)
[20250522103049878.pdf](#)
[NoticeofViolationReport_20250523_073741.pdf](#)
- AL.** [CECASE-25-00981](#) (GO) RICHARD GRAFT; PID: 1130218607
2-511. NPCC - Fines and liens (b) Fine.
(10% of the property was cleared per arborists review. Assessing the fine at \$1500)
- Attachments:** [RecordSummary_20250521_145105.pdf](#)
[NoticeofViolationReport_20250521_145306.pdf](#)
[20250522103040792.pdf](#)
[NoticeofViolationReport_20250610_112552.pdf](#)

- AM.** [CECASE-25-00957](#) (GO) ALEKSANDR TUR, OKSANA TUR; 3742 GARLEND AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(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: [RecordSummary_20250521_071314.pdf](#)
[NoticeofViolationReport_20250521_123014.pdf](#)
[photo_20250521_101134_000.jpg](#)
[photo_20250521_101118_000.jpg](#)
[photo_20250521_101105_000.jpg](#)
[photo_20250521_101013_000.jpg](#)
[photo_20250521_101012_000.jpg](#)
[photo_20250521_101005_000.jpg](#)
[photo_20250521_101013_000\(2\).jpg](#)
[photo_20250521_101046_000.jpg](#)
[photo_20250521_101102_000.jpg](#)
[photo_20250610_085412_000.jpg](#)
[photo_20250610_085522_000.jpg](#)
[photo_20250610_085428_000.jpg](#)

- AN.** [CECASE-25-00946](#) (LC) BETTR HOMES CONTRUCTION LLC; 1237 LASSETER ST
42-23 NPCC - Accumulation of Debris
(debris, scattered throughout property, consisting of household items, and cardboard.)

Attachments: [NoticeofViolationReport_20250520_091209.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250523_093321_000.jpg](#)

- AO.** [CECASE-25-00945](#) (LC) MIKHAIL RADZIONAU, EKATERINA BISTREVSKY; 2987 LA TASSELL ST
70-21, NPCC - It shall be unlawful for any person to cause damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Driving through city right or way.)

59-2 NPCC, Damage to the public right-of-way, abatement by city
(Driving through city right or way causing damage to city right of way.)
2-511. NPCC - Fines and liens (b) Fine.
(About 3,000 square feet of lot has been cleared without permit.)

Attachments: [RecordSummary_20250520_065835.pdf](#)
[2987 la tassell st-1.jpg](#)
[2987 la tassell st-2.jpg](#)
[NoticeofViolationReport_20250520_150028.pdf](#)

AP. [CECASE-25-00936](#) (GO) GERALD & ALINE ESTEL; 2193 Cincinnati St
42-23 NPCC - Accumulation of Debris
(Debris in front of property consisting of interior counter tops, sinks and other wooden items.)

Attachments: [NoticeofViolationReport_20250520_091405.pdf](#)
[photo_20250606_090409_000.jpg](#)

AQ. [CECASE-25-00932](#) (GO) EMIL KASZUROWSKI; PID: 0958067607
2-511. NPCC - Fines and liens (b) Fine.
(Property was completely cleared in 2021-2022)

Attachments: [RecordSummary_20250516_123425.pdf](#)
[NoticeofViolationReport_20250519_134756.pdf](#)
[photo_20250519_092417_000.jpg](#)
[photo_20250519_134628_000.jpg](#)
[photo_20250519_134606_000.jpg](#)

AR. [CECASE-25-00925](#) (GO) WP RE VENTURES 1 LLC; PID: 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.)

Attachments: [RecordSummary_20250516_112649.pdf](#)
[NoticeofViolationReport_20250520_090243.pdf](#)
[photo_20250515_114115_000.jpg](#)
[photo_20250515_114114_000.jpg](#)
[photo_20250519_095413_000.jpg](#)
[photo_20250519_095459_000.jpg](#)
[photo_20250519_095524_000.jpg](#)
[photo_20250519_095545_000.jpg](#)
[photo_20250519_095623_000.jpg](#)
[pop.jpg](#)

AS. [CECASE-25-00923](#) Gavyn ONeil:THOMAS LAMBERT;ANGELA LAMBERT;;6770 FLAVIA CT
NORTH PORT, FL 34288:70-19, NPCC - Legislative intent. (a)The city

commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity.(b)The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, § 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, § 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation...:Property damaged city right of way by driving through it to get onto the vacant lot.;59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to

40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house. :3 vehicles 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: [RecordSummary_20250515_140725.pdf](#)
[NoticeofViolationReport_20250515_141837.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250515_114306_000.jpg](#)

AT. [CECASE-25-00900](#) (GO) THR FLORIDA LP INVITATION HOMES TAX DEPT; 3002 ALESIO AVE
105.1, Florida Building Code - Permit required.
(Property working on culvert and driveway without proper permitting)

Attachments: [RecordSummary_20250514_121157.pdf](#)
[NoticeofViolationReport_20250519_100809.pdf](#)
[photo_20250515_094743_000.jpg](#)
[photo_20250604_091835_000.jpg](#)

AU. [CECASE-25-00884](#) (GO) CHRISTOPHER HEWITT, HEATHER HEWITT; 3520 PERICLES AVE
105.1, Florida Building Code - Permit required.
(Permit needed for culvert placed in swale being used for a driveway.)

Attachments: [RecordSummary_20250513_130727.pdf](#)
[NoticeofViolationReport_20250514_081800.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250512_130215_000.jpg](#)

AV. [CECASE-25-00881](#) (GO) BETTR HOMES CONSTRUCTION LLC; PID: 0984048321
42-77(a) NPCC - Abandoned Property - Security Requirements
(Abandoned site needs to be secured to make the sure the property can be deemed safe.)

42-23 NPCC - Accumulation of Debris
(Overflowing dumpster and trash all over the ground)
105.1, Florida Building Code - Permit required.
(21-00008474 SFR expired 08/27/24)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Inside pillars for the structure of the property is rotting causing an unsafe structure for anyone able to enter the structure.)

Attachments: [NoticeofViolationReport_20250513_123015.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250602_104154_000.jpg](#)

AW. [CECASE-25-00871](#) (JP) SHANNON MACK; 3474 NEHAM ST
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to residence.)
42-23 NPCC - Accumulation of Debris
(Debris accumulated on the side of property consisting of a shelving unit, cooler, gas can and other misc household items.)
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Accumulation of debris in the right of way consisting of a mattress and chairs.)

Attachments: [RecordSummary_20250508_145801.pdf](#)
[NoticeofViolationReport_20250508_153916.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250508_142640_000.jpg](#)
[photo_20250508_142706_000.jpg](#)
[photo_20250508_142717_000.jpg](#)
[photo_20250508_142813_000.jpg](#)
[photo_20250512_112645_000.jpg](#)
[photo_20250528_100344_000.jpg](#)

AX. [CECASE-25-00868](#) (LC) ROMAN KIZ, ALLA KIZ; PID: 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: [RecordSummary_20250508_135454.pdf](#)
[NoticeofViolationReport_20250509_081843.pdf](#)
[Acceptance Scan Report.pdf](#)

AY. [CECASE-25-00856](#) (GO) REGIUS CONSTRUCTION LLC; 3418 ESCOBAR LN
42-23 NPCC - Accumulation of Debris
(Property has debris on the left side of the property consisting of metal framing) 42-77(a) NPCC - Abandoned Property - Security Requirements
(Properties garage door allows easy access to the entire building making it an unsafe structure)

105.4.1.1, Florida Building Code - Permit has expired.
(Property has an expired SFR permit)
311.1 Florida Building Code - Toilet Facilities for Workers
(There is no facilities on site)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Property has an incomplete roof with no soffit. This creates an unsafe condition for any children that may entire the property bexauW of the lack of security.)

Attachments: [RecordSummary_20250507_141546.pdf](#)
[NoticeofViolationReport_20250508_082134.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250507_100404_000.jpg](#)
[photo_20250507_100402_000.jpg](#)
[photo_20250528_083728_000.jpg](#)

AZ. [CECASE-25-00815](#) (GO) PALLADIO DEVELOPMENT LLC; 2240 ANN ARBOR RD
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 - 304.1 General.
(No proper anchorage on abandoned construction site.)

Attachments: [RecordSummary_20250505_072826.pdf](#)
[NoticeofViolationReport_20250506_115224.pdf](#)
[photo_20250506_101457_000.jpg](#)
[POP.jpg](#)

BA. [CECASE-25-00799](#) (GO) PALLADIO DEVELOPMENT LLC; 2248 ANN ARBOR RD
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 - 304.1 General.
(No proper anchorage on the abandoned construction site.)

Attachments: [RecordSummary_20250501_073059.pdf](#)
[NoticeofViolationReport_20250506_114453.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250505_100514_000.jpg](#)
[POP.jpg](#)

- BB.** [CECASE-25-00605](#) (JP) RICHARD DIONISIO; 5786 LAVENDER AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Inoperable Ford F150 placed in the driveway with flat tires and debris in the bed of the truck.)
- Attachments:** [RecordSummary_20250401_140334.pdf](#)
[NoticeofViolationReport_20250401_141123.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250319_114647_000_edit.jpg](#)
[photo_20250319_114846_000.jpg](#)
[photo_20250319_114750_000.jpg](#)
[photo_20250604_133656_000.jpg](#)
[photo_20250604_133826_000.jpg](#)
[photo_20250604_133859_000.jpg](#)
- BC.** [CECASE-25-00534](#) (JP) KAY ZIMMERMAN (E LIFE EST); 1568 ATWATER DR
105.1, Florida Building Code - Permit required.
(Permit application 23-1 0791 not issued for a concrete slab. Slab appears to have been installed in the rear of residence.)
- Attachments:** [RecordSummary_20250324_083836.pdf](#)
[NoticeofViolationReport_20250327_103055.pdf](#)
[Acceptance Scan Report.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250325_093003_000_edit.jpg](#)
[photo_20250325_093038_000.jpg](#)
- BD.** [CECASE-25-01441](#) (GO) MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC;
1310 CITIZENS PKWY
IPMC 2021, 302.3 Sidewalks and driveways
(Sidewalk cracked and rising. Possible tripping hazard.)
- Attachments:** [RecordSummary_20250616_132539.pdf](#)
[NoticeofViolationReport_20250617_075953.pdf](#)
[Acceptance Scan Report \(3\).pdf](#)
[photo_20250616_123345_000_edit.jpg](#)
- BE.** [CECASE-25-01728](#) (TB) JASON MEAD; BONNIE SCATES; 6328 PAN AMERICAN BLVD
42-23 NPCC - Accumulation of Debris
(tattered tarp on roof structure)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(unsafe structure walls are falling apart from inside property visible from blown windows from outside)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(unsafe structure roof visible hole from street view.)
59-1 (c)(1) NPCC, Allowed parking

(**repeat violation lien is already maxed. 2 vehicles improperly parked on grass**)

Attachments: [RecordSummary_20250709_134340.pdf](#)
[NoticeofViolationReport_20250709_140317.pdf](#)
[Acceptance Scan Report \(11\).pdf](#)
[NoticeofViolationReport_20250716_113925.pdf](#)
[photo_20250709_130158_000.jpg](#)
[photo_20250709_130138_000.jpg](#)
[photo_20250709_130125_000.jpg](#)
[photo_20250709_130132_000.jpg](#)

BF. [CECASE-25-01866](#) (GO) ROBERT FARRELL; 2301 PENFIELD TER
3.7.3 (D) ULDC, Prohibited Activities
(Rooster heard on property please remove. Only allowed 4 hens per lot owned.)

Attachments: [NoticeofViolationReport_20250715_131056.pdf](#)

BG. [CECASE-25-00996](#) (LC) JANET JARVIS; PID: 1121245712
2-511. NPCC - Fines and liens (b) Fine.
(3,000 sq feet cleared without permit.)

Attachments: [RecordSummary_20250522_095940.pdf](#)
[NoticeofViolationReport_20250522_100111.pdf](#)

7. PUBLIC COMMENT

8. 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)

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.

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