



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda Code Enforcement Hearing

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Thursday, May 22, 2025

9:00 AM

City Commission Chambers

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**MEETING PROCEDURE:** By placing your name and the case number you are interested in, you may express your comments during the course of the meeting. Comments on items not scheduled on the agenda will be heard under Public Comment. Comments on all scheduled agenda items will be heard immediately following the presentation by staff or petitioner. Please wait until you are recognized by the Hearing Officer, state your name and address so that your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at

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

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. PUBLIC COMMENT

### 4. APPROVAL OF MINUTES

- A. [25-2276](#) Approve the April 24, 2025 Code Enforcement Hearing Meeting Minutes.

Attachments: [Code Enforcement Hearing 0-24-25](#)

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

### 6. COMPLIANT CASES

- A. [CECASE-24-2785](#) (GO) KATHLEEN M MCCLOE (E LIFE EST): 1027 Petronia St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Two expired fence permits: 18-00005355 REMOVE & REPLACE  
LICENSED CONTR (ROOF) 06/22/2018 IS 13-00004152 RESIDENTIAL  
ADDITIONS 10/24/2013 IS)

Attachments: [Case Files #24-2785.pdf](#)

- B. [CECASE-24-2876](#) (JP) DAURICE CLEARWATERS; 5257 Morandi Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Permit number 23-8833, for a reroof, is expired)

Attachments: [24-2876.pdf](#)  
[image\\_1 \(143\).pdf](#)  
[image \(242\).pdf](#)

- C. [CECASE-25-00181](#) (JP) ROBERT RANSOME;MICHELLE RANSOME;;1604 KOHLENBERG AVE  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the front of property consisting of cardboard, containers and other rubbish.)  
70-56(H) NPCC - Assigned numbers  
IPMC 2021, 302.8 Motor vehicles.  
(Green Ford truck FL/AQ05VQ parked in front yard on unimproved surface and purple truck FL/GFM14 parked in side yard on unimproved surface.)

**Attachments:** [NoticeofViolationReport\\_20250123\\_075933.pdf](#)  
[CoverPage\\_Report\\_20250205\\_095900.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250205\\_095906.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250205\\_095910.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250205\\_102327.pdf](#)  
[photo\\_20250115\\_125112\\_000.jpg](#)  
[photo\\_20250115\\_125214\\_000.jpg](#)  
[photo\\_20250115\\_125158\\_000.jpg](#)  
[photo\\_20250115\\_125221\\_000.jpg](#)  
[photo\\_20250115\\_125230\\_000.jpg](#)  
[photo\\_20250204\\_112631\\_000.jpg](#)  
[photo\\_20250204\\_112746\\_000.jpg](#)

- D. [B-CECASE-24-50227](#) (LC) Ryan Dalton; 4456 Rifkin Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00017161(12/17/2024))

**Attachments:** [NoticeofViolationReport\\_20241230\\_065640.pdf](#)

- E. [B-CECASE-25-00041](#) (JP) PRISCILLA BAKER, WENDRETH BAKER; 4533 Hartsook Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Door/Window | Permit Expired - 24-00008080(12/24/2024))

**Attachments:** [NoticeofViolationReport\\_20250106\\_094813.pdf](#)

- F. [B-CECASE-24-50036](#) (JP) MODERN BUILDERS INC; 5726 Baker Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00019100(12/03/2024))

**Attachments:** [NoticeofViolationReport\\_20241216\\_112243.pdf](#)  
[photo\\_20241219\\_111150\\_000.jpg](#)

- G. [B-CECASE-25-00116](#) (GO) NIKOLAY SMYNTYNA; 5553 Shaffer Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 20-00011459(12/30/2024))

**Attachments:** [NoticeofViolationReport\\_20250110\\_071811.pdf](#)

- H. [B-CECASE-25-00092](#) (GO) NEAL COMMUNITIES FL LLC; 18230 Vizcaya Ct  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00008531(12/28/2024))

**Attachments:** [NoticeofViolationReport\\_20250108\\_140722.pdf](#)

## **7. CONTINUED CASES**

- A. [CECASE-24-50252](#) (JP) ROUSSEL ESTANUS, PAULENE ESTANUS, ROUSSEL  
ESTANUS, PAULENE ESTANUS; 1120 RING ST  
105.1, Florida Building Code - Permit required.  
(No permit on file for enclosed lanai addition)

**Attachments:** [NoticeofViolationReport\\_20241231\\_065535.pdf](#)

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

- A. [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](#)

- B. [CECASE-25-00182](#) (JP) SUN COAST PLAZA PROPERTY OWNERS ASSOCIATION INC;  
PARCEL ID: 0984070095  
IPMC 2021, 302.7 Accessory structures.  
(A green light pole is knocked down on the sidewalk next to Sunmarket  
Place.)  
IPMC 2021, 302.3 Sidewalks and driveways  
(Pothole next to storm drain in the center of the roadway on Sundown  
Lane.)

**Attachments:** [RecordSummary\\_20250115\\_151408.pdf](#)  
[NoticeofViolationReport\\_20250115\\_152532.pdf](#)  
[CoverPage\\_Report\\_20250205\\_102037.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250205\\_102046.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250205\\_102048.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250205\\_102338.pdf](#)  
[photo\\_20250204\\_111849\\_000.jpg](#)  
[photo\\_20250204\\_111954\\_000.jpg](#)

- C. [CECASE-24-4292](#) (KR) NGUYEN MINH B; 5200 S Chamberlain Blvd  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(Permit Required (Total of 172 trees cut down on property without permit))
- Attachments:** [24-4292.pdf](#)  
[S Chamberlain - Final Site Inspection.pdf](#)  
[Notice of Aggrieved and Adversely Affected Person](#)  
[Motion to Consolidate](#)  
[Motion for Continuance](#)  
[Motion to Dismiss](#)
- D. [CECASE-24-4293](#) (KR) NGUYEN MINH B; 5200 S Chamberlain Blvd  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(Permit Required (Total of 172 trees cut down on property without permit))
- Attachments:** [24-4293.pdf](#)  
[S Chamberlain - Final Site Inspection.pdf](#)  
[Notice of Aggrieved and Adversely Affected Person](#)  
[Motion to Consolidate](#)  
[Motion for Continuance](#)  
[Motion to Dismiss](#)

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

- A. [CECASE-24-2912](#) (LC) VICTORIA L TODD REVOCABLE TRUST; 3104 Junction St  
Chapter 105.1, Florida Building Code - Permit required.  
(Two (2) expired building permits. 22-17344 Re-Roof expired June 12, 2023 and 17-7954 complete mechanical change out of which expired June 11, 2018.)
- Attachments:** [Case Files #24-2912.pdf](#)
- B. [CECASE-24-2128](#) (JP) JIM BERGER; 6230 Freemont St  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in front yard consisting of tarps and/or other miscellaneous roofing materials.)  
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe conditions  
(Roof on the north side of residence showing heavy signs of deterioration. Additionally, roofing material appears to be missing on south side of roof.)
- Attachments:** [Case Files #24-2128.pdf](#)  
[photo 20241210\\_103621\\_000\\_edit.jpg](#)
- C. [CECASE-24-3369](#) (GO) LATITUD NORTH PORT LLC; 2523 Wyola Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Expired SFR Permit #21-10238)

- D. [CECASE-24-3450](#) (GO) BERHOW SHARON JESSICA; 5942 Trumpet St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Expired fence permit 22-855 as well as Expired shed permit 22-842)  
**Attachments:** [Case Files #24-3450.pdf](#)
- E. [CECASE-24-3811](#) (LC) CARLOS & DOLORES KIENZLE; 2772 W Price Blvd  
70-19, NPCC - Damage To Roads, Sidewalk, Crow | 70-19 thru 70-22  
NPCC  
105.1, Florida Building Code - Permit required.:Permit Required  
(Detail of work being performed without a permit).  
**Attachments:** [Case Files #24-3811.pdf](#)
- F. [CECASE-24-4118](#) (GO) DANIEL & ALEXANDRAE DE WITT; 8209 Galbut Ave; 42-85 NPCC  
IPMC 304 (8) Unsafe Conditions 8 Roofing  
(There is a hole in the roof of this residence.)  
**Attachments:** [Case Files #24-4118.pdf](#)
- G. [CECASE-24-4223](#) (GO) KIMBERLY FISCHER; 5181Jensley Ave  
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  
(Boat parked/stored on vacant lot without a principal structure)  
**Attachments:** [photo 20241211 104700 000.jpg](#)
- H. [CECASE-24-50046](#) (GO) LEOPOLD WAGNER (LIFE EST); DEBORAH WAGNER; JANEY  
JACOBS; 5004 KINGSLEY RD  
70-56(H) NPCC - Assigned numbers  
(house numbers are blocked by vegetation.)  
**Attachments:** [NoticeofViolationReport 20241213 103349.pdf](#)
- I. [CECASE-24-50049](#) (GO) LEOPOLD WAGNER (LIFE EST);DEBORAH WAGNER;JANEY  
JACOBS; 5004 KINGSLEY RD  
70-56(H) NPCC - Assigned numbers  
(houses numbers are blocked by brush)  
59-1 (b)(4) NPCC, Prohibited Parking  
(Property has two inoperable veichles on property. one van broken down in  
driveway and one truck parked on the side towards the rear of the  
property.)  
**Attachments:** [NoticeofViolationReport 20250124 113918.pdf](#)  
[Acceptance Scan Report.pdf](#)  
[photo 20250124 102821 000.jpg](#)  
[photo 20250124 102852 000.jpg](#)  
[photo 20250124 102920 000.jpg](#)

- J. [CECASE-25-00217](#) (JP) HUGH SPARKS;MURISA KIPPIN;;8396 TRIONFO AVE  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the front of residence consisting of numerous bicycles, bicycle parts, lawn mowers and other miscellaneous debris. Lawn furniture and a wicker basket placed in right of way.)

**Attachments:** [RecordSummary\\_20250124\\_143449.pdf](#)  
[NoticeofViolationReport\\_20250128\\_141252.pdf](#)  
[Acceptance Scan Report.pdf](#)  
[CoverPage\\_Report\\_20250214\\_084945.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250214\\_084950.pdf](#)  
[Affidavit of Posting\\_Report\\_20250214\\_084953.pdf](#)  
[Affidavit of Violation Hearing\\_20250214\\_085024.pdf](#)  
[NoticeOfMandatoryHearing\\_20250214\\_085059.pdf](#)  
[photo\\_20250124\\_140956\\_000.jpg](#)  
[photo\\_20250124\\_140902\\_000.jpg](#)  
[photo\\_20250124\\_141001\\_000.jpg](#)  
[photo\\_20250124\\_141011\\_000.jpg](#)  
[photo\\_20250124\\_141023\\_000.jpg](#)  
[photo\\_20250203\\_100341\\_000.jpg](#)  
[photo\\_20250203\\_100359\\_000.jpg](#)  
[photo\\_20250203\\_100426\\_000.jpg](#)  
[photo\\_20250203\\_100837\\_000.jpg](#)  
[photo\\_20250203\\_100904\\_000.jpg](#)  
[photo\\_20250213\\_112732\\_000.jpg](#)  
[photo\\_20250213\\_112749\\_000.jpg](#)  
[photo\\_20250213\\_112757\\_000.jpg](#)

- K. [CECASE-25-00240](#) (LC) REMY TRESALUS;;2212 ALLIANCE AVE  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Two vehicles parked in city right of way and one boat on an unimproved surface. One of the vehicle without a tag.)

**Attachments:** [RecordSummary\\_20250203\\_143744.pdf](#)  
[photo\\_20250203\\_130922\\_000.jpg](#)  
[photo\\_20250203\\_130916\\_000.jpg](#)  
[photo\\_20250203\\_130937\\_000.jpg](#)  
[NoticeofViolationReport\\_20250203\\_150825.pdf](#)  
[CoverPage\\_Report\\_20250221\\_122132.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250221\\_122137.pdf](#)  
[Affidavit of Posting\\_Report\\_20250221\\_122142.pdf](#)  
[Affidavit of Violation Hearing\\_20250221\\_123254.pdf](#)

- L. [B-CECASE-2  
4-50006](#) (JP) JANOSY ARTEAGA; 4703 Las Almanos Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00008486(12/02/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241213\\_084148.pdf](#)  
[photo\\_20241219\\_100323\\_000.jpg](#)
- M. [B-CECASE-2  
4-50007](#) (GO) BETTR HOMES CONSTRUCTION LLC; 4075 Kessler Ter  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00001115(12/02/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241213\\_074038.pdf](#)
- N. [B-CECASE-2  
4-50064](#) (JP) WILLIAM PETERS; 4481 Amanda Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Demolition | Permit Expired - 24-00000527(12/04/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241216\\_102615.pdf](#)  
[photo\\_20241219\\_143252\\_000.jpg](#)
- O. [B-CECASE-2  
4-50117](#) (JP) BETTR HOMES CONSTRUCTION LLC; 1291 S Haberland Blvd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00012134(12/09/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241223\\_082100.pdf](#)
- P. [B-CECASE-2  
4-50226](#) (JP) Bettr Homes Construction LLC; 1765 Naftal Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00013004(12/17/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241230\\_072712.pdf](#)
- Q. [B-CECASE-2  
5-00025](#) (JP) DAVID TOLENTINO, CHARISSE TOLENTINO; 1571 Marasco Ln  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Roof/Reroof | Permit Expired - 24-00008305(12/23/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250103\\_085352.pdf](#)
- R. [B-CECASE-2  
5-00079](#) (JP) YOUNG DONGREEN YU; 4394 Worcester Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 06-00005904(12/28/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250108\\_125629.pdf](#)  
[photo\\_20250124\\_092800\\_000.jpg](#)
- S. [B-CECASE-2  
5-00098](#) (GO) CARPENTER HOMES LLC; 7575 W Price Blvd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00012812(12/29/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250109\\_072754.pdf](#)
- T. [B-CECASE-2  
5-00099](#) (GO) CARPENTER HOMES LLC; 7650 W Price Blvd  
105.4.1.1, Florida Building Code - Permit has expired.

(Residential New | Permit Expired - 21-00012839(12/29/2024))

Attachments: [NoticeofViolationReport\\_20250109\\_071501.pdf](#)

- U. [B-CECASE-2](#)  
[5-00100](#) (JP) CARPENTER HOMES LLC; 2271 Longworthy Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00000806(12/29/2024))

Attachments: [NoticeofViolationReport\\_20250109\\_080635.pdf](#)

- V. [B-CECASE-2](#)  
[5-00101](#) (JP) CARPENTER HOMES LLC; 2297 Longworthy Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00000819(12/29/2024))

Attachments: [NoticeofViolationReport\\_20250109\\_080805.pdf](#)

- W. [B-CECASE-2](#)  
[5-00117](#) (JP) RAYMOND SMITH; 4168 Bowen Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00013296(12/30/2024))

Attachments: [NoticeofViolationReport\\_20250110\\_102243.pdf](#)

- X. [B-CECASE-2](#)  
[5-00142](#) (JP) MICHAEL LOWE; 4830 Londel Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 19-00003002(01/01/2025))

Attachments: [NoticeofViolationReport\\_20250115\\_094410.pdf](#)

- Y. [B-CECASE-2](#)  
[5-00198](#) (JP) WILLIAM TRENTON SCHUMACHER C/O LYNDSEY MYERS  
GUARDIAN; 5498 Bayberry St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Roof/Reroof | Permit Expired - 24-00008742(01/06/2025))

Attachments: [NoticeofViolationReport\\_20250122\\_091503.pdf](#)

## **10. PUBLIC COMMENT**

## **11. 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.

**AMERICAN WITH DISABILITIES ACT OF 1990 -** The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.