



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, June 25, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:00 a.m.

ALSO PRESENT:

Recording Secretary Cassell, Assistant City Attorney Rubino, Code Enforcement Inspectors White, Presson, Via, Brehon, and Harrelson, Zoning Coordinator Hoffman, Field Supervisor Kiddy, Development Services Director Ray, and Deputy City Clerk Powell

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

- A. [26-0862](#) Approve the May 28, 2026, Code Enforcement Hearing Meeting Minutes.

Hearing Officer Toale approved the Minutes as presented.

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

Hearing Officer Toale provided an overview of procedures and Mr. Powell swore in all those wishing to provide testimony.

6. ADDITIONAL COMPLIANT CASES

Ms. Cassell announced additional cases that came into compliance prior to the meeting.

7. COMPLIANT CASES

- A. [CECASE-26-01064](#) (RH), Sandra Angotti (TTEE), Sandra Charlsie Angotti Revocable Trust, 5314 Illan Road
59-1(b)(4) NPCC - Prohibited parking
(Inoperable vehicles in violation of City standards.)

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

- B. [CECASE-26-01099](#) (RH), Morgan Guin, 5986 Cazler Avenue
70-56(H) NPCC - Assigned numbers
(No address numbers visible.)
This case was brought into compliance with no further action required.
- C. [CECASE-26-01129](#) (JP), Anthony & Jean Acs, 4360 Dutilly Road
2.2.5 ULDC - Certificate of Zoning Compliance
(PCZC-26-00524 is in revision required status and work should not be performed until revisions are approved.)
This case was brought into compliance with no further action required.
- D. [CECASE-26-01223](#) (BV), David Doyle, 6304 Freemont Street
42-23 NPCC - Accumulation of debris
(Debris consisting of furniture, barrels, pipes on property.)
This case was brought into compliance with no further action required.
- E. [CECASE-26-01276](#) (BV), Bruce & Karen Kile, 7544 Berwick Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)
This case was brought into compliance with no further action required.
- F. [CECASE-26-01368](#) (BV), Agatha Dydecka, 4490 Chicopa Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)
This case was brought into compliance with no further action required.

8. CONTINUED CASES

- A. [CECASE-25-02460](#) (GW), Viola Juett & Ronald Harter Jr, 8521 Shumock Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof in disrepair, also has a torn blue tarp on it.)
ACTION: Fifty (50) days to achieve compliance (no later than August 14th, 2026) or a \$250/day fine with no maximum fine beginning August 15th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 25-02460 to be in violation of Section 304.1.1 International Property Maintenance Code, and imposed a fine of \$250 a day with no maximum to commence on August 15, 2026.

9. 1ST HEARING CASES

- A. [CECASE-26-00657](#) (GW), Jean Jergensen, 4627 Sunburst Avenue
105.1 Florida Building Code - Permit required
(Fence installed requires a permit as it is over six (6) feet tall.)
2.2.5 ULDC - Certificate of Zoning Compliance
(Certificate of Zoning Compliance required for the retaining wall and the fence on the property which is over six (6) foot tall.)

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Shae Regan, property owner, being duly sworn, spoke to legal name change, construction experience, violation notification, project status, and dimensions.

Mr. Toale spoke to existing structures and permit requirements.

Mr. Hoffman, being duly sworn, spoke to permit requirements.

Mr. Toale spoke to specifications.

Mr. Hoffman spoke to specification and engineering requirements.

Ms. Reagan spoke to fence structure versus landscape curbing.

Ms. Ray, being duly sworn, spoke Florida Building Code structure requirements and wind load versus height.

Ms. Reagan spoke to elevation grade, engineering report, and submitted photographs into evidence.

Mr. Toale spoke to fence measurement, site inspection, and continuance.

Ms. Rubino, being duly sworn, spoke to non-continuance and case requirements.

Ms. Ray spoke to fence height.

Ms. Reagan spoke to fence height.

Ms. Rubino spoke to property owner testimony.

Ms. Ray spoke to measurement process and location.

Ms. Rubino spoke to testimony relevance to violation status.

Mr. Toale spoke to hearing process and continuance.

Ms. Rubino spoke to evidence requirements for violation.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-00657 to the July 23, 2026 Code Enforcement Meeting.

- B. [CECASE-26-00719](#) (BV), John McCall, 1003016734
2.2.5 ULDC - Certificate of Zoning Compliance

(After the fact underbrush removal CZC required.)

This case was heard with Case No. 26-00717.

Hearing Officer Toale announced the item.

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

Ms. Rubino, being duly sworn, spoke to unity of title and requested continuance.

Mr. Toale spoke to timeline.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-00719 to the August 27, 2026 Code Enforcement Meeting.

C. [CECASE-26-00828](#)

(AB), St Homes USA LLC, 2768 Dode Avenue

2.1.4 ULDC - General application information

(Expired CZC, 02/13/26, for construction of a new single-family residence.)

ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$25/day fine up to a maximum of \$2,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, provided a presentation including inspections photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00828 to be in violation of Section 2.1.4 Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

D. [CECASE-26-00864](#)

(JP), D7 North Port LLC, 0990028508

2.1.4 ULDC - General application information

(PCZC-25-02521 for a single-family residence has expired.)

ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$25/day fine up to a maximum of \$2,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00864 to be in violation of Section 2.1.4 Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

E. [CECASE-26-01047](#)

(RH), Bernyce Rhodes, 0969066012

3.7.3(D) ULDC - Prohibited activities

(Domestic pig contained in a pen on vacant lot, not a potbelly pig. Owner stated had a letter from City, no letter produced.)

ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$25/day fine up to a maximum of \$2,000.00 beginning July

21st, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01047 to be in violation of Section 3.7.3(d) Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

F. [CECASE-26-01048](#)

(RH), Gerald & Ruby Stackhouse, 3147 California Terrace

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

(Driving across the City right-of-way, causing damage, no culvert installed.)

2.1.4 ULDC - General application information

(A free-standing carport was built on the owner's property. The permit was obtained but never finalized. PCZC-25-00278.)

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Gerald Stackhouse, property owner, being duly sworn, spoke to obtaining permit.

Mr. Toale spoke to permit extension.

Mr. Hoffman, being duly sworn, spoke to permit process and culvert versus building.

Mr. Kiddy, being duly sworn, spoke to compliance requirements.

Mr. Toale spoke to violation notice and continuance.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-01048 to the July 23, 2026 Code Enforcement Meeting.

G. [CECASE-26-01092](#)

(JP), Reynaldo Ortiz, 2951 Crane Avenue

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

(An orange International SUV, which appears inoperable at this time, is parked/stored in the driveway.)

ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01092 to be in compliance with Section 59-1(b)(1) North Port City Code, and dismissed the violation.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01092 to be in violation of Section 59-1(b)(4) North Port City Code, and imposed a fine of \$10 a

day with a maximum of \$1000 to commence on July 21, 2026.

- H. [CECASE-26-01122](#) (BV), Enrique Ruiz & Jose Beltran, 8616 Porto Bello Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01122 to be in violation of Section 70-56(h) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

- I. [CECASE-26-01150](#) (GW), Oygyd SRQ LLC, 2467 Allsup Terrace
42-24(A)(5) NPCC - Maintenance of stormwater drainage area
(Junk, trash and debris on the right-of-way.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.
59-1(b)(1) NPCC - Prohibited parking
(Utility trailer parked on the right-of-way.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01150 to be in violation of Section 42-24(a)(5) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01150 to be in violation of Section 59-1(b)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

- J. [CECASE-26-01182](#) (BV), Zara Property Group LLC, 5893 Mayberry Avenue
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01182 to be in violation of Section 302.7 International Property Maintenance Code, and

imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

- K. [CECASE-26-01185](#) (JP), Michael & Erin Konrath, 3520 Abbotsford Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers affixed to the residence is missing "5" in 3520.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.
59-1(b)(1) NPCC - Prohibited parking
(A boat on a trailer is parked / stored in the City right-of-way.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July 21st, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01185 to be in violation of Section 70-56(h) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01185 to be in violation of Section 59-1(b)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

- L. [CECASE-26-01218](#) (JP), Curtis Buiskool & Carol Tedrow, 4634 Payne Street
105.1 Florida Building Code - Permit required
(Permit required, (seawall in the back yard).)
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(CZC required, (seawall in the back yard).)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-01218 to the July 23, 2026 Code Enforcement Meeting.

- M. [CECASE-26-01249](#) (BV), Elan Westman & Harmony Dennis, 3158 Idlewood Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)

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

- N. [CECASE-26-01270](#) (RH), Ronnie Mazur, 7525 Tasco Drive
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing/wrong/blocked/not visible).)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning July

21st, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01270 to be in violation of Section 70-56(h) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

- O. [CECASE-26-01307](#) (JP), SPFTJ Management LLC, 2373 Yalta Terrace
Section 2.1.4 ULDC - General application information
(PCZC-24-00007928 permit expired 7/25.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01307 to be in violation of Section 2.1.4 Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

- P. [CECASE-26-01320](#) (JP), Lilya Lisker, 5102 Escalante Drive
R4501.17 Florida Building Code - Unsafe pool
(Pool lanai is missing screening and presents a public safety hazard.)
IPMC 2021 302.7 - Accessory structures
(White fence in the rear of property has several sections that have fallen and the overall condition of the fence is in disrepair and poses a public safety hazard.)
IPMC 2021 302.1 - Sanitation
(Swimming pool is in an unsafe and unsanitary condition.)
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia is missing in sections and wood is exposed to the elements creating deterioration of the structural integrity of the roof.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01320 to be in violation of Section R4501.17 Florida Building Code, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01320 to be in violation of Section 302.7 International Property Maintenance Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01320 to be in violation of Section 302.1 International Property Maintenance Code, and imposed a fine of \$250 a day with no maximum to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01320 to be in violation of Section 304.1.1 International Property Maintenance Code, and imposed a fine of \$250 a day with no maximum to commence on July 21, 2026.

- Q. [CECASE-26-01321](#) (JP), CPI/Amherst SFR Program Owner LLC, 4164 Cuthbert Avenue
59-1(b)(4) NPCC - Prohibited parking
(A dark grey Chevrolet SUV is in a state of disrepair in the driveway.)
59-1(c)(1) NPCC - Allowed parking
(An orange and tan Ford SUV with a yellow Sea Doo PWC attached to it is parked in the front yard on an unimproved surface.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, provided a presentation including inspections, violation status, and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01321 to be in compliance with Section 59-1(b)(4) North Port City Code, and dismissed the violation.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01321 to be in compliance with Section 59-1(c)(1) North Port City Code, and dismissed the violation.

- R. [CECASE-26-01332](#) (AB), Brody Baughman, 3867 Winer Road
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way, not in compliance with standards.)
This case was brought into compliance with no further action required.

- S. [CECASE-26-01366](#) (RH), Dwight Hall (Life Est) & Anthony Thompson, 6260 Balboa Terrace
42-23 NPCC - Accumulation of debris
(Propane tank and misc. aluminum debris on property and adjacent lot.)
59-1(c)(1) NPCC - Allowed parking
(Large box truck parked on unapproved surface.)
70-56(H) NPCC - Assigned numbers
(No address numbers affixed to residence.)

Hearing Officer Toale announced the item.

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

Dwight Hall, property owner, being duly sworn, spoke to survey process and compliance efforts.

Mr. Toale spoke to compliance timeline.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01366 to be in violation of Section 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 15, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01366 to be

in violation of Section 59-1(c)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 15, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01366 to be in violation of Section 70-56(h) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on August 15, 2026.

T. [CECASE-26-01375](#)

(AB), GZ Installation LLC, 1149211816

42-23 NPCC - Accumulation of debris

(Debris consisting of culvert, piping, wood, and mattress on property.)

105.1 Florida Building Code - Permit required

(Permit required; culvert installed without permit, shipping containers all unpermitted and prohibited. Must be removed.)

Section 2.2.5 ULDC - Certificate of Zoning Compliance

(Unpermitted structures on commercial lot which did not receive a CZC which is prohibited. Cease, remove and/or correct the source of prohibited activity(s), without first issuance of Site Development Order and parking is prohibited until site is developed in accordance with Chapter 4 of the ULDC.)

3.7.7.G ULDC - Fences on vacant property

(Metal fencing must be of natural composite, reference code for verifications.)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, provided a presentation including inspections and photographs submitted into evidence.

Mr. Toale spoke to fence type.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01375 to be in violation of Section 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01375 to be in violation of Section 105.1 Florida Building Code, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01375 to be in violation of Section 2.2.5 Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01375 to be in violation of Section 3.7.7(g) Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

U. [CECASE-26-01382](#)

(RH), Valeriu & Mirela Romanel, 8029 Larrimore Avenue

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

(Parking a construction work trailer on the City right-of-way continuously.)

59-1(b)(3) NPCC - Prohibited parking

(Heavy duty construction equipment parked on adjoining lot.)

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

(Truck with hood open backed onto property inoperable. Been sitting several weeks.)

42-24(A)(5) NPCC - Maintenance of stormwater drainage area

(Large pile of tree stumps placed on City right-of-way. Been present several weeks.)

Hearing Officer Toale announced the item.

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

Mirela Romanel, property owner, being duly sworn, spoke to compliance timeline.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01382 to be in violation of Section 59-1(b)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01382 to be in violation of Section 59-1(b)(3) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01382 to be in violation of Section 59-1(b)(4) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01382 to be in violation of Section 42-24(a)(5) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

V. [CECASE-26-01391](#)

(RH), Nicolo Dmelio & Amy Rella, 7027 De Brita Road

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

(Parking prohibited on residential vacant lot when the lot does not contain a principal structure. [2] total vehicles. Vehicle(s) involved: (1) Black and white RV (2) White enclosed cargo trailer. Unable to verify tag numbers.)

105.1 Florida Building Code - Permit required

(Building permit which is required. Permit required, zoning and site development.)

Section 2.2.5 ULDC - Certificate of Zoning Compliance

(CZC required for zoning and site development.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01391 to be in violation of Section 59-1(c)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01391 to be in violation of Section 105.1 Florida Building Code, and imposed a fine of \$50 a day with a maximum of \$5000 to commence on July 21, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-01391 to be

in violation of Section 2.2.5 Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2000 to commence on July 21, 2026.

10. 2ND HEARING CASES

- A. [CECASE-26-00235](#) (JP), Robert Sr & Juanita Fulton, 1076 Savia Street
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Gutters and fascia on the front of the residence is in disrepair and poses a public safety hazard.)
ACTION: Fifty (50) days to achieve compliance (no later than June 12th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 13th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00235 to be in violation of Section 304.1.1 International Property Maintenance Code, and signed the order imposing the fine.

- B. [CECASE-26-00393](#) (RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street
42-23 NPCC - Accumulation of debris
(Debris throughout property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00393 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.

- C. [CECASE-26-00498](#) (BV), Steven Skulitz, 8502 Gaillard Avenue
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Via, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00498 to be in violation of Section 302.7 International Property Maintenance Code, and signed the order imposing the fine.

- D. [CECASE-26-00717](#) (BV), John McCall, 1003016734
42-23 NPCC - Accumulation of debris
(Debris consisting of trash, pipes, wood, bricks, fence parts, pipes, on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.
105.1 Florida Building Code - Permit required
(Permit required, (fence over 6 feet).)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 2026.
2.2.5 ULDC - Certificate of Zoning Compliance
(CZC required for fence over 6 feet.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$25/day fine up to a maximum of \$2,000.00 beginning June 22nd, 2026.

This case was heard with Case No. 26-00719.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-00717 to the August 27, 2026 Code Enforcement Meeting.

- E. [CECASE-26-00790](#) (RH), Trey & Autumn Sloan, 6644 Hornbuckle Boulevard
42-23 NPCC - Accumulation of debris
(Couch, lawnmower along with other misc. debris on driveway against garage door.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00790 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.

- F. [CECASE-26-00852](#) (RH), Stephen Seed Jr (E Life Est), 6315 Beedla Street
42-23 NPCC - Accumulation of debris
(Dumpster, trailer and property have debris throughout the property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning

June 22nd, 2026.

105.1 Florida Building Code - Permit required

(No permit obtained for a structure built near driveway for garbage can containment.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00852 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00852 to be in violation of Section 105.1 Florida Building Code, and signed the order imposing the fine.

G. [CECASE-26-00871](#)

(BV), Wendy Felix, 8333 Dolomite Avenue

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

(Parking inoperable vehicle, not in compliance with standards.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

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

H. [CECASE-26-00931](#)

(AB), Andrew & Marina Panasyuk, 1338 Jabara Avenue

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

(Parking in the right-of-way, not in compliance with standards.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00931 to be in violation of Section 59-1(b)(1) North Port City Code, and signed the order imposing the fine.

I. [CECASE-26-00942](#)

(AB), Fernando Frometa III, 2398 Redstone Avenue

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

(Parking in the right-of-way, not in compliance with standards.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to case status and requested imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00942 to be in violation of Section 59-1(b)(1) North Port City Code, and signed the order imposing the fine.

J. [CECASE-26-00977](#)

(JP), Kelsey Mcleod, 3790 Aba Lane
105.1 Florida Building Code - Permit required
(Permit required for window replacement.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to case status and requested imposing the fine.

Kelsey McLeod, property owner, being duly sworn, spoke to violation status and requested continuance.

Mr. Hoffman, being duly sworn, spoke to permit process.

Mr. Toale spoke to window installation, violation notice, and continuance.

Based on evidence presented, Hearing Officer Toale, continued Case No. 26-00977 to the July 23, 2026 Code Enforcement Meeting.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 11:01 a.m.

James E. Toale, Hearing Officer