



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, January 22, 2026

9:00 AM

City Commission Chambers

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [26-0242](#) Approve the December 11, 2025, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- S. [CECASE-25-03123](#) (JP), FKH SFR Propco H LP, 5020 Kingsman Avenue
59-1(b)(1) NPCC - Prohibited parking
(An enclosed box trailer and Ford truck are parked in the City right-of-way.)

Attachments: [25-03123 Case file.pdf](#)
[25-03123 Photo 1.jpg](#)
[25-03123 Photo 2.jpg](#)
[25-03123 Photo 3.jpg](#)
[25-03123 Photo 4.jpg](#)

- G. [CECASE-25-02027](#) (JP), Valeriu Romanel, 8029 Larrimore Avenue
59-1(b)(1) NPCC - Prohibited parking
(A black Chevrolet 3500 truck (FL/CF29UA) with a gooseneck trailer attached (MI/F014982) is parked in the City right-of-way, along N.

Biscayne.)

59-2 NPCC - Damage to the public right-of-way

(A black Chevrolet 3500 truck (FL/CF29UA) with a gooseneck trailer attached (MI/F014982) is parked in the City right-of-way, along N. Biscayne. The vehicle and trailer are being driven through the right-of-way causing ruts / damage.)

42-23 NPCC - Accumulation of debris

(Accumulation of debris in the right-of-way, along Larrimore Ave, consisting of plywood scraps and other miscellaneous items.)

Attachments:

[25-02027 Case file.pdf](#)

[25-02027 Photo 1.jpg](#)

[25-02027 Photo 2.jpg](#)

[25-02027 Photo 3.jpg](#)

[25-02027 Photo 4.jpg](#)

[25-02027 Photo 5.jpg](#)

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[25-02027 Photo 9.jpg](#)

[25-02027 Photo 10.jpg](#)

[25-02027 Photo 11.jpg](#)

[25-02027 Photo 12.jpg](#)

[25-02027 Photo 13.jpg](#)

[25-02027 Photo 14.jpg](#)

- H. [CECASE-25-02097](#) (JP), SFR Owner ML Borrower LLC, 8206 Latour Avenue
59-1(b)(1) NPCC - Prohibited parking
(A GMC Jimmy (FL/Y686KI) is parked in the City right-of-way.)

Attachments:

[25-02097 Case file.pdf](#)

[25-02097 Photo 1.jpg](#)

[25-02097 Photo 2.jpg](#)

[25-02097 Photo 3.jpg](#)

[25-02097 Photo 4.jpg](#)

[25-02097 Photo 5.jpg](#)

- I. [CECASE-25-02098](#) (JP), SWH 2017-1 Borrower LP, 8325 Scanlon Avenue
62-50 NPCC - Refuse container(s)
(Improper placement of containers on non-pickup days.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the driveway consisting of miscellaneous household items scattered about.)

Attachments: [25-02098 Case file.pdf](#)
 [25-02098 Photo 1.jpg](#)
 [25-02098 Photo 2.jpg](#)
 [25-02098 Photo 3.jpg](#)
 [25-02098 Photo 4.jpg](#)
 [25-02098 Photo 5.jpg](#)
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 [25-02098 Photo 7.jpg](#)
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 [25-02098 Photo 9.jpg](#)
 [25-02098 Photo 10.jpg](#)
 [25-02098 Photo 11.jpg](#)
 [25-02098 Photo 12.jpg](#)
 [25-02098 Photo 13.jpg](#)
 [25-02098 Photo 14.jpg](#)

- U. [CECASE-25-03162](#) (AB), Ivan & Vira Chernyshenko, 3524 Brownwood Terrace
 59-1(b)(1) NPCC - Prohibited parking
 (Parking in the City right-of-way)

Attachments: [25-03162 Case file.pdf](#)
 [25-03162 Photo 1.jpg](#)
 [25-03162 Photo 2.jpg](#)
 [25-03162 Photo 3.jpg](#)

- V. [CECASE-25-03171](#) (JP), Striver Rise LLC, 1405 Winthrop Street
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris on property, consisting of wood pallets, cinder blocks, and other miscellaneous construction debris.)

Attachments: [25-03171 Case file.pdf](#)
 [25-03171 Photo 1.jpg](#)
 [25-03171 Photo 2.jpg](#)
 [25-03171 Photo 3.jpg](#)

- G. [CECASE-25-02723](#) (JP), Kristine Freeman, 1132212602
 70-21 NPCC - Driving through right-of-way
 (Driving through the City right-of-way to access property.)
 59-1(c)(1) NPCC - Allowed parking
 (Parking on a lot that does not have a principal structure.)

Attachments: [25-02723 Case file.pdf](#)
 [25-02723 Case file addition.pdf](#)
 [25-02723 Photo 1.jpg](#)
 [25-02723 Photo 2.jpg](#)

7. CONTINUED CASES

- A. [CECASE-25-00664](#) (GW), James Rugh, 8241 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia and soffit in disrepair.)
- Attachments:** [25-00664 Case file.pdf](#)
[25-00664 Case file addition.pdf](#)
[25-00664 Photo 1.jpg](#)
[25-00664 Photo 2.jpg](#)
[25-00664 Photo 3.jpg](#)
[25-00664 Photo 4.jpg](#)
[25-00664 Photo 5.jpg](#)
[25-00664 Photo 6.jpg](#)
[25-00664 Photo 7.jpg](#)
- B. [CECASE-25-01224](#) (JP), Ismael & Maria Gregorio, 1146107620
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Parking on a lot that is not combined with principal structure.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the public right-of-way.)
- Attachments:** [25-01224 Case file.pdf](#)
[25-01224 Case file addition.pdf](#)
[25-01224 Photo 1.jpg](#)
[25-01224 Photo 2.jpg](#)
[25-01224 Photo 3.jpg](#)
[25-01224 Photo 4.jpg](#)
[25-01224 Photo 5.jpg](#)
- C. [CECASE-25-01634](#) (AB), Darryl Spellman, 2251 Crittendon Street
105.1 Florida Building Code - Permit required
(Permit needed for storage containers)
- Attachments:** [25-01634 Case file.pdf](#)
[25-01634 Case file addition.pdf](#)
[25-01634 Case file addition \(2\).pdf](#)
[25-01634 Photo 1.jpg](#)
[25-01634 Photo 2.jpg](#)
- D. [CECASE-25-02320](#) (AB), Jason Gardner, 2764 Fairbrook Street
42-23 NPCC - Accumulation of Debris
(Debris consisting of falling pool cage on property.)

IPMC 2021 302.7 - Accessory structures
(Shed in disrepair.)

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

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

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

- F. [CECASE-25-02527](#) (JP), Susan Valentine, 1512 Helvenston Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris consisting of boxes, ripped tarp, and pallets in
driveway.)

Attachments: [25-02527 Case file.pdf](#)
[25-02527 Case file addition.pdf](#)
[25-02527 Photo 1.jpg](#)
[25-02527 Photo 2.jpg](#)
[25-02527 Photo 3.jpg](#)
[25-02527 Photo 4.jpg](#)
[25-02527 Photo 5.jpg](#)
[25-02527 Photo 6.jpg](#)

8. 1ST HEARING CASES

- A. [CECASE-25-00416](#) (JP), Bettr Homes Construction LLC, 1745 Kerman Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of landscaping debris (dirt, lava rock, and concrete) dumped on site.)

Attachments: [25-00416 Case file.pdf](#)
[25-00416 Photo 1.jpg](#)
[25-00416 Photo 2.jpg](#)
[25-00416 Photo 3.jpg](#)
[25-00416 Photo 4.jpg](#)
[25-00416 Photo 5.jpg](#)
[25-00416 Photo 6.jpg](#)
[25-00416 Photo 7.jpg](#)

- B. [CECASE-25-01966](#) (JP), Sean Murphy, 6349 San Salvador Road
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to the residence.)

Attachments: [25-01966 Case file.pdf](#)
[25-01966 Photo 1.jpg](#)
[25-01966 Photo 2.jpg](#)
[25-01966 Photo 3.jpg](#)
[25-01966 Photo 4.jpg](#)

- C. [CECASE-25-01988](#) (AB), SOS Florida Holdings 1 LLC, 0981045413
311.1 Florida Building Code - Toilet facilities
(Active building site with no toilet facilities.)
42-23 NPCC - Accumulation of debris
(No dumpster on site and debris in front of the property.)

Attachments: [25-01988 Case file.pdf](#)
[25-01988 Photo 1.jpg](#)
[25-01988 Photo 2.jpg](#)
[25-01988 Photo 3.jpg](#)
[25-01988 Photo 4.jpg](#)
[25-01988 Photo 5.jpg](#)
[25-01988 Photo 6.jpg](#)

- D. [CECASE-25-02013](#) (AB), Yu Dongreen, 4394 Worcester Avenue
42-22A NPCC - Excessive growth
(Overgrown construction site.)

Attachments: [25-02013 Case file.pdf](#)
 [25-02013 Photo 1.jpg](#)
 [25-02013 Photo 2.jpg](#)
 [25-02013 Photo 3.jpg](#)
 [25-02013 Photo 4.jpg](#)

- E. [CECASE-25-02017](#) (AB), Erick Moore, 0986024727
 2-511 NPCC - Fines and liens
 (Property was completely cleared with no permits. Arborists assessed the fines at \$15,000.)

Attachments: [25-02017 Case file.pdf](#)
 [25-02017 Photo 1.jpg](#)
 [25-02017 Photo 2.jpg](#)
 [25-02017 Photo 3.jpeg](#)

- F. [CECASE-25-02018](#) (AB), William Laity, 0986024121
 105.1 Florida Building Code - Permit required
 (After the fact permit needed for underbrush removal.)

Attachments: [25-02018 Case file.pdf](#)
 [25-02018 Photo 1.jpg](#)
 [25-02018 Photo 2.jpg](#)

- J. [CECASE-25-02262](#) (JP), Brie Eplin, 7876 Van Eck Road
 70-56(H) NPCC - Assigned numbers
 (Assigned numbers affixed to the residence is missing the "8" digit in 7876.)

Attachments: [25-02262 Case file.pdf](#)
 [25-02262 Photo 1.jpg](#)
 [25-02262 Photo 2.jpg](#)
 [25-02262 Photo 3.jpg](#)
 [25-02262 Photo 4.jpg](#)

- K. [CECASE-25-02269](#) (GW), Christine Gannon & Jennifer Hanlon, 8766 Porto Bello Avenue
 304.1.1 IPMC - Unsafe Conditions 8 - Roofing
 (Soffits, fascia boards and roofing in unsafe conditions allowing wildlife and other species to gain access into the property.)

Attachments: [25-02269 Case file.pdf](#)
 [25-02269 Photo 1.jpg](#)
 [25-02269 Photo 2.jpg](#)
 [25-02269 Photo 3.jpg](#)
 [25-02269 Photo 4.jpg](#)
 [25-02269 Photo 5.jpg](#)

- L.** [CECASE-25-02990](#) (JP), Barbarba Pierkowski, 7873 McPhail Avenue
IPMC 2021 302.7 - Accessory structures.
(Wood fence surrounding property missing sections and in disrepair.)
59-1(b)(4) NPCC - Prohibited parking
(Inoperable purple vehicle in the driveway missing wheels.)
- Attachments:** [25-02990 Case file.pdf](#)
 [25-02990 Photo 1.jpg](#)
 [25-02990 Photo 2.jpg](#)
 [25-02990 Photo 3.jpg](#)
- M.** [CECASE-25-02918](#) (AB), Edward F Clifford (E Life Est), 2762 Yamada Lane
42-23 NPCC - Accumulation of debris
(Debris consisting of metal, wood, trash on property in driveway.)
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)
- Attachments:** [25-02918 Case file.pdf](#)
 [25-02918 Photo 1.jpg](#)
 [25-02918 Photo 2.jpg](#)
 [25-02918 Photo 3.jpg](#)
 [25-02918 Photo 4.jpg](#)
 [25-02918 Photo 5.jpg](#)
 [25-02918 Photo 6.jpg](#)
 [25-02918 Photo 7.jpg](#)
 [25-02918 Photo 8.jpg](#)
- N.** [CECASE-25-03001](#) (AB), Carol Miller, 4440 Eldron Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of concrete blocks trash and miscellaneous construction material on property yard waste on vehicle covering car.)
59-1(c)(1) NPCC - Allowed parking
(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.)
- Attachments:** [25-03001 Case file.pdf](#)
 [25-03001 Photo 1.jpg](#)
 [25-03001 Photo 2.jpg](#)
 [25-03001 Photo 3.jpg](#)
 [25-03001 Photo 4.jpg](#)
 [25-03001 Photo 5.jpg](#)
 [25-03001 Photo 6.jpg](#)
 [25-03001 Photo 7.jpg](#)

- O. [CECASE-25-03032](#) (AB), William Lehan, 3480 West Price Boulevard
42-23 NPCC - Accumulation of debris
(Debris consisting of metal wood dresser and other miscellaneous debris on property.)
59-1(c)(1) NPCC - Allowed parking
(Vehicle prohibited parking on the grass.)

Attachments: [25-03032 Case file.pdf](#)
[25-03032 Photo 1.jpg](#)
[25-03032 Photo 2.jpg](#)
[25-03032 Photo 3.jpg](#)
[25-03032 Photo 4.jpg](#)
[25-03032 Photo 5.jpg](#)
[25-03032 Photo 6.jpg](#)

- P. [CECASE-25-03089](#) (AB), Nicole & Gaspard Senat, 2809 Dumont Lane
42-23 NPCC - Accumulation of debris
(Debris consisting of bags, trash, furniture, washing machine, and miscellaneous debris on property).
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way, not in compliance with standards.)

Attachments: [25-03089 Case file.pdf](#)
[25-03089 Photo 1.jpg](#)
[25-03089 Photo 2.jpg](#)
[25-03089 Photo 3.jpg](#)
[25-03089 Photo 4.jpg](#)
[25-03089 Photo 5.jpg](#)
[25-03089 Photo 6.jpg](#)
[25-03089 Photo 7.jpg](#)
[25-03089 Photo 8.jpg](#)
[25-03089 Photo 9.jpg](#)

- Q. [CECASE-25-03084](#) (AB), Palladio Development LLC, 3173 Circleville Street
42-23 NPCC - Accumulation of debris
(Debris consisting of overflowing dumpster on property.)
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Unsafe structure, garage doors missing.)

Attachments: [25-03084 Case file.pdf](#)
 [25-03084 Photo 1.jpg](#)
 [25-03084 Photo 2.jpg](#)
 [25-03084 Photo 3.jpg](#)
 [25-03084 Photo 4.jpg](#)
 [25-03084 Photo 5.jpg](#)
 [25-03084 Photo 6.jpg](#)

- R. [CECASE-25-03031](#) (JP), Cloud Ten Marketing Group LLC, 1140001011
 42-22(B) NPCC - Impinging growths
 (Impinging growth of vegetation on the sidewalk between Fairlane Drive
 and Toledo Blade Blvd.)

Attachments: [25-03031 Case file.pdf](#)
 [25-03031 Photo 1.jpg](#)
 [25-03031 Photo 2.jpg](#)
 [25-03031 Photo 3.jpg](#)

- T. [CECASE-25-03149](#) (JP), Paule Rene, Jason Philbert, & Handzie Gallant, 0951140414
 2-511 NPCC - Fines and liens
 (Partial land clear without permitting.)

Attachments: [25-03149 Case file.pdf](#)
 [25-03149 Photo 1.jpg](#)
 [25-03149 Photo 2.jpg](#)
 [25-03149 Photo 3.jpg](#)
 [25-03149 Photo 4.jpg](#)
 [25-03149 Photo 5.jpg](#)
 [25-03149 Photo 6.jpg](#)
 [25-03149 Photo 7.jpg](#)
 [25-03149 Photo 8.jpg](#)

- W. [CECASE-25-03178](#) (AB), Kathleen Mccloe (E Life Est), 1027 Petronia Street
 304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
 (Unsafe structure wires exposed.)

Attachments: [25-03178 Case file.pdf](#)
 [25-03178 Photo 1.jpg](#)
 [25-03178 Photo 2.jpg](#)
 [25-03178 Photo 3.jpg](#)
 [25-03178 Photo 4.jpg](#)
 [25-03178 Photo 5.jpg](#)

- X. [CECASE-25-03181](#) (AB), CSMA BLT LLC, 3291 Moravia Avenue
 70-21 NPCC - Driving through right-of-way
 (Driving through the City right-of-way.)

Attachments: [25-03181 Case file.pdf](#)
 [25-03181 Photo 1.jpg](#)
 [25-03181 Photo 2.jpg](#)
 [25-03181 Photo 3.jpg](#)
 [25-03181 Photo 4.jpg](#)
 [25-03181 Photo 5.jpg](#)

- Y. [CECASE-25-03182](#) (AB), Gian F Arroyo Sandoval & Nicole Jazmin Prada Roman, 1313 Wise Drive
 2-511 NPCC - Fines and liens
 (Tree removal without permit.)

Attachments: [25-03182 Case file.pdf](#)
 [25-03182 Photo 1.jpg](#)
 [25-03182 Photo 2.jpg](#)
 [25-03182 Photo 3.jpg](#)
 [25-03182 Photo 4.jpg](#)
 [25-03182 Photo 5.jpg](#)
 [25-03182 Photo 6.jpg](#)
 [25-03182 Photo 7.jpg](#)

- Z. [CECASE-25-03190](#) (AB), Yoelandy Valdez, 1714 Norvell Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of trash, fencing, and wood on property.)

Attachments: [25-03190 Case file.pdf](#)
 [25-03190 Photo 1.jpg](#)
 [25-03190 Photo 2.jpg](#)
 [25-03190 Photo 3.jpg](#)
 [25-03190 Photo 4.jpg](#)
 [25-03190 Photo 5.jpg](#)

- AA. [CECASE-25-03209](#) (AB), J Steiner SW FL Properties LLC, 2998 Upland Street
 42-23 NPCC - Accumulation of debris
 (Debris consisting of tires, ladders, debris on property.)
 59-1(c)(1) NPCC - Allowed parking
 (Boat must be parked on an approved surface.)

Attachments: [25-03209 Case file.pdf](#)
 [25-03209 Photo 1.jpg](#)
 [25-03209 Photo 2.jpg](#)
 [25-03209 Photo 3.jpg](#)
 [25-03209 Photo 4.jpg](#)

9. 2ND HEARING CASES

- A. [CECASE-25-01623](#) (AB), Charles & Shawn Chapman, 2502 Ensenada Lane
42-24(A)(5) NPCC - Maintenance of stormwater drainage area
(Debris consisting of rocks in the City right-of-way, right off the road.
Re-sod after removal.)
ACTION: Twenty-five (25) days to achieve compliance (no later than
January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
beginning January 6th, 2026.
- Attachments:** [25-01623 Case file.pdf](#)
[25-01623 Case file addition.pdf](#)
[25-01623 Photo 1.jpg](#)
[25-01623 Photo 2.jpg](#)
[25-01623 Photo 3.jpg](#)
[25-01623 Photo 4.jpg](#)
- B. [CECASE-25-01659](#) (JP), Janoy Arteaga, 4703 Las Almanos Avenue
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Exterior structure of unfinished / abandoned single family residence is
in an unsafe condition. Windows are broken out, attic ladder is extended
and down inside the garage, which is also missing a door. Open access
is observed into the structure which causes a public safety hazard.)
ACTION: Twenty-five (25) days to achieve compliance (no later than
January 5th, 2026) or a \$250/day fine up with no maximum beginning
January 6th, 2026.
- Attachments:** [25-01659 Case file.pdf](#)
[25-01659 Case file addition.pdf](#)
[25-01659 Photo 1.jpg](#)
[25-01659 Photo 2.jpg](#)
[25-01659 Photo 3.jpg](#)
[25-01659 Photo 4.jpg](#)
- C. [CECASE-25-01928](#) (GW), Kody Wagner, 2653 Hopwood Road
59-1 (b)(4) NPCC - Prohibited Parking
(Red mustang parked in driveway inoperable with flat tires)
ACTION: Twenty-five (25) days to achieve compliance (no later than
January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
beginning January 6th, 2026.

Attachments: [25-01928 Case file.pdf](#)
 [25-01928 Case file addition.pdf](#)
 [25-01928 Photo 1.jpg](#)
 [25-01928 Photo 2.jpg](#)
 [25-01928 Photo 3.jpg](#)
 [25-01928 Photo 4.jpg](#)
 [25-01928 Photo 5.jpg](#)
 [25-01928 Photo 6.jpg](#)
 [25-01928 Photo 7.jpg](#)

- D. [CECASE-25-01955](#) (AB), Trust Savia, 1196 Savia Street
 42-23 NPCC - Accumulation of debris
 (Debris consisting of containers and miscellaneous items on property.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.
 304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
 (Unsafe structure; pool cage fallen and shed without doors.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$250/day fine with no maximum beginning
 January 6th, 2026.

Attachments: [25-01955 Case file.pdf](#)
 [25-01955 Case file addition.pdf](#)
 [25-01955 Photo 1.jpg](#)
 [25-01955 Photo 2.jpg](#)
 [25-01955 Photo 3.jpg](#)
 [25-01955 Photo 4.jpg](#)
 [25-01955 Photo 5.jpg](#)
 [25-01955 Photo 6.jpg](#)
 [25-01955 Photo 7.jpg](#)
 [25-01955 Photo 8.jpg](#)
 [25-01955 Photo 9.jpg](#)

- E. [CECASE-25-02467](#) (JP), Aleksandr & Larisa Khoroshenko, 3713 Basket Street
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris throughout property.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.
 304.1.1 IPMC - Unsafe Conditions 8 - Roofing
 (No roof on house.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$250/day fine with no maximum beginning
 January 6th, 2026.

Attachments: [25-02467 Case file.pdf](#)
 [25-02467 Case file addition.pdf](#)
 [25-02467 Photo 1.jpg](#)
 [25-02467 Photo 2.jpg](#)
 [25-02467 Photo 3.jpg](#)
 [25-02467 Photo 4.jpg](#)
 [25-02467 Photo 5.jpg](#)

- F. [CECASE-25-02613](#) (AB), Gary & Donna Boswell, 4273 Doblins Road
 105.1 Florida Building Code - Permit required
 (Shed built on the property without a permit.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$50/day fine up to a maximum of \$5,000.00
 beginning January 6th, 2026.

Attachments: [25-02613 Case file.pdf](#)
 [25-02613 Case file addition.pdf](#)
 [25-02613 Photo 1.jpg](#)
 [25-02613 Photo 2.jpg](#)
 [25-02613 Photo 3.jpg](#)
 [25-02613 Photo 4.jpg](#)
 [25-02613 Photo 5.jpg](#)

- G. [CECASE-25-02698](#) (JP), Everland Capital Partners 3 Land Trust, 1129224205
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris throughout property consisting of household
 items, construction materials, and other items.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.
 46-148 NPCC - Camping prohibited
 (Camping on lot.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.
 59-1(b)(1) NPC - Prohibited parking
 (Prohibited parking in the City right-of-way.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.
 59-1(c)(1) NPCC - Allowed parking
 (Parking on a lot that has no principal structure.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.

Attachments: [25-02698 Case file.pdf](#)
 [25-02698 Case file addition.pdf](#)
 [25-02698 Photo 1.jpg](#)
 [25-02698 Photo 2.jpg](#)
 [25-02698 Photo 3.jpg](#)
 [25-02698 Photo 4.jpg](#)
 [25-02698 Photo 5.jpg](#)
 [25-02698 Photo 6.jpg](#)
 [25-02698 Photo 7.jpg](#)
 [25-02698 Photo 8.jpg](#)

- H. [**CECASE-25-02783**](#) (AB), Marcin Koziola, 3857 Inagua Avenue
 IPMC 2021 302.7 - Accessory structures
 (Fence falling down.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 January 5th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning January 6th, 2026.

Attachments: [25-02783 Case file.pdf](#)
 [25-02783 Case file addition.pdf](#)
 [25-02783 Photo 1.jpg](#)
 [25-02783 Photo 2.jpg](#)
 [25-02783 Photo 3.jpg](#)
 [25-02783 Photo 4.jpg](#)
 [25-02783 Photo 5.jpg](#)
 [25-02783 Photo 6.jpg](#)
 [25-02783 Photo 7.jpg](#)

10. GENERAL BUSINESS

11. PUBLIC COMMENT

12. 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.

