



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, July 23, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [26-0942](#) Approve the June 25, 2026, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. ADDITIONAL COMPLIANT CASES

7. COMPLIANT CASES

- A. [CECASE-26-00910](#) (GW), Justin & Emily Fredericks, 1543 Wise Drive
59-1(b)(1) NPCC - Prohibited parking
(Inoperable vehicle stored on the right-of-way.)

Attachments: [26-00910 Case file.pdf](#)
[26-00910 Photo 1.jpg](#)
[26-00910 Photo 2.jpg](#)
[26-00910 Photo 3.jpg](#)
[26-00910 Photo 4.jpg](#)
[26-00910 Photo 5.jpg](#)
[26-00910 Photo 6.jpg](#)
[26-00910 Photo 7.jpg](#)
[26-00910 Photo 8.jpg](#)

- B. [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.

Attachments: [26-01092 Case file.pdf](#)
 [26-01092 Case file addition.pdf](#)
 [26-01092 Photo 1.jpg](#)
 [26-01092 Photo 2.jpg](#)
 [26-01092 Photo 3.jpg](#)
 [26-01092 Photo 4.jpg](#)

- C.** [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.

Attachments: [26-01185 Case file.pdf](#)
 [26-01185 Case file addition.pdf](#)
 [26-01185 Photo 1.jpg](#)
 [26-01185 Photo 2.jpg](#)
 [26-01185 Photo 3.jpg](#)
 [26-01185 Photo 4.jpg](#)
 [26-01185 Photo 5.jpg](#)

- D.** [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.)
 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.

Attachments: [26-01307 Case file.pdf](#)
 [26-01307 Case file addition.pdf](#)
 [26-01307 Photo 1.jpg](#)
 [26-01307 Photo 2.jpg](#)

- E.** [CECASE-26-01339](#) (AB), Vladimir & Tatiyana Gret, 2910 Jollivette Road
 70-19 NPCC - Damage to right-of-way
 (Damage to the public right-of-way, not in compliance with standards.)
 42-23 NPCC - Accumulation of debris

(Debris consisting of unapproved dirt and culvert at this property.)
105.1 Florida Building Code - Permit required
(Permit required pool installed enclosed lanai.)
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(CZC required dredge and fill.)

Attachments: [26-01339 Case file.pdf](#)
[26-01339 Photo 1.jpg](#)
[26-01339 Photo 2.jpg](#)
[26-01339 Photo 3.jpg](#)
[26-01339 Photo 4.jpg](#)
[26-01339 Photo 5.jpg](#)
[26-01339 Photo 6.jpg](#)
[26-01339 Photo 7.jpg](#)
[26-01339 Photo 8.jpg](#)

- F. [CECASE-26-01355](#) (BV), Kimberly Lowe-Baker, 5907 Hobhill Avenue
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)

Attachments: [26-01355 Case file.pdf](#)
[26-01355 Photo 1.jpg](#)
[26-01355 Photo 2.jpg](#)
[26-01355 Photo 3.jpg](#)
[26-01355 Photo 4.jpg](#)

- G. [CECASE-26-01436](#) (JP), Viacheslav Soloviov, 2418 Zuyder Terrace
59-1(b)(1) NPCC - Prohibited parking
(A silver Mercedes sedan with no registration, an enclosed box trailer, and
a utility trailer are parked / stored in the City right-of-way.)

Attachments: [26-01436 Case file.pdf](#)
[26-01436 Photo 1.jpg](#)
[26-01436 Photo 2.jpg](#)
[26-01436 Photo 3.jpg](#)

- H. [CECASE-26-01461](#) (BV), Robert Jenkins Jr, 3190 Chandler Lane
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)

Attachments: [26-01461 Case file.pdf](#)
[26-01461 Photo 1.jpg](#)
[26-01461 Photo 2.jpg](#)
[26-01461 Photo 3.jpg](#)
[26-01461 Photo 4.jpg](#)

- I. [CECASE-26-01570](#) (JP), Mark Steensma, 1123232417
59-1(c)(1) NPCC - Allowed parking
(An RV is being stored on property without a principal structure.)
105.1 Florida Building Code - Permit required
(Building permit required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.)
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(A Certificate of Zoning Compliance is required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.)

Attachments: [26-01570 Case file.pdf](#)
[26-01570 Photo 1.jpg](#)
[26-01570 Photo 2.jpg](#)
[26-01570 Photo 3.jpg](#)
[26-01570 Photo 4.jpg](#)
[26-01570 Photo 5.jpg](#)

- J. [CECASE-26-01606](#) (AB), Julio Calzada Martinez & Nancy Martinez, 1330 Mccrory Street
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way.)

Attachments: [26-01606 Case file.pdf](#)
[26-01606 Photo 1.jpg](#)
[26-01606 Photo 2.jpg](#)
[26-01606 Photo 3.jpg](#)

- K. [CECASE-26-01676](#) (BV), John & Karen Goncalves, 4331 Cazes Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing).)

Attachments: [26-01676 Case file.pdf](#)
[26-01676 Photo 1.jpg](#)
[26-01676 Photo 2.jpg](#)
[26-01676 Photo 3.jpg](#)
[26-01676 Photo 4.jpg](#)

- L. [CECASE-26-01701](#) (JP), Eduard Kovalchuk, 2629 Lacroix Avenue
62-50 NPCC - Refuse container(s)
(Improper placement of containers on non-pickup days.)
59-1(b)(1) NPCC - Prohibited parking
(A boat on a trailer and a Hyundai Elantra are both parked / stored in the City right-of-way.)

Attachments: [26-01701 Case file.pdf](#)
 [26-01701 Photo 1.jpg](#)
 [26-01701 Photo 2.jpg](#)
 [26-01701 Photo 3.jpg](#)
 [26-01701 Photo 4.jpg](#)
 [26-01701 Photo 5.jpg](#)

- M. [CECASE-26-01799](#) (AB), Bruce & Janeth Higgins, 1631 Madison Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of boxes trash boards on property.)

Attachments: [26-01799 Case file.pdf](#)
 [26-01799 Photo 1.jpg](#)
 [26-01799 Photo 2.jpg](#)
 [26-01799 Photo 3.jpg](#)

8. CONTINUED 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.)

Attachments: [26-00657 Case file.pdf](#)
 [26-00657 Case file addition.pdf](#)
 [26-00657 Photo 1.jpg](#)
 [26-00657 Photo 2.jpg](#)
 [26-00657 Photo 3.jpg](#)
 [Exhibits from 06/25 CEH](#)
 [P & Z Photo 1.jpg](#)
 [P & Z Photo 2.jpg](#)
 [P & Z Photo 3.jpg](#)
 [P & Z Photo 4.jpg](#)
 [P & Z Photo 5.jpg](#)
 [P & Z Photo 6.png](#)

- B. [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.

Attachments: [26-00977 Case file.pdf](#)
 [26-00977 Case file addition.pdf](#)
 [26-00977 Case file addition \(2\).pdf](#)
 [26-00977 Photo 1.jpg](#)
 [26-00977 Photo 2.jpg](#)
 [26-00977 Photo 3.jpg](#)

- C. [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.)

Attachments: [26-01048 Case file.pdf](#)
 [26-01048 Case file addition.pdf](#)
 [26-01048 Photo 1.jpg](#)
 [26-01048 Photo 2.jpg](#)
 [26-01048 Photo 3.jpg](#)
 [26-01048 Photo 4.jpg](#)
 [26-01048 Photo 5.jpg](#)
 [26-01048 Photo 6.jpg](#)
 [Exhibit from 6/25 CEH](#)

- D. [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).)

Attachments: [26-01218 Case file.pdf](#)
 [26-01218 Case file addition.pdf](#)
 [26-01218 Photo 1.jpg](#)
 [26-01218 Photo 2.jpg](#)
 [26-01218 Photo 3.jpg](#)
 [26-01218 Photo 4.jpg](#)

9. 1ST HEARING CASES

- A. [CECASE-26-00912](#) (GW), Gian Sandoval & Nicole Roman, 1313 Wise Drive
 59-1(b)(1) NPCC - Prohibited parking
 (Commercial vehicles stored on right-of-way.)
 59-1(c)(1) NPCC - Allowed parking
 (Commercial vehicle storage on property.)

Attachments: [26-00912 Case file.pdf](#)
 [26-00912 Photo 1.jpg](#)
 [26-00912 Photo 2.jpg](#)
 [26-00912 Photo 3.jpg](#)
 [26-00912 Photo 4.jpg](#)
 [26-00912 Photo 5.jpg](#)
 [26-00912 Photo 6.jpg](#)
 [26-00912 Photo 7.jpg](#)

- B.** [CECASE-26-01226](#) (JP), Juan & Janette Angeles, 5229 Lovett Road
 59-1(b)(1) NPCC - Prohibited parking
 (A box trailer is parked / stored in the City right-of-way.)

Attachments: [26-01226 Case file.pdf](#)
 [26-01226 Photo 1.jpg](#)
 [26-01226 Photo 2.jpg](#)
 [26-01226 Photo 3.jpg](#)
 [26-01226 Photo 4.jpg](#)
 [26-01226 Photo 5.jpg](#)
 [26-01226 Photo 6.jpg](#)
 [26-01226 Photo 7.jpg](#)

- C.** [CECASE-26-01412](#) (AB), Josean Clark, 1128227620
 42-23 NPCC - Accumulation of debris
 (Debris consisting of trash debris furniture containers and building posts
 clothes on property.)

Attachments: [26-01412 Case file.pdf](#)
 [26-01412 Photo 1.jpg](#)
 [26-01412 Photo 2.jpg](#)
 [26-01412 Photo 3.jpg](#)
 [26-01412 Photo 4.jpg](#)
 [26-01412 Photo 5.jpg](#)
 [26-01412 Photo 6.jpg](#)
 [26-01412 Photo 7.jpg](#)
 [26-01412 Photo 8.jpeg](#)
 [26-01412 Photo 9.jpeg](#)
 [26-01412 Photo 10.jpeg](#)
 [26-01412 Photo 11.jpeg](#)

- D.** [CECASE-26-01434](#) (JP), Robert & Kimberly Russell, 3237 Royal Palm Drive
 R4501.17 Florida Building Code - Unsafe pool
 (Pool cage missing numerous screens and no other barrier is present)

surrounding the pool. The pool is deemed unsafe and poses a public safety hazard.)

304.1.1 IPMC - Unsafe Conditions 8 - Roofing

(Roof is in a state of disrepair. Numerous roof tiles are broken, missing and poses a threat to public safety.)

Attachments:

[26-01434 Case file.pdf](#)

[26-01434 Photo 1.jpg](#)

[26-01434 Photo 2.jpg](#)

[26-01434 Photo 3.jpg](#)

[26-01434 Photo 4.jpg](#)

[26-01434 Photo 5.jpg](#)

[26-01434 Photo 6.jpg](#)

[26-01434 Photo 7.jpg](#)

[26-01434 Photo 8.jpg](#)

[26-01434 Photo 9.jpg](#)

[26-01434 Photo 10.jpg](#)

[26-01434 Photo 11.jpg](#)

[26-01434 Photo 12.jpg](#)

[26-01434 Photo 13.jpg](#)

[26-01434 Photo 14.jpg](#)

[26-01434 Photo 15.jpg](#)

E. [CECASE-26-01439](#)

(BV), David Bates, 4255 Grobe Street

42-23 NPCC - Accumulation of debris

(Debris consisting of wood, furniture, bags, household items on the right side of the house on the property.)

Attachments:

[26-01439 Case file.pdf](#)

[26-01439 Photo 1.jpg](#)

[26-01439 Photo 2.jpg](#)

[26-01439 Photo 3.jpg](#)

[26-01439 Photo 4.jpg](#)

F. [CECASE-26-01447](#)

(RH), Emmania & Raoul Lajeune, 6220 Fronda Avenue

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

(Parking and storage of inoperable vehicle(s) is prohibited. Vehicle(s) involved: maroon Lincoln MKZ, no tag & flat tire(s).)

78-95 NPCC - Prohibition of illicit discharges

(Oil was observed to be dumped on ground at this location. This inspector made observations of a dark area which was what this inspector knows to be oil being dumped on the ground. Also observed next to the oil area was an oil pan sitting on two tires. Photos obtained. Also, an anonymous witness in the neighboring area advised he/she had seen the oil being

dumped.)

Attachments: [26-01447 Case file.pdf](#)
[26-01447 Photo 1.jpg](#)
[26-01447 Photo 2.jpg](#)
[26-01447 Photo 3.jpg](#)
[26-01447 Photo 4.jpg](#)

- G.** [CECASE-26-01453](#) (AB), Neal & Elizabeth Randol, 3694 Crandon Road
105.1 Florida Building Code - Permit required
(PCZC required and Building Permit for zoning and building construction requirements. Hot tub // tiki hut // sidewalk // shed. Prohibited structures within easement hot tub // tiki hut // shed.)
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(PCZC required and Building Permit for zoning and building construction requirements. Hot tub // tiki hut // sidewalk // shed. Prohibited structures within easement hot tub // tiki hut // shed.)

Attachments: [26-01453 Case file.pdf](#)
[26-01453 Photo 1.jpg](#)
[26-01453 Photo 2.jpg](#)
[26-01453 Photo 3.jpg](#)
[26-01453 Photo 4.jpg](#)
[26-01453 Photo 5.jpg](#)
[26-01453 Photo 6.jpg](#)
[26-01453 Photo 7.jpg](#)
[26-01453 Photo 8.jpg](#)
[26-01453 Photo 9.jpg](#)
[26-01453 Photo 10.jpg](#)

- H.** [CECASE-26-01471](#) (AB), Lewis Tucker & Rosalind Bucton-Tucker, 4491 La France Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of containers boxes on property.)

Attachments: [26-01471 Case file.pdf](#)
[26-01471 Photo 1.jpg](#)
[26-01471 Photo 2.jpg](#)
[26-01471 Photo 3.jpg](#)
[26-01471 Photo 4.jpg](#)
[26-01471 Photo 5.jpg](#)
[26-01471 Photo 6.jpg](#)
[26-01471 Photo 7.jpg](#)
[26-01471 Photo 8.jpg](#)
[26-01471 Photo 9.jpg](#)

- I. [CECASE-26-01472](#) (AB), Russian Orthodox Church of the Pochaev Icon of the Mother of God Inc, 3393 Ulman Avenue
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(Prohibited activities at this location For Assembly must contact Planning and Zoning team in regards at the following number (941-429-7005).)
- Attachments:** [26-01472 Case file.pdf](#)
[26-01472 Photo 1.jpg](#)
[26-01472 Photo 2.jpg](#)
- J. [CECASE-26-01527](#) (JP), Bethel Solar LLC, 3259 Masuko Avenue
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of a large pile of construction material. No dumpster on site.)
- Attachments:** [26-01527 Case file.pdf](#)
[26-01527 Photo 1.jpg](#)
[26-01527 Photo 2.jpg](#)
[26-01527 Photo 3.jpg](#)
- K. [CECASE-26-01529](#) (GW), Barbarba Pierkowski, 7873 Mcphail Avenue
42-23 NPCC - Accumulation of debris
(Junk, trash, and debris throughout property.)
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof in disrepair.)
59-1(b)(4) NPCC - Prohibited parking
(Inoperable purple vehicle in driveway.)
- Attachments:** [26-01529 Case file.pdf](#)
[26-01529 Photo 1.jpg](#)
[26-01529 Photo 2.jpg](#)
[26-01529 Photo 3.jpg](#)
[26-01529 Photo 4.jpg](#)
[26-01529 Photo 5.jpg](#)
[26-01529 Photo 6.jpg](#)
- L. [CECASE-26-01556](#) (BV), Benny Montanaro, 5579 Kismet Terrace
59-1(b)(1) NPCC - Prohibited parking
(Right-of-way parking is prohibited. Vehicle observed at the time of inspection: silver trailer. This notice also applies to any additional vehicle(s) that park in the right of way after the initial notification, as such parking remains in violation regardless of the time of arrival.)

Attachments: [26-01556 Case file.pdf](#)
 [26-01556 Photo 1.jpg](#)
 [26-01556 Photo 2.jpg](#)
 [26-01556 Photo 3.jpg](#)
 [26-01556 Photo 4.jpg](#)
 [26-01556 Photo 5.jpg](#)

- M. [CECASE-26-01559](#) (BV), Christopher Overstreet & Jessica Claydon, 4825 Escalante Drive
 70-56(H) NPCC - Assigned numbers
 (Assigned numbers, (missing).)

Attachments: [26-01559 Case file.pdf](#)
 [26-01559 Photo 1.jpg](#)
 [26-01559 Photo 2.jpg](#)
 [26-01559 Photo 3.jpg](#)
 [26-01559 Photo 4.jpg](#)

- N. [CECASE-26-01580](#) (JP), Florida 3 Management LLC, 2173 Halblum Street
 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 City right-of-way consisting of yard waste.)
 105.1 Florida Building Code - Permit required
 (Hot water heater replaced without proper permitting.)

Attachments: [26-01580 Case file.pdf](#)
 [26-01580 Photo 1.jpg](#)
 [26-01580 Photo 2.jpg](#)
 [26-01580 Photo 3.jpg](#)
 [26-01580 Photo 4.jpg](#)
 [26-01580 Photo 5.jpg](#)

- O. [CECASE-26-01585](#) (AB), Bethel Solar LLC, 3165 Stockton Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of wood and bags on property.)

Attachments: [26-01585 Case file.pdf](#)
 [26-01585 Photo 1.jpg](#)
 [26-01585 Photo 2.jpg](#)
 [26-01585 Photo 3.jpg](#)
 [26-01585 Photo 4.jpg](#)
 [26-01585 Photo 5.jpg](#)
 [26-01585 Photo 6.jpg](#)
 [26-01585 Photo 7.jpg](#)

- P. [CECASE-26-01590](#) (BV), Bethel Solar LLC, 1501 Marasco Lane
42-23 NPCC - Accumulation of debris
(Debris consisting of pallets, paper, wood, trash on property.)
- Attachments:** [26-01590 Case file.pdf](#)
[26-01590 Photo 1.jpg](#)
[26-01590 Photo 2.jpg](#)
[26-01590 Photo 3.jpg](#)
- Q. [CECASE-26-01591](#) (BV), Bethel Solar LLC, 1005011118
42-23 NPCC - Accumulation of debris
(Debris consisting of trash and wood on property.)
- Attachments:** [26-01591 Case file.pdf](#)
[26-01591 Photo 1.jpg](#)
[26-01591 Photo 2.jpg](#)
[26-01591 Photo 3.jpg](#)
- R. [CECASE-26-01593](#) (BV), Raywood Trust 11, 1778 Raywood Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (blocked).)
- Attachments:** [26-01593 Case file.pdf](#)
[26-01593 Photo 1.jpg](#)
[26-01593 Photo 2.jpg](#)
[26-01593 Photo 3.jpg](#)
- S. [CECASE-26-01604](#) (RH), Thomas Lagasse, 5846 Spearman Circle
42-23 NPCC - Accumulation of debris
(Debris consisting of shredded tarp, garbage container turned over, pieces of PVC, car seats, and other misc. items on property.)
- Attachments:** [26-01604 Case file.pdf](#)
[26-01604 Photo 1.jpg](#)
[26-01604 Photo 2.jpg](#)
[26-01604 Photo 3.jpg](#)
[26-01604 Photo 4.jpg](#)
- T. [CECASE-26-01616](#) (JP), Walter Potts, 1121246213
Sec. 6.7.1(B) ULDC - Tree protection regulations
(Lot cleared of trees on vacant lot / no permit.)

Attachments: [26-01616 Case file.pdf](#)
 [26-01616 Photo 1.jpg](#)
 [26-01616 Photo 2.jpg](#)
 [26-01616 Photo 3.jpg](#)
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 [26-01616 Photo 8.jpg](#)
 [26-01616 Photo 9.jpg](#)
 [26-01616 Photo 10.jpg](#)
 [26-01616 Photo 11.jpg](#)
 [26-01616 Photo 12.jpg](#)

- U. [CECASE-26-01619](#) (KL), Justine Cavender, 1128227619
 2-511 NPCC - Fines and liens
 (Land clear without proper permitting.)

Attachments: [26-01619 Case file.pdf](#)
 [26-01619 Photo 1.jpg](#)
 [26-01619 Photo 2.jpg](#)
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 [26-01619 Photo 4.jpg](#)
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 [26-01619 Photo 6.jpg](#)
 [26-01619 Photo 7.jpg](#)
 [26-01619 Photo 8.jpg](#)

- V. [CECASE-26-01624](#) (RH), Avery Francis, 7924 Jeffery Avenue
 105.1 Florida Building Code - Permit required
 (Permit required for installation of windows and doors of residence located
 at 7924 Jeffery Ave. No. Port, FL. Inspector did observe old windows
 leaning against the side of the residence and new windows installed. Also,
 it was noted new doors were installed at the same location. Old doors
 leaning against a truck in the front yard. A records check revealed no
 permit has been obtained for windows or doors.)

Attachments: [26-01624 Case file.pdf](#)
 [26-01624 Photo 1.jpg](#)
 [26-01624 Photo 2.jpg](#)
 [26-01624 Photo 3.jpg](#)
 [26-01624 Photo 4.jpg](#)

- W. [CECASE-26-01640](#) (RH), Murisa Kippin, 8396 Trionfo Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of box containing a large amount of unknown household debris along with plastic bags and other debris on the City right-of-way.
Also, a large amount of debris could be observed from the roadway in the rear yard, buckets, and what appears to be propane tanks and other items of debris.)

Attachments: [26-01640 Case file.pdf](#)
[26-01640 Photo 1.jpg](#)
[26-01640 Photo 2.jpg](#)
[26-01640 Photo 3.jpg](#)
[26-01640 Photo 4.jpg](#)
[26-01640 Photo 5.jpg](#)

- X. [CECASE-26-01650](#) (JP), Avenir Vasilchuck, 4862 Kiska Road
59-1(b)(1) NPCC - Prohibited parking
(Two commercial vehicles (Prompt Towing Service tow trucks) are parked / stored in the City right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Two commercial vehicles (Prompt Towing Service tow trucks) are parked / stored in the City right-of-way.)

Attachments: [26-01650 Case file.pdf](#)
[26-01650 Photo 1.jpg](#)
[26-01650 Photo 2.jpg](#)
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[26-01650 Photo 9.jpg](#)
[26-01650 Photo 10.jpg](#)
[26-01650 Photo 11.jpg](#)
[26-01650 Photo 12.jpg](#)

- Y. [CECASE-26-01666](#) (AB), Randy & Ashley Wells, 0964083122
42-24(a)(1)(a) NPCC - Maintenance of stormwater drainage area
(Must have the culvert put in for the sidewalk at this location.)
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(A CZC is needed for the driveway and culvert at this location.)

Attachments: [26-01666 Case file.pdf](#)
 [26-01666 Photo 1.jpg](#)
 [26-01666 Photo 2.jpg](#)
 [26-01666 Photo 3.jpg](#)
 [26-01666 Photo 4.jpg](#)
 [26-01666 Photo 5.jpg](#)

- Z.** [CECASE-26-01752](#) (BV), Benny Maldonado, 1937 Allegheny Lane
 105.1 Florida Building Code - Permit required
 (Permit required per Building and Zoning, T Hendley advise fence over 6 ft
 at this location.)

Attachments: [26-01752 Case file.pdf](#)
 [26-01752 Photo 1.jpg](#)
 [26-01752 Photo 2.jpg](#)
 [26-01752 Photo 3.jpg](#)

- AA.** [CECASE-26-01750](#) (AB), Durion LLC, 2248 Ann Arbor Road
 42-23 NPCC - Accumulation of debris
 (Debris consisting of trash on property.)

Attachments: [26-01750 Case file.pdf](#)
 [26-01750 Photo 1.jpg](#)
 [26-01750 Photo 2.jpg](#)
 [26-01750 Photo 3.jpg](#)
 [26-01750 Photo 4.jpg](#)

- AB.** [CECASE-26-01780](#) (JP), All Renew Services LLC, 2690 Inland Avenue
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris on property, consisting of construction, material
 waste and a downed silt fence.)

Attachments: [26-01780 Case file.pdf](#)
 [26-01780 Photo 1.jpg](#)
 [26-01780 Photo 2.jpg](#)
 [26-01780 Photo 3.jpg](#)

10. 2ND HEARING CASES

- A.** [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.

Attachments: [26-00828 Case file.pdf](#)
 [26-00828 Case file addition.pdf](#)
 [26-00828 Photo 1.jpg](#)

- B.** [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.

Attachments: [26-00864 Case file.pdf](#)
 [26-00864 Case file addition.pdf](#)
 [26-00864 Photo 1.jpg](#)

- C.** [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.

Attachments: [26-01047 Case file.pdf](#)
 [26-01047 Case file addition.pdf](#)
 [26-01047 Photo 1.jpg](#)
 [26-01047 Photo 2.jpg](#)
 [26-01047 Photo 3.jpg](#)
 [26-01047 Photo 4.jpg](#)
 [26-01047 Photo 5.jpg](#)
 [26-01047 Photo 6.jpg](#)

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

Attachments: [26-01122 Case file.pdf](#)
 [26-01122 Case file addition.pdf](#)
 [26-01122 Photo 1.jpg](#)
 [26-01122 Photo 2.jpg](#)
 [26-01122 Photo 3.jpg](#)

- E. [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.

Attachments: [26-01150 Case file.pdf](#)
[26-01150 Case file addition.pdf](#)
[26-01150 Photo 1.jpg](#)
[26-01150 Photo 2.jpg](#)
[26-01150 Photo 3.jpg](#)
[26-01150 Photo 4.jpg](#)

- F. [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.

Attachments: [26-01182 Case file.pdf](#)
[26-01182 Case file addition.pdf](#)
[26-01182 Photo 1.jpg](#)
[26-01182 Photo 2.jpg](#)
[26-01182 Photo 3.jpg](#)
[26-01182 Photo 4.jpg](#)

- G. [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.

Attachments: [26-01270 Case file.pdf](#)
[26-01270 Case file addition.pdf](#)
[26-01270 Photo 1.jpg](#)
[26-01270 Photo 2.jpg](#)

- H. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning July 21st, 2026.
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.)
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.
IPMC 2021 302.1 - Sanitation
(Swimming pool is in an unsafe and unsanitary condition.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$250/day fine up to no maximum beginning July 21st, 2026.
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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$250/day fine up to no maximum beginning July 21st, 2026.

Attachments: [26-01320 Case file.pdf](#)
 [26-01320 Case file addition.pdf](#)
 [26-01320 Photo 1.jpg](#)
 [26-01320 Photo 2.jpg](#)

- I. [CECASE-26-01375](#) (AB), GZ Installation LLC, 1149211816
42-23 NPCC - Accumulation of debris
(Debris consisting of culvert, piping, wood, and mattress on property.)
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.
105.1 Florida Building Code - Permit required
(Permit required; culvert installed without permit, shipping containers all unpermitted and prohibited. Must be removed.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning July 21st, 2026.
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.)

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.

3.7.7.G ULDC - Fences on vacant property

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

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.

Attachments:

[26-01375 Case file.pdf](#)

[26-01375 Case file addition.pdf](#)

[26-01375 Photo 1.jpg](#)

[26-01375 Photo 2.jpg](#)

[26-01375 Photo 3.jpg](#)

[26-01375 Photo 4.jpg](#)

[26-01375 Photo 5.jpg](#)

J. [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.)

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)(3) NPCC - Prohibited parking

(Heavy duty construction equipment parked on adjoining lot.)

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)(4) NPCC - Prohibited parking

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

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.

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.)

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.

Attachments: [26-01382 Case file.pdf](#)
 [26-01382 Case file addition.pdf](#)
 [26-01382 Photo 1.jpg](#)
 [26-01382 Photo 2.jpg](#)
 [26-01382 Photo 3.jpg](#)
 [26-01382 Photo 4.jpg](#)
 [26-01382 Photo 5.jpg](#)
 [26-01382 Photo 6.jpg](#)
 [26-01382 Photo 7.jpg](#)

- K. [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.)
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.
105.1 Florida Building Code - Permit required
(Building permit which is required. Permit required, zoning and site development.)
ACTION: Twenty-five (25) days to achieve compliance (no later than July 20th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning July 21st, 2026.
Section 2.2.5 ULDC - Certificate of Zoning Compliance
(CZC required for zoning and site development.)
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.

Attachments: [26-01391 Case file.pdf](#)
 [26-01391 Photo 1.jpg](#)
 [26-01391 Photo 2.jpg](#)
 [26-01391 Photo 3.jpg](#)
 [26-01391 Photo 4.jpg](#)
 [26-01391 Photo 5.jpg](#)
 [26-01391 Photo 6.jpg](#)
 [26-01391 Photo 7.jpg](#)

12. PUBLIC COMMENT

13. ADJOURNMENT

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105)

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

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