



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, December 11, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:01 a.m.

ALSO PRESENT

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Presson, Brehon, White, Board Specialist Fritz, Assistant City Clerk Powell, Chief Building Official Greenbaum, and Development Technician Ross.

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. [25-3025](#) Approve the October 23, 2025, Code Enforcement Hearing Meeting Minutes.

Hearing Officer Toale announced the item.

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 Ms. Fritz swore in all those wishing to provide testimony.

10. GENERAL BUSINESS

- A. [26-0010](#) Case No. 25068144 Trespass Appeal-Deas- 6207 W Price Blvd, North Port, FL 34287 (Morgan Family Community Center)

Hearing Officer Toale announced the item.

Ms. Rubino, being duly sworn, spoke to trespass dismissal.

Based on the evidence presented, Hearing Officer Toale dismissed Case No. 25068144.

1ST HEARING CASES

- F. [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.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, provided a presentation including inspections, violations, contact with property owner, and request for continuance.

Maria Gregorio, property owner, being duly sworn, spoke to the continuance of case.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-01224 to the January 22, 2026 Code Enforcement Meeting.

- C. [CECASE-25-00665](#) (GW), Dwell Well Inc, 8690 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof soffit and fascia in disrepair.)

Hearing Officer Toale announced the item.

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

Dwell Well, property owner, being duly sworn, spoke to estate ownership, repairs and violations to the property, permits being issued, and requested a continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-00665 to the January 22, 2026 Code Enforcement Meeting.

CONTINUED CASES

- A. [CECASE-25-01634](#) (AB), Darryl Spellman, 2251 Crittendon Street
105.1 Florida Building Code - Permit required
(Permit needed for storage containers)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to inspections, violations, contact with property owner, and photographs submitted into evidence.

Mr. Raducci, being duly sworn, spoke to reason for continuance.

Darryl Spellman, property owner, being duly sworn, spoke to window permits, conex box, hurricane damage, and removal of trees.

Mr. Raducci spoke to length and clarification on case content, proper spot of container, and accommodation for permits.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-01634 to the January 22, 2026 Code Enforcement Meeting.

1ST HEARING CASES

- N. [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.)

Hearing Officer Toale announced the item.

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

Shelly Gardner, property owner, being duly sworn, spoke to Resilient Sarasota Program, pool cage structure, timeline, and future progress.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02320 to the January 22, 2026 Code Enforcement Meeting.

- P. [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.)

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.

Paul Hanson, property owner, being duly sworn, spoke to improvement of situation requesting a continuance.

Hearing Officer Toale spoke to permit process.

Inspector Presson spoke to culvert permit, inoperable truck, and request for continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02476 to the January 22, 2026 Code Enforcement Meeting.

7. CONTINUED CASES

- B. [CECASE-25-01855](#) (AB), Estero Development Partners LP, 1121246303
42-22A NPCC - Excessive growth of grass/weeds
(Excessive growth of grass and weeds throughout the property and in the City right-of-way.)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to compliance.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01855 to be in compliance with Section 42-22A of the North Port City Code, and dismissed the violation.

1ST HEARING CASES

- A. [CECASE-25-00341](#) (JP), Toby Ray Mejia & Ju Dena Mae Shafer, 1128227011
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of fencing, plastic tubs, gazebo, miscellaneous household items and rubbish.)
70-21 NPCC - Driving through City right-of-way
(Numerous vehicles driving through the City right-of-way.)
IPMC 2021, 302.8 - Motor vehicles.
(A recreational vehicle, unknown truck, Dodge Durango and Ford Fusion being stored on a vacant property.) 59-1(b)(1) NPCC - Prohibited parking
(Ford Fusion FL/RKJF80 and a Dodge Durango FL/72FDXB parked in the City right-of-way.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, provided a presentation including inspections, contact with property owner, and requested a continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-00341 to the January 22, 2026 Code Enforcement Meeting.

- U. [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 - Prohibited camping
(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.

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.

Gregory and Shannon Boatman, property owners, being duly sworn, spoke to removal of debris, fence violation, and permits.

Hearing Officer Toale spoke to the City Code regarding permits.

Inspector Presson spoke to unimproved lots.

Mr. Raducci, being duly sworn, spoke to only natural items being left at lot, permit in building department, and purchase of property.

Gregory and Shannon Boatman spoke to camper and other lots in violation.

Hearing Officer Toale spoke to conditions of permits.

Ms. Rubino, being duly sworn, spoke to City Codes, request of fine, and timeline of case.

Hearing Officer Toale spoke to resolution.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 46-148 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 59-1(b)(1) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 59-1(c)(1) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

L. [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.

Hearing Officer Toale announced the item.

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

Kody Wagner, property owner, being duly sworn, spoke to lack of knowledge regarding violation.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01928 to be in violation of Section 59-1(b)(4) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Inspector White spoke to clarification on black car.

6. COMPLIANT CASES

- A. [CECASE-25-00785](#) (GW), FA&S Investment Holding Inc, 4297 Grobe Street
62-50 NPCC - Refuse container(s)
(Trash bins stored on right-of-way.)
This case was brought into compliance with no further action required.
- B. [CECASE-25-00845](#) (JP), Jeremy Felty & Sandra Bennett-Felty, 2307 Hagerick Lane
70-21 NPCC - Driving through right-of-way
(Driving through City right-of-way and damaging right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Parking on unimproved surfaces.)
This case was brought into compliance with no further action required.
- C. [CASE-25-00848](#) (AB), Estero Development Partners, 1454 Ronald Street
42-77(a) NPCC - Abandoned property
(Property is not properly sealed which allows anyone to walk in.)
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.
42-23 NPCC - Accumulation of Debris
(Debris piled up in front of property consisting of bags, wood and concrete debris)
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.
IPMC 2021, 304 - Exterior structure
(Properties roof is not fully intact, and property is not properly sealed causing the structure to be unsafe and may cause harm to any children that might enter.)
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$250/day fine up to no maximum beginning September 22, 2025.
This case was brought into compliance with no further action required.
- D. [CECASE-25-01008](#) (GW), Sanchez Alismayda Nieto (E Life Est), 6312 Bolander Terrace
59-1(c)(1) NPCC - Allowed parking
(Two vehicles parked on front lawn.)
This case was brought into compliance with no further action required.

- E. [CECASE-25-01037](#) (AB), Robin Altmann, 4362 Kendall Avenue
74-92 NPCC - Storage of certain vehicles
(Truck parked in City right-of-way in front of the property)
ACTION: Seventy-five (75) days to achieve compliance (no later than December 8, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning December 9, 2025.
This case was brought into compliance with no further action required.
- F. [CECASE-25-01091](#) (JP), Bruzon Santos, 4692 Alseir Road
70-21 NPCC - Driving through the City right-of-way
(Driving through the City right-of-way.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the public right-of-way.)
This case was brought into compliance with no further action required.
- G. [CECASE-25-01154](#) (AB), Valdez Diaz, 1714 Norvell Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of wood overflowing on a trailer, connected to the truck.)
59-1(b)(1) NPCC - Prohibited parking
(Trailer parked in the City right-of-way on the right side of the property. Truck and trailer parked in the front of the property.)
This case was brought into compliance with no further action required.
- H. [CECASE-25-01167](#) (AB), Kenneth Deicke, 4326 Langtree Avenue
70-21 NPCC - Driving through right-of-way
(Vehicles are actively driving through the City right-of-way.)
59-1(b)(2) NPCC - Prohibited parking
(Semi-truck and trailer being stored on lot under 30,000sqft.)
59-1(b)(3) NPCC - Prohibited parking
(Construction equipment being stored in the left rear of the property visible from the street, with no active construction permit pulled.)
59-1(c)(1) NPCC - Allowed parking
(Semi-truck and car parked on unimproved surfaces on the front left of the property.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the City right-of-way from driving through.)
105.1 Florida Building Code - Permit required
(Permit is needed to install driveway to allow access through the City right-of-way on the side of the property. No permit on file for shed in at the rear of the property.)
This case was brought into compliance with no further action required.
- I. [CECASE-25-01172](#) (GW), Kerry Madigan, 6067 Merril Street
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof, soffits, and fascia boards in disrepair.)

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

- J. [CECASE-25-01236](#) (AB), Renel & Rachelle Lumar, 2786 Dumont Lane
42-23 NPCC - Accumulation of debris
(Debris in the front and the rear of the property consisting of furniture.)

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

- K. [CECASE-25-02384](#) (AB), Ross Geller, 4080 Kincord Lane
IPMC 2021, 302.8 - Motor vehicles
(Vehicle in the rear of the property is in major disrepair.)
59-1 (b)(4) NPCC - Prohibited parking
(Property has an inoperable vehicle in the rear of the property.)

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

- L. [CECASE-25-01598](#) (JP), Bradley Santos & Rosanella Borja, 1421 Oregon Lane
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the City right-of-way, consisting of wood and other miscellaneous items.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

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

- M. [CECASE-25-02010](#) (AB), Estero Development Partners, 3678 Malinda Terrace
42-23 NPCC - Accumulation of Debris
(Construction debris improperly stored on the property)
42-22A NPCC - Excessive Growth of Grass/Weeds
(Overgrown construction site)
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Property is not properly secured causing unsafe conditions while not being worked on)

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

8. 1ST HEARING CASES

- B. [CECASE-25-00664](#) (GW), James Rugh, 8241 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia and soffit in disrepair.)

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, requested a continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-00664 to the January 22, 2026 Code Enforcement Meeting.

- D. [CECASE-25-00930](#) (JP), James & Angel Bradley, 4383 Joewood Circle
2-511 NPCC - Fines and liens
(Complete land clear without permit.)

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 the evidence presented, Hearing Officer Toale found Case No. 25-00930 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of \$7,500.

- E. [CECASE-25-01128](#) (GW), Casey & Gaye Sharpe, 3227 Anador Street
62-50 NPCC - Refuse container(s)
(Trash bins stored on right-of-way after trash pickup.)
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.

Hearing Officer Toale announced the item.

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

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01128 to be in violation of Section 62-50 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

- G. [CECASE-25-01287](#) (JP), European Alpha Results LLC, 1126233203
2-511. NPCC - Fines and liens
(Land clear without permit.)

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 the evidence presented, Hearing Officer Toale found Case No. 25-01287 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of \$9,000.

- H. [CECASE-25-01307](#) (JP), Vladimir & Inessa Dyachenko, 4414 Mcallister Lane
59-1(b)(1) NPCC - Prohibited parking
(Prohibited parking - right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to compliance.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01307 to be in compliance with Section 59-1(b)(1) of the North Port City Code, and dismissed the violation.

- I. [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.

Hearing Officer Toale announced the item.

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

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01623 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 \$1,000 to commence on January 6, 2026.
- J. [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.

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 the evidence presented, Hearing Officer Toale found Case No. 25-01659 to be in violation of International Property Maintenance Code Chapter 304.1.1, and imposed a fine of \$250 a day to commence on January 6, 2026.
- K. [CECASE-25-01870](#) (AB), CSMA BLT LLC, 5150 Prime Terrace
42-23 NPCC - Accumulation of debris
(Debris in the front of the property, in front of the garage, and on the side of the property. Miscellaneous debris; table, buckets, containers.)
59-1(b)(1) NPCC - Prohibited parking
(Vehicle parked in the City right-of-way.)
59-1(b)(4) NPCC - Prohibited Parking
(Vehicle parked in the City right-of-way without tags.)
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way. Not on an improved surface.)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to compliance.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01870 to be in compliance with Section 42-23 of the North Port City Code, and dismissed the

violation.

M. [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.

Hearing Officer Toale announced the item.

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

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01955 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01955 to be in violation of International Property Maintenance Code Chapter 304.1.1, and imposed a fine of \$250 a day to commence on January 6, 2026.

O. [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.

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 the evidence presented, Hearing Officer Toale found Case No. 25-02467 to be in violation of Section 59-1(b)(1) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02467 to be in violation of International Property Maintenance Code Chapter 304.1.1, and imposed a fine of \$250 a day to commence on January 6, 2026.

- Q. [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.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, requested a continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02527 to the January 22, 2026 Code Enforcement Meeting.
- R. [CECASE-25-02551](#) (JP), James Beasley, 6447 Ohio Road
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the City right-of-way consisting of a table and other misc. items.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to compliance.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02551 to be in compliance with Section 42-23 of the North Port City Code, and dismissed the violation.
- S. [CECASE-25-02559](#) (JP), Bettr Homes Construction LLC, 3761 Log Cabin Road
42-22A NPCC - Excessive growth of grass/weeds
(Excessive overgrowth of noxious weeds.)
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.

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 the evidence presented, Hearing Officer Toale found Case No. 25-02559 to be in violation of Section 42-22A of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.
- T. [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.

Hearing Officer Toale announced the item.

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

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02613 to be in violation of Section 105.1 of the Florida Building Code, and imposed a fine of

\$50 a day with a maximum of \$5,000 to commence on January 6, 2026.

- V. [CECASE-25-02714](#) (JP), Meghan Latorre, 4273 Longwell Lane
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to residence.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to compliance.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02714 to be in compliance with Section 70-56(H) of the North Port City Code, and dismissed the violation.

- W. [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.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, requested a continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02723 to the January 22, 2026 Code Enforcement Meeting.

- X. [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.

Hearing Officer Toale announced the item.

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

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02783 to be in violation of International Property Maintenance Code Chapter 302.7, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 6, 2026.

9. 2ND HEARING CASES

- A. [CECASE-25-01433](#) (AB), Marcelo & Peggy Landivar, 2324 Briant Street
IPMC 2021, 302.7 - Accessory structures
(Pool cage in disrepair allowing access to anyone who does not belong there)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01433 to be in violation of International Property Maintenance Code Chapter 302.7, and signed the order imposing the fine.

B. [CECASE-25-01446](#)

(JP), Steven & Lori Bradley, 3530 Adelaide Avenue
105.1 Florida Building Code - Permit required

(Permit required for shed and any electrical work done to or in shed.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$50/day fine up to a maximum of \$5,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01446 to be in violation of Section 105.1 of the Florida Building Code, and signed the order imposing the fine.

C. [CECASE-25-01601](#)

(JP), Clinton Sr. & Marlene Bryce, 1387 Oregon Lane
70-56(H) NPCC - Assigned numbers

(Assigned numbers are not fixed to the residence.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01601 to be in violation of Section 70-56(H) of the North Port City Code, and signed the order imposing the fine.

D. [CECASE-25-01662](#)

(AB), Joseph & Sylvia Perry, 3372 Cunliffe Road
62-50, NPCC - Refuse container(s)

(Containers improperly placed in the front of the property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

42-23 NPCC - Accumulation of debris

(Debris consisting of miscellaneous items on the left side of the property in front and rear of the property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00

beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General

(Dilapidated walls in need of repair.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01662 to be in violation of Section 62-50 of the North Port City Code, and signed the order imposing the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01662 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01662 to be in violation of International Property Maintenance Code Chapter 304, and signed the order imposing the fine.

E. [CECASE-25-01765](#)

(AB), Bettr Homes Construction LLC, 5441 Ansonia Terrace

42-23 NPCC - Accumulation of Debris

(Construction debris left on the property improperly stored.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General

(Concrete slab is not free of plumbing and is considered an unsafe structure.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$250/day fine with no maximum beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01765 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01765 to be in violation of International Property Maintenance Code Chapter 304, and signed the order imposing the fine.

F. [CECASE-25-01779](#)

(AB), Ann Arbor Trust II, 2224 Ann Arbor Road

70-56(H) NPCC - Assigned numbers

(Property is missing house numbers.)

ACTION: Twenty-five (25) days to achieve compliance (no later than

November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General.

(Exterior walls on the second story of the property is falling apart, and is causing a concern to neighboring properties.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$250/day fine up to a no maximum beginning November 18, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01779 to be in violation of Section 70-56(H) of the North Port City Code, and signed the order imposing the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-01779 to be in violation of International Property Maintenance Code Chapter 304, and signed the order imposing the fine.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 10:04 a.m.

By: _____
James E. Toale, Hearing Officer