



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, February 26, 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 your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [26-0381](#) Approve the January 22, 2026, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- H. [CECASE-25-03154](#) (JP), William & Tara Vallejo, 2794 Industry Avenue
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the City right-of-way and in the front yard of the property consisting of mattresses and other misc. household items.)
59-1(b)(1) NPCC - Prohibited parking
(A tandem axle enclosed box trailer (FL/23CEEV) and a single axle box trailer (no registration) is parked in the City right-of-way.)

Attachments: [25-03154 Case file.pdf](#)
[25-03154 Photo 1.jpg](#)
[25-03154 Photo 2.jpg](#)
[25-03154 Photo 3.jpg](#)
[25-03154 Photo 4.jpg](#)
[25-03154 Photo 5.jpg](#)
[25-03154 Photo 6.jpg](#)
[25-03154 Photo 7.jpg](#)
[25-03154 Photo 8.jpg](#)
[25-03154 Photo 9.jpg](#)

- F. [CECASE-25-03068](#) (GW), Richard & Debra Miller, 6349 Safford Terrace
42-23 NPCC - Accumulation of debris
(Junk, trash and debris in yard.)
59-1(b)(4) NPCC - Prohibited parking
(Inoperable vehicles parked in the front yard.)

Attachments: [25-03068 Case file.pdf](#)
[25-03068 Photo 1.jpg](#)
[25-03068 Photo 2.jpg](#)
[25-03068 Photo 3.jpg](#)
[25-03068 Photo 4.jpg](#)
[25-03068 Photo 5.jpg](#)
[25-03068 Photo 6.jpg](#)
[25-03068 Photo 7.jpg](#)

- M. [CECASE-25-03264](#) (JP), Marlon Hart, 3169 Masuko Avenue
59-1(b)(4) NPCC - Prohibited parking
(Inoperable Nissan sedan with flat tires located in the driveway.)
105.1 Florida Building Code - Permit required
(Water heater replaced without required permit.)

Attachments: [25-03264 Case file.pdf](#)
[25-03264 Photo 1.jpg](#)
[25-03264 Photo 2.jpg](#)
[25-03264 Photo 3.jpg](#)
[25-03264 Photo 4.jpg](#)
[25-03264 Photo 5.jpg](#)
[25-03264 Photo 6.jpg](#)

- E. [CECASE-25-03067](#) (GW), Dennis & Monnine Spellman, 6368 Safford Terrace
59-1(b)(4) NPCC - Prohibited parking
(Inoperable red vehicle parked in front yard.)

Attachments: [25-03067 Case file.pdf](#)
 [25-03067 Photo 1.jpg](#)
 [25-03067 Photo 2.jpg](#)
 [25-03067 Photo 3.jpg](#)
 [25-03067 Photo 4.jpg](#)

- Q.** [CECASE-25-03329](#) (JP), ZC Investments LLC, 2693 Jeannin Drive
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris on property consisting of a large amount of
 construction materials / no dumpster on site of an active residential
 construction site.)

Attachments: [25-03329 Case file.pdf](#)
 [25-03329 Photo 1.jpg](#)
 [25-03329 Photo 2.jpg](#)
 [25-03329 Photo 3.jpg](#)
 [25-03329 Photo 4.jpg](#)
 [25-03329 Photo 5.jpg](#)

- L.** [CECASE-25-03248](#) (AB), Ryan Via, 4893 Batchelor Avenue
 42-23 NPCC - Accumulation of debris
 (Debris consisting of bikes, branches on trailer; debris on property.)

Attachments: [25-03248 Case file.pdf](#)
 [25-03248 Photo 1.jpg](#)
 [25-03248 Photo 2.jpg](#)
 [25-03248 Photo 3.jpg](#)

- T.** [CECASE-25-03260](#) (AB), 1743 S Cranberry Blvd FL LLC, 1743 South Cranberry Boulevard
 42-23 NPCC - Accumulation of debris
 (Debris consisting of bags of trash on property.)

Attachments: [25-03260 Case file.pdf](#)
 [25-03260 Photo 1.jpg](#)
 [25-03260 Photo 2.jpg](#)
 [25-03260 Photo 3.jpg](#)
 [25-03260 Photo 4.jpg](#)
 [25-03260 Photo 5.jpg](#)

- S.** [CECASE-25-03355](#) (AB), SRP Sub LLC, 4455 Pepper Lane
 105.1 Florida Building Code - Permit required
 (Permit required for a shed on the property.)

Attachments: [25-03355 Case file.pdf](#)
[25-03355 Photo 1.jpg](#)
[25-03355 Photo 2.jpg](#)
[25-03355 Photo 3.jpg](#)
[25-03355 Photo 4.jpg](#)

7. CONTINUED CASES

- A.** [CECASE-25-01224](#) (JP), Ismael & Maria Gregorio, 4841 Fears 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 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 Case file addition \(2\).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](#)

- B.** [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 Case file addition \(2\).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](#)

- C.** [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 Case file addition.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](#)

D. [CECASE-25-](#) (AB), Nicole & Gaspard Senat, 2809 Dumont Lane

[03089](#)

42-23 NPCC - Accumulation of debris

(Debris consisting of bags, trash, furniture, washing machine, and miscellaneous debris on property).

Attachments: [25-03089 Case file.pdf](#)

[25-03089 Case file addition.pdf](#)

[25-03089 Photo 1.jpg](#)

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[25-03089 Photo 8.jpg](#)

[25-03089 Photo 9.jpg](#)

8. 1ST HEARING CASES

A. [CECASE-25-](#) (JP), Michael Haynes, 1128227006

[00340](#)

42-23 NPCC - Accumulation of debris

(Accumulation of debris on property consisting of bamboo fencing, water tank, tarps, lumber and other miscellaneous household items.)

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

(Recreational vehicle and van, driving through the City right-of-way.)

IPMC 2021 - 302.8 Motor vehicles

(A recreational vehicle and van being stored on vacant property.)

Attachments: [25-00340 Case file.pdf](#)
[25-00340 Photo 1.jpg](#)
[25-00340 Photo 2.jpg](#)
[25-00340 Photo 3.jpg](#)
[25-00340 Photo 4.jpg](#)
[25-00340 Photo 5.jpg](#)
[25-00340 Photo 6.jpg](#)

- B.** [CECASE-25-02455](#) (GW), Aleksey & Nataliya Groshev, 4213 Grobe Street
59-1(c)(1) NPCC - Allowed parking
(Black pickup parked on front lawn.)

Attachments: [25-02455 Case file.pdf](#)
[25-02455 Photo 1.jpg](#)
[25-02455 Photo 2.jpg](#)
[25-02455 Photo 3.jpg](#)
[25-02455 Photo 4.jpg](#)

- C.** [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.)

Attachments: [25-02460 Case file.pdf](#)
[25-02460 Photo 1.jpg](#)
[25-02460 Photo 2.jpg](#)
[25-02460 Photo 3.jpg](#)
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[25-02460 Photo 5.jpg](#)
[25-02460 Photo 6.jpg](#)
[25-02460 Photo 7.jpg](#)
[25-02460 Photo 8.jpg](#)

- D.** [CECASE-25-02855](#) (GW), Brant & Renee Kurten, 5592 Kenwood Drive
59-1(b)(4) NPCC - Prohibited Parking
(Two abandoned vehicles without tags parked in driveway.)
59-1(c)(1) NPCC - Allowed parking
(Vehicle parked on front lawn.)

Attachments: [25-02855 Case file.pdf](#)
 [25-02855 Photo 1.jpg](#)
 [25-02855 Photo 2.jpg](#)
 [25-02855 Photo 3.jpg](#)
 [25-02855 Photo 4.jpg](#)
 [25-02855 Photo 5.jpg](#)
 [25-02855 Photo 6.jpg](#)
 [25-02855 Photo 7.jpg](#)

- G.** [CECASE-25-03148](#) (JP), Paule Rene, Jason Philbert, & Handzie Oboute, 0951140414
66-62(C) NPCC - Fixture in right-of-way
(Pipe and gravel apron added in the City right-of-way.)
70-21 NPCC - Driving through the right-of-way
(Driving through the City right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Improper parking of trailer (RV) on vacant property without principal structure.)
105.1 Florida Building Code - Permit required
(Culvert and gravel apron added without required permitting.)

Attachments: [25-03148 Case file.pdf](#)
 [25-03148 Photo 1.jpg](#)
 [25-03148 Photo 2.jpg](#)
 [25-03148 Photo 3.jpg](#)
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 [25-03148 Photo 7.jpg](#)
 [25-03148 Photo 8.jpg](#)
 [25-03148 Photo 9.jpg](#)

- I.** [CECASE-25-03217](#) (JP), Troy Parrish, 2905 Vineyard Circle
IPMC 2021 302.8 - Motor vehicles
(A green car in the driveway with no registration.)
59-1(c)(1) NPCC - Allowed parking
(Boat and trailer stored in the front yard of residence.)

Attachments: [25-03217 Case file.pdf](#)
 [25-03217 Photo 1.jpg](#)
 [25-03217 Photo 2.jpg](#)

- J.** [CECASE-25-03219](#) (JP), Marzan Constructions LLC, 3808 Albatros Lane
42-23 NPCC - Accumulation of debris
(A dumpster is located on the property, overflowing with debris that has been present for approximately one year or more.)

Attachments: [25-03219 Case file.pdf](#)
 [25-03219 Photo 1.jpg](#)
 [25-03219 Photo 2.jpg](#)
 [25-03219 Photo 3.jpg](#)

- K. [CECASE-25-03233](#) (AB), Beatrice Clark & James Lasseigne, 3225 Homewood Avenue
 2-511 NPCC - Fines and liens
 (Per Arborist Ryan Pieper 11/7/2025: Upon visiting the property located at 3225 Homewood, PID# 0964082609, it appears that a portion of the property has been cleared without prior authorization. The area cleared is approximately 4,000 square feet. The code looks to account for a \$15,000 fine where we are unable to determine the amount of trees removed, or a portion thereof. In this case it looks like a fine of \$6,000.00 could be assessed to account for the unpermitted loss of canopy. Please see attachment for a visual depiction of how we were able to come up with this assessment.)

Attachments: [25-03233 Case file.pdf](#)
 [25-03233 Photo 1.jpg](#)
 [25-03233 Photo 2.jpg](#)
 [25-03233 Photo 3.jpg](#)
 [25-03233 Photo 4.jpg](#)
 [25-03233 Photo 5.jpg](#)
 [25-03233 Photo 6.jpg](#)

- N. [CECASE-25-03267](#) (GW), North Port Rentals LLC, 8399 Bessemer Avenue
 42-23 NPCC - Accumulation of debris
 (Debris, (furniture), being stored in the driveway.)

Attachments: [25-03267 Case file.pdf](#)
 [25-03267 Photo 1.jpg](#)
 [25-03267 Photo 2.jpg](#)
 [25-03267 Photo 3.jpg](#)
 [25-03267 Photo 4.jpg](#)
 [25-03267 Photo 5.jpg](#)

- O. [CECASE-25-03280](#) (GW), Kayla Mccarthy, 3273 Gatun Street
 4.3.6(E)(3) ULDC - Dwelling landscaping
 (Grass has been removed and replaced with white rocks.)

Attachments: [25-03280 Case file.pdf](#)
 [25-03280 Photo 1.jpg](#)
 [25-03280 Photo 2.jpg](#)
 [25-03280 Photo 3.jpg](#)

- P. [CECASE-25-03305](#) (AB), William & Charlene Guillem, 2099 Snover Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of trash boxes cardboard on property.)
R4501.17 - Florida Building Code
(No pool barrier.)
- Attachments:** [25-03305 Case file.pdf](#)
[25-03305 Photo 1.jpg](#)
[25-03305 Photo 2.jpg](#)
[25-03305 Photo 3.jpg](#)
[25-03305 Photo 4.jpg](#)
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[25-03305 Photo 7.jpg](#)
[25-03305 Photo 8.jpg](#)
[25-03305 Photo 9.jpg](#)
[25-03305 Photo 10.jpg](#)
- R. [CECASE-25-03335](#) (AB), Olena & Fedir Yurov, 3609 Alfred Road
59-1(b)(1) NPCC - Prohibited parking
(A van with a trailer attached and an SUV are parked in the City right-of-way.)
59-1(b)(4) NPCC - Prohibited parking
(Two vehicles parked in the driveway with flat tires that appear inoperable.)
- Attachments:** [25-03335 Case file.pdf](#)
[25-03335 Photo 1.jpg](#)
[25-03335 Photo 2.jpg](#)
- U. [CECASE-25-03352](#) (GW), John Brogan, 8074 Boca Grande Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles on property.)
- Attachments:** [25-03352 Case file.pdf](#)
[25-03352 Photo 1.jpg](#)
[25-03352 Photo 2.jpg](#)
[25-03352 Photo 3.jpg](#)
[25-03352 Photo 4.jpg](#)
[25-03352 Photo 5.jpg](#)
[25-03352 Photo 6.jpg](#)
[25-03352 Photo 7.jpg](#)
[25-03352 Photo 8.jpg](#)
- V. [CECASE-25-03377](#) (AB), Gerard & Yvonise Mesidor, Rosemonde Justin, 3872 Markle Avenue
42-23 NPCC - Accumulation of debris

(Debris consisting of fence material, (made of chicken wire, not approved).)

Attachments: [25-03377 Case file.pdf](#)
[25-03377 Photo 1.jpg](#)
[25-03377 Photo 2.jpg](#)
[25-03377 Photo 3.jpg](#)

9. 2ND 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

Attachments: [25-00416 Case file.pdf](#)
[25-00416 Case file addition.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-25-00664](#) (GW), James Rugh, 8241 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia and soffit in disrepair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$250/day fine with no maximum beginning February 17th, 2026.

Attachments: [25-00664 Case file.pdf](#)
 [25-00664 Case file addition.pdf](#)
 [25-00664 Case file addition \(2\).pdf](#)
 [25-00664 Photo 1.jpg](#)
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 [25-00664 Photo 5.jpg](#)
 [25-00664 Photo 6.jpg](#)
 [25-00664 Photo 7.jpg](#)

- C. [CECASE-25-01966](#) (JP), Sean Murphy, 6349 San Salvador Road
 70-56(H) NPCC - Assigned numbers
 (Assigned numbers are not affixed to the residence.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00
 beginning February 17th, 2026.

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

- D. [CECASE-25-01988](#) (AB), SOS Florida Holdings 1 LLC, 0981045413
 311.1 Florida Building Code - Toilet facilities
 (Active building site with no toilet facilities.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 February 16th, 2026) or a \$50/day fine up to a maximum of \$5,000.00
 beginning February 17th, 2026.

Attachments: [25-01988 Case file.pdf](#)
 [25-01988 Case file addition.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](#)

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

ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

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

- F. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

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

- G. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$250/day fine with no maximum beginning February 17th, 2026.

Attachments: [25-02269 Case file.pdf](#)
[25-02269 Case file addition.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](#)

- H. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

Attachments: [25-02527 Case file.pdf](#)
[25-02527 Case file addition.pdf](#)
[25-02527 Case file addition \(2\).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](#)

- I. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 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 February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

Attachments: [25-02918 Case file.pdf](#)
[25-02918 Case file addition.pdf](#)
[25-02918 Photo 1.jpg](#)
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[25-02918 Photo 6.jpg](#)
[25-02918 Photo 7.jpg](#)
[25-02918 Photo 8.jpg](#)

- J. [CECASE-25-02990](#) (JP), Barbara Pierkowski, 7873 McPhail Avenue
IPMC 2021 302.7 - Accessory structures
(Wood fence surrounding property missing sections and in disrepair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.
59-1(b)(4) NPCC - Prohibited parking
(Inoperable purple vehicle in the driveway missing wheels.)

ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

Attachments: [25-02990 Case file.pdf](#)
[25-02990 Case file addition.pdf](#)
[25-02990 Photo 1.jpg](#)
[25-02990 Photo 2.jpg](#)
[25-02990 Photo 3.jpg](#)

- K.** [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.
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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

Attachments: [25-03001 Case file.pdf](#)
[25-03001 Case file addition.pdf](#)
[25-03001 Photo 1.jpg](#)
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[25-03001 Photo 5.jpg](#)
[25-03001 Photo 6.jpg](#)
[25-03001 Photo 7.jpg](#)

- L.** [CECASE-25-03084](#) (AB), Palladio Development LLC, 3173 Circleville Street
42-23 NPCC - Accumulation of debris
(Debris consisting of overflowing dumpster on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Unsafe structure, garage doors missing.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$250/day fine with no maximum beginning

February 17th, 2026.

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

- M. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$250/day fine with no maximum beginning February 17th, 2026.

Attachments: [25-03178 Case file.pdf](#)
[25-03178 Case file addition.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](#)

- N. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Boat must be parked on an approved surface.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning February 17th, 2026.

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