



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, February 26, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

ALSO PRESENT

Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Presson, Brehon, and White, Board Specialist Fritz, and Urban Forester Pieper.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

Leonard Hughes: spoke to Case No. 25-03219.

4. APPROVAL OF MINUTES

- A. [26-0381](#) Approve the January 22, 2026, 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.

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.)

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

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

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.)
Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to contact with property owner, case progress, photographs submitted into evidence, and requested continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-01224 to the April 23, 2026 Code Enforcement Meeting.
- 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.)
Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to contact with property owner, case progress, photographs submitted into evidence, and requested continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02476 to the April 23, 2026 Code Enforcement Meeting.
- 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Vehicle prohibited parking on the grass.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 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. 25-03032 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 March 24, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03032 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 March 24, 2026.

- D. [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).
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 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. 25-03089 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 March 24, 2026.

8. 1ST HEARING CASES

- A. [CECASE-25-00340](#) (JP), Michael Haynes, 1128227006
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of bamboo fencing, water tank, tarps, lumber and other miscellaneous household items.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
70-21 NPCC - Driving through right-of-way
(Recreational vehicle and van, driving through the City right-of-way.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
IPMC 2021 - 302.8 Motor vehicles
(A recreational vehicle and van being stored on vacant property.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 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.

Michael Haynes, property owner, being duly sworn, spoke to temporary structure, debris cleaning, culvert permit, and alternative residence.

Inspector Presson spoke to violation process.

Mr. Haynes spoke to changes and closed structure.

Hearing Officer Toale spoke to timeline.

Mr. Raducci, being duly sworn, spoke to fence height and materials, camper removal and permit, and violation resolution.

Hearing Officer Toale spoke to progress and continuance.

Mr. Raducci spoke to full compliance by April.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-00340 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 April 18, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-00340 to be in violation of Section 70-21 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on April 18, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-00340 to be in violation of Section 302.8 of the 2021 International Property Maintenance Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on April 18, 2026.

B. [CECASE-25-02455](#)

(GW), Aleksey & Nataliya Groshev, 4213 Grobe Street

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

(Black pickup parked on front lawn.)

ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 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. 25-02455 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 March 24, 2026.

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.)

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.

Viola Juett, property owner, being duly sworn, spoke to contact with Mr. Raducci, United Way application, and Federal Emergency Management Agency (FEMA) appeal.

Mr. Raducci, being duly sworn, spoke to United Way update, violation recommendations, and hurricanes.

Ms. Juett spoke to home status and timeline.

Hearing Officer Toale spoke to continuance and paperwork updates.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-02460 to the April 23, 2026 Code Enforcement Meeting.

- 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.)

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

- G. [CECASE-25-03148](#) (JP), Paule Rene, Jason Philbert, & Handzie Oboute, 7362 Ramber Avenue
66-62(C) NPCC - Fixture in right-of-way
(Pipe and gravel apron added in the City right-of-way.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
70-21 NPCC - Driving through the right-of-way
(Driving through the City right-of-way.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
105.1 Florida Building Code - Permit required
(Culvert and gravel apron added without required permitting.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning April 18th, 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.

Handzie Oboute and Paule Rene, property owners, being duly sworn, spoke to violation knowledge.

Mr. Presson spoke to timeline and requested fining the violation.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03148 to be in violation of Section 66-62(C) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on April 18, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03148 to be in violation of Section 70-21 of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on April 18, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03148 to

be in compliance with Section 59-1(c)(1) of the North Port City Code, and dismissed the violation.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03148 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 April 18, 2026.

Ms. Oboute and Rene spoke to correct permit.

- 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Boat and trailer stored in the front yard of residence.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-03217 to the April 23, 2026 Code Enforcement Meeting.

- 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 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. 25-03219 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 March 24, 2026.

Hearing Officer Toale spoke to future status of property.

- 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.)

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.

Mr. Pieper, being duly sworn, spoke to no prior application for land clearing and violation fine.

James Lasseigne and Beatrice Clark, property owners, being duly sworn, spoke to mulching permit, fallen power lines, and dead pine trees.

Hearing Officer Toale spoke to permit status and fining decision.

Based on evidence presented, Hearing Officer Toale, found Case No. 25-03233 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of \$3,000.

- 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.)

Hearing Officer Toale announced the item.

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

This case was closed with no further action required.

- 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.)

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

- 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.
R4501.17 - Florida Building Code
(No pool barrier.)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning March 24th, 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. 25-03305 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 March 24, 2026.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-03305 to be in violation of Section R4501.17 of the Florida Building Code, and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on March 24, 2026.

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

- U. [CECASE-25-03352](#) (GW), John Brogan, 8074 Boca Grande Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles on property.)
Hearing Officer Toale announced the item.

Inspector White, being duly sworn, spoke to continuance.

Based on the evidence presented, Hearing Officer Toale continued Case No. 25-03352 to the April 23, 2026 Code Enforcement Meeting.

- 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).)
ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 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. 25-03377 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 March 24, 2026.

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.

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. 25-00416 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

- 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.

Hearing Officer Toale announced the item.

Inspector White, 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. 25-00664 to be in violation of Section 304.1.1 of the 2021 International Property Maintenance Code, and signed the order imposing the fine.

- 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.

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. 25-01966 to be in violation of Section 70-56(H) of the North Port City Code, and signed the order imposing the fine.

- D. [CECASE-25-01988](#) (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.

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. 25-01988 to be in violation of Section 311.1 of the Florida Building Code, and signed the order imposing the fine.

- 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.

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. 25-02013 to be in violation of Section 42-22A of the North Port City Code, and signed the order imposing the fine.

- 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.

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. 25-02262 to be in violation of Section 70-56(H) of the North Port City Code, and signed the order imposing the fine.

- 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.

Hearing Officer Toale announced the item.

Inspector White, 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. 25-02269 to be in violation of Section 304.1.1 of the 2021 International Property Maintenance Code, and signed the order imposing the fine.

- 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.

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.

Susan Valentine, property owner, being duly sworn, spoke to recycling, temperature changes, and new medications.

Hearing Officer Toale spoke to removal of items.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02527 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

- 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.

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. 25-02918 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. 25-02918 to be in violation of Section 59-1(b)(4) of the North Port City Code, and signed the order imposing the fine.

- J. [CECASE-25-02990](#) (JP), Barbarba 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.

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. 25-02990 to be in violation of Section 302.7 of the 2021 International Property Maintenance Code, and signed the order imposing the fine.

Based on the evidence presented, Hearing Officer Toale found Case No. 25-02990 to be in violation of Section 59-1(b)(4) of the North Port City Code, and signed the order imposing the fine.

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.

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. 25-03001 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. 25-03001 to be in violation of Section 59-1(c)(1) of the North Port City Code, and signed the order imposing the fine.

- 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.
- 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. 25-03084 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. 25-03084 to be in violation of Section 304.1.1 of the 2021 International Property Maintenance Code, and signed the order imposing the fine.**
- 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.
- 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. 25-03178 to be in violation of Section 304.1.1 of the 2021 International Property Maintenance Code, and signed the order imposing the fine.**
- 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.

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. 25-03209 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. 25-03209 to be in violation of Section 59-1(c)(1) of the North Port City Code, and signed the order imposing the fine.

10. GENERAL BUSINESS

There was no general business.

11. PUBLIC COMMENT

There was no public comment

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 10:14 a.m.

By: _____
James E. Toale, Hearing Officer