



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, April 24, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:12 a.m.

ALSO PRESENT

Police Legal Advisor Kimberly Runino, Code Enforcement Manager Kevin Raducci, Recording Secretary Leslie VanAtti, Code Enforcement Inspectors Louis Cerbone, Joshua Presson, and Gavyn O'Neil, Assistant City Clerk Matthew Powell, Board Specialist Sara Lane, and Director of Development Services Alania Ray.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

Lindsay Flatter: Spoke to violations to Case Number 24-4118.
Ron Alexander: Spoke to violations to Case Number 24-2064.

4. APPROVAL OF MINUTES

- A. [25-1884](#) Approval of the January 23, 2025 Meeting Minutes

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 Miss. Lane swore in all those wishing to provide testimony.

6. COMPLIANT CASES

- A. [CECASE-24-2661](#) (JP) PETR MARTYNENKO; 5272 Chaplin Ter
CONP FBC CH1, Ordinance 2015-10, Section 111 Certificate of
Occupancy And Completion, 111.1 Use and occupancy.
(Inhabiting property with no certificate of occupancy, of which is prohibited
per Code until the type of occupancy has been established and said
building is in compliance. KMR)

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

- B. [CECASE-24-3909](#) (JP) CONFIDENTIAL 119.071FS; 1656 Finlet Ave N
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.

(Flatbed trailer containing wood debris and tires)

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

- C. [CECASE-24-50278](#) (GO) GUILLERMO SCHREIBER; CELINA SCHREIBER; 6360 S BISCAYNE DR
70-21, NPCC - Driving Through C.R.O.W.
(Property drives through crow to park on unimproved surface.)
59-1 (c)(1) NPCC, Allowed parking
(Two cars parked on unimproved surface.)
3.7.3 (D) ULDC, Prohibited Activities (Fowl - Roosters, Hen, Slaughtering)
(Property has three roosters on property.)
This case was brought into compliance with no further action required.
- D. [B-CECASE-24-50013](#) (GO) ALEXANDRA LAZAR ANDREW COCKLIN; 12921 Pinnacle Ln
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 23-00017600(12/02/2024))
This case was brought into compliance with no further action required.
- E. [B-CECASE-24-50020](#) (GO) HOMES BY WEST BAY LLC; 11599 Gleaming Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 24-00007448(12/02/2024))
This case was brought into compliance with no further action required.
- F. [B-CECASE-24-50086](#) (LC) JULIE NOLAN; 2354 McMinn St
105.4.1.1, Florida Building Code - Permit has expired.
(Concrete | Permit Expired - 21-00004001(12/07/2024))
This case was brought into compliance with no further action required.
- G. [B-CECASE-24-50093](#) (JP) MICHELLE THAYER; 3087 Yeadon Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Concrete | Permit Expired - 21-00009384(12/07/2024))
This case was brought into compliance with no further action required.
- H. [B-CECASE-24-50124](#) (GO) LINDA & LEO DUDZIAK; 20191 Ragazza Cir
105.4.1.1, Florida Building Code - Permit has expired.
(Residential HVAC | Permit Expired - 23-00012112(12/09/2024))
This case was brought into compliance with no further action required.
- I. [B-CECASE-24-50175](#) (LC) RANDOL NEAL; ELIZABETH RANDOL; 3694 Crandon Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Permit #22-000006042 expired (12/11/2024))
This case was brought into compliance with no further action required.

- J. [B-CECASE-24-50182](#) (GO) SAMUEL GRIER;HARRIET GRIER; 12794 Pinnacle Ln 105.4.1.1, Florida Building Code - Permit has expired. (Commercial Gas | Permit Expired - 24-00006708(12/11/2024))
This case was brought into compliance with no further action required.
- K. [B-CECASE-25-00042](#) Gavyn ONeil:RAYMOND GREGORY;MEDINA GREGORY;;1406 Creek Nine Dr North Port, FL 342912600:105.4.1.1, Florida Building Code - Permit has expired.:Commercial Roof/Reroof | Permit Expired - 24-00008367(12/24/2024);
This case was brought into compliance with no further action required.
- L. [B-CECASE-24-50266](#) Louis Cerbone:GARY WATSON;;4469 Jaslo Ave North Port, FL 342862600:105.4.1.1, Florida Building Code - Permit has expired.:Concrete | Permit Expired - 22-00017174(12/21/2024);
This case was brought into compliance with no further action required.
- M. [B-CECASE-25-00059](#) Gavyn ONeil:ALAN GRABISCH;;2718 Wells Ave North Port, FL 342862600:105.4.1.1, Florida Building Code - Permit has expired.:Residential New | Permit Expired - 23-00010300(12/25/2024);
This case was brought into compliance with no further action required.
- N. [B-CECASE-24-50115](#) Gavyn ONeil:KENVIL CAMEO LLC;;7458 Cameo Cir North Port, FL 342912600:105.4.1.1, Florida Building Code - Permit has expired.:Concrete | Permit Expired - 21-00010174(12/09/2024);
This case was brought into compliance with no further action required.
- O. [B-CECASE-25-00046](#) Gavyn ONeil:ALAN CROISANT;ANDREA CROISANT;;7178 Manthey Ave North Port, FL 342912600:105.4.1.1, Florida Building Code - Permit has expired.:Residential HVAC | Permit Expired - 24-00008468(12/24/2024);
This case was brought into compliance with no further action required.
- P. [B-CECASE-25-00068](#) Gavyn ONeil:JEREMY UNDERWOOD;BRENDA UNDERWOOD;;3258 Lotus Rd North Port, FL 342912600:105.4.1.1, Florida Building Code - Permit has expired.:Door/Window | Permit Expired - 24-00007827(12/25/2024);
This case was brought into compliance with no further action required.
- Q. [B-CECASE-25-00002](#) Gavyn ONeil:TTRES FL SUMTER LLC;;1490 Front PI North Port, FL 34287:105.4.1.1, Florida Building Code - Permit has expired.:Commercial New | Permit Expired - 24-00000298(12/22/2024);
This case was brought into compliance with no further action required.

- R. [B-CECASE-25-00013](#) Gavyn ONeil:CATHERINE WALTHALL;;4333 Pocatella Ave North Port, FL 342872815:105.4.1.1, Florida Building Code - Permit has expired.:Residential HVAC | Permit Expired - 24-00008213(12/22/2024);
This case was brought into compliance with no further action required.
- S. [B-CECASE-25-00011](#) Gavyn ONeil:TWENTY THREE LLC;;12133 Mercado Dr North Port, FL 34293:105.4.1.1, Florida Building Code - Permit has expired.:Commercial Sign | Permit Expired - 24-00006964(12/22/2024);
This case was brought into compliance with no further action required.
- T. [B-CECASE-25-00007](#) Gavyn ONeil:ST ANDREWS UKRANIAN RELIGIOUS CULTURAL CENTER;;4100 S Biscayne Dr North Port, FL 34287:105.4.1.1, Florida Building Code - Permit has expired.:Commercial Sign | Permit Expired - 24-00004596(12/22/2024);
This case was brought into compliance with no further action required.
- U. [B-CECASE-25-00108](#) Gavyn ONeil:ANNMARIE BLACKBURN;;4743 Mattox Cir North Port, FL 342886345:105.4.1.1, Florida Building Code - Permit has expired.:Residential Screen Enclosure | Permit Expired - 24-00006646(12/29/2024);
This case was brought into compliance with no further action required.
- V. [B-CECASE-25-00023](#) Gavyn ONeil:VLADIMIR KIRASIROV;TATYANA BERKETOVA;;2167 Mincey Ter North Port, FL 342866719:105.4.1.1, Florida Building Code - Permit has expired.:Commercial Roof/Reroof | Permit Expired - 24-00008162(12/23/2024);
This case was brought into compliance with no further action required.
- W. [B-CECASE-24-50269](#) Gavyn ONeil:SHERRIE RABSATT;CHEYANNA TAGGART;ELVIS MARTIN;;2881 Paddock Ave North Port, FL 342882600:105.4.1.1, Florida Building Code - Permit has expired.:Residential New | Permit Expired - 23-00011212(12/21/2024);
This case was brought into compliance with no further action required.
- X. [B-CECASE-24-50070](#) (LC) SUSAN MC CONNELL; 19281 Jalisca St 105.4.1.1, Florida Building Code - Permit has expired.
(Residential HVAC | Permit Expired - 24-00007200(12/04/2024))
This case was brought into compliance with no further action required.
- Y. [CECASE-24-4181](#) (GO) ESTERO DEVELOPMENT PARTNERS LP; 5853 Babian Rd 42-23 NPCC - Accumulation of Debris
(Debris on the property consisting of dilapidated drywall and a sink.) 105.4.1.1, Florida Building Code - Permit has expired.
(Single-family residence permit number 21-6659 is expired.)

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

- Z. [B-CECASE-24-50157](#) (GO) DHAVALKUMAR PATEL;VARSHIKA PATEL; 18590 Midsummer Pl
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 23-00020980(12/10/2024))

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

- AA. [CECASE-25-00140](#) (GO)SECOND AVENUE SFR HOLDINGS III LLC:4539 LACOCO ST
70-21, NPCC - damage to any City road, right-of-way, drainage or utility
structure and/or facility.
(Tire ruts in swale on the side of property)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(White car parked in city right of way on side of property. Trailer with boat
parked in city right of way on side of property. FL TAG 199 7YH)

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

- AB. [B-CECASE-24-50215](#) (LC) DONALD BECK;BRITTANY WALTER; 4815 Kalish Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Solar | Permit Expired - 24-00007786(12/15/2024))

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

- AC. [CECASE-25-00256](#) (GO) ZBIGNIEW MICHALSKI (TTEE);ZBIGNIEW MICHALSKI
REVOCABLE TRUST;;3614 CORDOVA TER 42-23 NPCC -
Accumulation of Debris
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Car being stripped apart outside and not covered.)

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

- AD. [B-CECASE-24-50059](#) (LC) TAMIAMI INVESTMENT ONE LLC; 13221 Tamiami Trl
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Roof/Reroof | Permit Expired - 23-00000653(12/04/2024))

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

- AE. [B-CECASE-24-50067](#) (LC) GABRIELLA CHMIELEWSKI; 3058 Greendale Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential HVAC | Permit Expired - 24-00003410(12/04/2024))

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

- AF. [B-CECASE-25-00154](#) Gavyn ONeil:MAIN RANCLANDS LLLP;;7820 S Tamiami Trl North Port,
FL 34293:105.4.1.1, Florida Building Code - Permit has
expired.:Commercial Marine | Permit Expired - 21-00008465(01/04/2025);

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

- AG.** [B-CECASE-25-00171](#) (JP) IRADI NUESI; 4849 Abernant Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Pool | Permit Expired - 22-00005269(01/05/2025))
This case was brought into compliance with no further action required.
- AH.** [CECASE-24-3900](#) (GO) SEAN MURPHY; 6349 San Salvador Rd
59-1 (b)(4) NPCC, Prohibited Parking
(White Ford Focus in dilapidated state)
This case was brought into compliance with no further action required.
- AI.** [CECASE-25-00211](#) (JP) JOSHUA HILTS; REBEKAH HILTS; 4400 MCKIBBEN DR
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.
(The front bucket is still in the side yard. A tandem axle heavy duty flatbed trailer, one consistent with being used for hauling construction equipment, is stored on the side yard along Simrak Street.)
This case was brought into compliance with no further action required.
- AJ.** [B-CECASE-25-00082](#) (GO) JOHN GUERRERA, KAREN GUERRERA; 12623 Felice Dr
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Screen Enclosure | Permit Expired - 23-00007278(12/28/2024))
This case was brought into compliance with no further action required.
- AK.** [B-CECASE-24-50177](#) (JP) HEXAGON DEVELOPERS LLC; 3224 Zoratoa Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Permit #22-00011258 expired (12/11/2024))
This case was brought into compliance with no further action required.
- AL.** [CECASE-24-3537](#) (JP) HEXAGON DEVELOPERS LLC; 2244 Kadlic St
105.4.1.1, Florida Building Code - Permit has expired.
(SFR permit 22-11251 is expired as of 10/25/23.)
This case was brought into compliance with no further action required.
- AM.** [B-CECASE-25-00020](#) (GO) CHAD ROEDER, NICOLE ROEDER; 2391 Carnation Ct
105.4.1.1, Florida Building Code - Permit has expired.
(Concrete | Permit Expired - 24-00007232(12/23/2024))
This case was brought into compliance with no further action required.
- AN.** [CECASE-24-4185](#) (LC) LLANQUIHUE INVESTMENT LLC; 425 Fernway Dr
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe condition
(Building in its current state poses a hazard to public safety.)
105.4.1.1, Florida Building Code - Permit has expired.
(Single-family residence permit 22-1622 is expired.)

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

- AO. [CECASE-24-3275](#) (LC) ESTERO DEVELOPMENT PARTNERS LP; 1360 Walburg St
105.4.1.1, Florida Building Code - Permit has expired.
(Expired SFR permit #21-6705)

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

- AP. [CECASE-24-4306](#) (LC) ESTERO DEVELOPMENT PARTNERS LP; 8878 Bessemer Ave
42-23 NPCC - Accumulation of Debris
(Construction Site (Trash/Debris Containment). Dumpster overflowing with trash.)

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

- AQ. [CECASE-25-00235](#) (JP) DANIEL ADORNO; 1993 CARDWELL AVE
42-23 NPCC - Accumulation of Debris
(Debris all over front yard and driveway construction material household goods numerous old bicycles)

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

- AR. [CECASE-24-50022](#) (GO) MK REAL ESTATE LLC; 6609 HORNBuckle BLVD
4.5.3 (D) ULDC, Land Clearing Debris.
(Vacant lot was cleared with no permit.)

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

- AS. [B-CECASE-24-50055](#) (LC) BETTR HOMES CONSTRUCTION LLC; 1665 Kirkwood St
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00012980(12/04/2024))

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

- AT. [B-CECASE-24-50176](#) (JP) LLANQUIHUE INVESTMENT LLC; 1162 Oregon Ln
105.4.1.1, Florida Building Code - Permit has expired.
(Residential permit #22-00008261 expired (12/11/2024))

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

7. CONTINUED CASES

- A. [CECASE-25-00151](#) (JP) SIG NORTH PORT LLC; 1011 E PRICE BLVD
IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
(Green light pole is broke off at the base and laying across the sidewalk. Repair or replace with like and kind light pole)

Hearing Officer Toale continued Case No. 25-00151 to the May 22, 2025, Code Enforcement Meeting.

8. 1ST HEARING CASES

- A. [CECASE-24-50252](#) (JP) ROUSSEL ESTANUS, PAULENE ESTANUS, ROUSSEL ESTANUS, PAULENE ESTANUS; 1120 RING ST 105.1, Florida Building Code - Permit required.
(No permit on file for enclosed lanai addition)

Inspector Presson, being duly sworn, provided a presentation including inspections, permit, and requested a continuance.

Roussel Estanus and Paulene Estanus, property owners, both being duly sworn, spoke to permit progress.

Based on evidence presented, Hearing Officer Toale continued Case No. 24-50252 to the May 22, 2025 Code Compliance Meeting.

- B. [CECASE-24-4250](#) (GO) VERO ATLANTIC 2 LLC; 6268 Skyview Dr 2-511 (B)(1)(B)(1) NPCC Tree Protection Regulations
(Property has removed all underbrush and trees on lot. Only trees on site were four palms that were rooted out of the ground.)

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

Jermamy Johnson, property owner, being duly sworn, spoke to violations, options, and request.

Mrs. Ray, being duly sworn, spoke to the violations.

Based on evidence presented, Hearing Officer Toale found Case No. 24-4250 6268 Skyview Drive to be in violation of North Port City Code Chapter 2-511 (B)(1)(B)(1) – Tree Protection Regulations and imposed a fine of \$1600.

- C. [B-CECASE-24-50007](#) (GO) BETTR HOMES CONSTRUCTION LLC; 4075 Kessler Ter 105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00001115(12/02/2024))

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

James Donuhe, owner of Better Homes Construction, being duly sworn, spoke to financing issues and timeline.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50007 4075 Kessler Terrance to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 20, 2025.

- D. [B-CECASE-24-50226](#) (JP) Bettr Homes Construction LLC; 1765 Naftal Rd 105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00013004(12/17/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-50226 1765 Naftal Road to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 20, 2025.

- E. [CECASE-24-2785](#) (GO) KATHLEEN M MCCLOE (E LIFE EST): 1027 Petronia St
105.4.1.1, Florida Building Code - Permit has expired.
(Two expired fence permits: 18-00005355 REMOVE & REPLACE
LICENSED CONTR (ROOF) 06/22/2018 IS 13-00004152 RESIDENTIAL
ADDITIONS 10/24/2013 IS)

Inspector O'Neil, being duly sworn, provided a presentation including inspections, and no contact with property owner.

Fred Mccole, property owners son, being duly sworn, spoke to violations.

Mr. Raducci, being duly sworn, spoke to roofing company inspections, and updating permits.

Hearing Officer Toale continued Case No. 24-2785 to the May 22, 2025 Code Compliance Meeting.

- F. [B-CECASE-24-50036](#) (JP) MODERN BUILDERS INC; 5726 Baker Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00019100(12/03/2024))

This case was heard with Case No. 24-50227.

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

Geroge Glasser, owner of Modern Builders, being duly sworn, spoke to violations and financial issues.

Mr. Raducci, being duly sworn, spoke to closing the permit out.

Ms. Rubino, being duly sworn, spoke to violation and amount of fine.

Mrs. Ray, being duly sworn, spoke to fines.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50036 5726 Baker Rd. to be in violation of Florida Building Code 105.4.1.1- Permit Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- G. [B-CECASE-24-50227](#) (LC) Ryan Dalton; 4456 Rifkin Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00017161(12/17/2024))

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

Geroge Glasser, owner of Modern Builders, being duly sworn, spoke to violations.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50227 4456 Rifkin Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has

Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

H. [CECASE-24-2876](#)

(JP) DAURICE CLEARWATERS; 5257 Morandi Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Permit number 23-8833, for a reroof, is expired)

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

Daurice Clearwaters, property owner, being duly sworn, spoke to compliance.

Based on evidence presented, Hearing Officer Toale found Case No. 24-2876 5257 Morandi Avenue to be in to be in compliance with 105.4.1.1, Florida Building Code and dismissed the violation.

I. [CECASE-24-2128](#)

(JP) JIM BERGER; 6230 Freemont St
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in front yard consisting of tarps and/or other miscellaneous roofing materials.)
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe conditions
(Roof on the north side of residence showing heavy signs of deterioration. Additionally, roofing material appears to be missing on south side of roof.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-2128 6230 Freemont Street to be in violation of North Port City Code Chapter 42-23 – Accumulation of Debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 19, 2025.

J. [CECASE-24-2912](#)

(LC) VICTORIA L TODD REVOCABLE TRUST; 3104 Junction St
Chapter 105.1, Florida Building Code - Permit required.
(Two (2) expired building permits. 22-17344 Re-Roof expired June 12, 2023 and 17-7954 complete mechanical change out of which expired June 11, 2018.)

Inspector Cerbone, being duly sworn, provided a presentation including inspections, no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-2912 3104 Junction Sreet to be in violation of Florida Building Code Chapter 105.1 – Permit Required and imposed a fine of \$100 a day with a maximum of \$10000 to commence on May 19, 2025.

K. [CECASE-24-3369](#)

(GO) LATITUD NORTH PORT LLC; 2523 Wyola Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Expired SFR Permit #21-10238)

Inspector O'Neil, being duly sworn, provided a presentation including inspections, and no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3369 2523 Wyola Avenue to be in violation of Florida Building Code Section 105.4.1.1 –

Expired Permits and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

L. [CECASE-24-3450](#)

(GO) BERHOW SHARON JESSICA; 5942 Trumpet St
105.4.1.1, Florida Building Code - Permit has expired.
(Expired fence permit 22-855 as well as Expired shed permit 22-842)

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-3450 5942 Trumpet Street to be in violation of Florida Building Code Section 105.4.1.1 – Expired Permits and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

M. [CECASE-24-3634](#)

(GO) KARYL L SWIDER; 8256 Bristol Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Expired Re Roof Permit- #23-14748.)

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

N. [CECASE-24-3811](#)

(LC) CARLOS & DOLORES KIENZLE; 2772 W Price Blvd
70-19, NPCC - Damage To Roads, Sidewalk, Crow | 70-19 thru 70-22
NPCC
105.1, Florida Building Code - Permit required.:Permit Required
(Detail of work being performed without a permit).

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-3811 2772 W Price Boulevard to be in violation of North Port City Code Chapter 70-19, Damage to Roads and Sidewalk and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 19, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3811 2772 W Price Boulevard to be in violation of Florida Building Code Section 105.1 – Permit Required and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

O. [CECASE-24-4118](#)

(GO) DANIEL & ALEXANDRAE DE WITT; 8209 Galbut Ave; 42-85 NPCC
IPMC 304 (8) Unsafe Conditions 8 Roofing
(There is a hole in the roof of this residence.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-4118 8209 Galbut Avenue to be in violation of International Property Maintenance Code 304 (8) – Unsafe Conditions (Roofing) and imposed a fine of \$100 a day with a maximum of \$10000 to commence on May 19, 2025.

P. [CECASE-24-4166](#)

(LC)JILL GIBBS; 4645 Grobe St
Section 105.4.1.1, Florida Building Code- Permit has expired.
(Permit 23-15727 (replace 4 windows) expired on 1-31-24 as well as

Permit 22-8221 (HVAC) expired on 7-28-24.)

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

- R. [CECASE-24-50046](#) (GO) LEOPOLD WAGNER (LIFE EST); DEBORAH WAGNER; JANEY JACOBS; 5004 KINGSLEY RD
70-56(H) NPCC - Assigned numbers
(house numbers are blocked by vegetation.)

This case was heard with Case No. 24-50049.

Inspector O'Neil, being duly sworn, provided a presentation including inspections, contact with property owner, photographs submitted into evidence, and repeat violation status.

Mr. Raducci, being duly sworn, spoke to violations and fines.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50046 5004 Kingsley Road to be in violation of North Port City Code Chapter 70-56(H) – Assigned Numbers and imposed a fine of \$250 a day with a maximum of \$25000 to commence on May 19, 2025.

- S. [CECASE-24-50049](#) (GO) LEOPOLD WAGNER (LIFE EST); DEBORAH WAGNER; JANEY JACOBS; 5004 KINGSLEY RD
70-56(H) NPCC - Assigned numbers
(houses numbers are blocked by brush)
59-1 (b)(4) NPCC, Prohibited Parking
(Property has two inoperable vehicles on property. one van broken down in driveway and one truck parked on the side towards the rear of the property.)

Based on evidence presented, Hearing Officer Toale found Case No. 24-50049 5004 Kingsley Road to be in violation of North Port City Code Chapter 59-1 (b)(4) – Prohibited Parking and imposed a fine of \$20 a day with a maximum of \$2000 to commence on May 19, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50049 5004 Kingsley Road to be in violation of Florida Building Code 40501.17 – Residential Swimming Barrier and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- T. [CECASE-25-00181](#) (JP) ROBERT RANSOME; MICHELLE RANSOME; 1604 KOHLENBERG AVE
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the front of property consisting of cardboard, containers and other rubbish.)
70-56(H) NPCC - Assigned numbers
IPMC 2021, 302.8 Motor vehicles.
(Green Ford truck FL/AQ05VQ parked in front yard on unimproved surface and purple truck FL/GFM14 parked in side yard on unimproved surface.)

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

- U. [CECASE-25-00214](#) (GO) ADAM SAUTER;; PARCEL ID: 0946060718
2-511. NPCC - Fines and liens, Tree Protection Regulations.
(Property has cleared the property without any permits issued)
- Inspector O'Neil, being duly sworn, provided a presentation including inspections, contact with property owner, and photographs submitted into evidence.
- Based on evidence presented, Hearing Officer Toale found Case No. 25-00214 Parcel ID: 0946060718 to be in violation of North Port City Code Chapter 2-511 – Fines and Liens, Tree Protection Regulations, and imposed a fine of \$90000.**
- V. [CECASE-25-00217](#) (JP) HUGH SPARKS;MURISA KIPPIN;;8396 TRIONFO AVE
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the front of residence consisting of numerous bicycles, bicycle parts, lawn mowers and other miscellaneous debris. Lawn furniture and a wicker basket placed in right of way.)
- Inspector Presson, being duly sworn, provided a presentation including inspections, no contact with property owner, and photographs submitted into evidence.
- Based on evidence presented, Hearing Officer Toale found Case No. 25-00217 8396 Trionfo Avenue to be in violation of North Port City Code 42 23 – Accumulation of Debris and imposed a fine of \$10 a day with a maximum of \$1000 to commence on May 19, 2025.**
- W. [CECASE-25-00240](#) (LC) REMY TRESALUS;;2212 ALLIANCE AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Two vehicles parked in city right of way and one boat on an unimproved surface. One of the vehicle without a tag.)
- Inspector Cerbone, being duly sworn, provided a presentation including inspections, no contact with property owner, and photographs submitted into evidence.
- Based on evidence presented, Hearing Officer Toale found Case No. 25-00240 2212 Alliance Avenue to be in violation of North Port City Code Chapter 59-1(b)(1) – Prohibited Parking – Right of Way and imposed a fine of \$30 a day with a maximum of \$3000 to commence on May 19, 2025.**
- X. [CECASE-25-00276](#) (LC) STEFAN DOMOKOS;;2606 MATHER LN
2-511. NPCC - Fines and liens, Tree Protection Regulations.
(Land clearing and tree removal without permit. I spoke with the arborist, and he estimated 9 large pine trees and 3 palm trees.)
- Inspector Cerbone, being duly sworn, provided a presentation including inspections, contact with property owner, and photographs submitted into evidence.
- Based on evidence presented, Hearing Officer Toale found Case No. 25-00276 2606 Mather Lane to be in violation of North Port City Code Chapter 2-511 – Fines and Liens, Tree Protection Regulations, and imposed a fine of \$19700.**
- Y. [CECASE-25-00359](#) (GO) SERGEY BUNTULO; PARCEL ID: 0950135310
2-511. NPCC - Fines and liens, Tree Protection Regulations.
(Property was cleared by Solid residences. Property has no trees remaining making it a total land clear.)

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00359 Parcel ID: 0950135310 to be in violation of North Port City Code 2 511 – Fines and Liens, Tree Protection Regulations, imposed a fine of \$15000, and signed the order imposing the fine.

AA. [B-CECASE-24-50006](#)

(JP) JANNOY ARTEAGA; 4703 Las Almanos Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00008486(12/02/2024))

Inspector Presson, being duly sworn, provided a presentation including inspections, no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50006 4703 Las Almanos Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025 .

AB. [B-CECASE-24-50064](#)

(JP) WILLIAM PETERS; 4481 Amanda Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Demolition | Permit Expired - 24-00000527(12/04/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 24-50064 4481 Amanda Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AD. [B-CECASE-24-50254](#)

(GO) DONALDS MC; 14805 Tamiami Trl
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Accessory Structure | Permit Expired - 19-00004692(12/21/2024))

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

AE. [B-CECASE-25-00025](#)

(JP) DAVID TOLENTINO, CHARISSE TOLENTINO; 1571 Marasco Ln
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Roof/Reroof | Permit Expired - 24-00008305(12/23/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00025 1571 Marasco Lane to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AF. [B-CECASE-25-00041](#)

(JP) PRISCILLA BAKER, WENDRETH BAKER; 4533 Hartsook Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Door/Window | Permit Expired - 24-00008080(12/24/2024))

Inspector Presson, being duly sworn, provided a presentation including inspections, no

contact with property owner, and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00041 4533 Hartsook Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AG. [B-CECASE-25-00079](#)

(JP) YOUNG DONGREEN YU; 4394 Worcester Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 06-00005904(12/28/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00079 4394 Worcester Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AH. [B-CECASE-25-00081](#)

(LC) YIN BEGLE; 3236 Tusket Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Door/Window | Permit Expired - 23-00007127(12/28/2024))

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

AI. [B-CECASE-25-00092](#)

(GO) NEAL COMMUNITIES FL LLC; 18230 Vizcaya Ct
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 24-00008531(12/28/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00092 18230 Vizcaya Court to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AJ. [B-CECASE-25-00098](#)

(GO) CARPENTER HOMES LLC; 7575 W Price Blvd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00012812(12/29/2024))

This case was heard with Case Nos. 25-00099, 25-00100, and 25-00101.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00098 7575 W Price Boulevard to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

AK. [B-CECASE-25-00099](#)

(GO) CARPENTER HOMES LLC; 7650 W Price Blvd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00012839(12/29/2024))

Inspector O'Neil, being duly sworn, provided a presentation including inspections, no

contact with property owner, and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 25-0099 7650 W Price Boulevard to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AL. [B-CECASE-25-00100](#) (JP) CARPENTER HOMES LLC; 2271 Longworthy Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00000806(12/29/2024))

Based on evidence presented, Hearing Officer Toale found Case No. 25-00100 2271 Longworthy Road to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AM. [B-CECASE-25-00101](#) (JP) CARPENTER HOMES LLC; 2297 Longworthy Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00000819(12/29/2024))

Based on evidence presented, Hearing Officer Toale found Case No. 25-00101 2297 Longworthy Road to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AN. [B-CECASE-25-00116](#) (GO) NIKOLAY SMYNTYNA; 5553 Shaffer Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 20-00011459(12/30/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00116 5553 Shaffer Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AO. [B-CECASE-25-00117](#) (JP) RAYMOND SMITH; 4168 Bowen Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00013296(12/30/2024))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00117 4168 Bowen Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AP. [B-CECASE-25-00142](#) (JP) MICHAEL LOWE; 4830 Londel Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 19-00003002(01/01/2025))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00142 4830 Londer Avenue to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

- AQ. [B-CECASE-25-00198](#)** (JP) WILLIAM TRENTON SCHUMACHER C/O LYNDESEY MYERS GUARDIAN; 5498 Bayberry St
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Roof/Reroof | Permit Expired - 24-00008742(01/06/2025))

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00198 5498 Bayberry Street to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and imposed a fine of \$50 a day with a maximum of \$5000 to commence on May 19, 2025.

9. 2ND HEARING CASES

- A. [CECASE-24-3667](#)** (JP) MARZAN CONSTRUCTIONS LLC; 3808 Albatros Ln
42-22A NPCC - Excessive Growth of Grass/Weeds
(Grass and/or weeds on this property are excessive in height and is in violation of City Code.)

Inspector Presson, being duly sworn, provided a presentation including inspections and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3667 3808 Albatros Ln to be in violation of NPCC 42-22A – Excessive Growth of Grass/Weeds, and signed the order imposing the fine.

- B. [CECASE-24-3798](#)** (LC) ESTERO DEVELOPMENT PARTNERS; 2487 Flagami Ln
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe Conditions 7 - Exterior Walls (Hearing) | 304.1.1 IPMC
(The plywood roof is uncovered, and is starting to weather and splinter.)
105.4.1.1, Florida Building Code - Permit has expired.
(Permit number 21-10347 for a single family residence has expired)
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion.
(Silt fence down on the front of this construction site, as well as partially down on the side. Barrier must be repaired, or replaced.)

Inspector Cerbone, being duly sworn, provided a presentation including inspections and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3798 2487 Flagami Lane to be in violation of IPMC 2021, 304 Exterior Structure – Unsafe Conditions (304.1.1) for the uncovered plywood roof, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3798 2487 Flagami Lane to be in violation of Florida Building Code 105.4.1.1 – Permit Has

Expired for expired permit number 21 10347, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3798 2487 Flagami Lane to be in violation of Section 33 7C(3), Unified Land Development Code – Silt Screens Not Installed Properly, and signed the order imposing the fine.

10. PUBLIC COMMENT

There was no public comment.

11. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 11:10 a.m.

BY: _____
James E. Toale, Hearing Officer