



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Thursday, May 28, 2026

9:00 AM

City Commission Chambers

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**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. [26-0756](#) Approve the April 23, 2026, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

#### 5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

#### 6. ADDITIONAL COMPLIANT CASES

#### 7. COMPLIANT CASES

#### 8. CONTINUED CASES

- A. [CECASE-25-02320](#) (AB), Jason Gardner, 2764 Fairbrook Street  
42-23 NPCC - Accumulation of Debris  
(Debris consisting of falling pool cage on property.)  
ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 14th, 2026.  
IPMC 2021 302.7 - Accessory structures  
(Shed in disrepair.)  
ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 14th, 2026.

**Attachments:**      [25-02320 Case file.pdf](#)  
[25-02320 Case file addition.pdf](#)  
[25-02320 Case file addition \(2\).pdf](#)  
[25-02320 Case file addition \(3\).pdf](#)  
[25-02320 Photo 1.jpg](#)  
[25-02320 Photo 2.jpg](#)  
[25-02320 Photo 3.jpg](#)  
[25-02320 Photo 4.jpg](#)  
[25-02320 Photo 5.jpg](#)  
[25-02320 Photo 6.jpg](#)  
[25-02320 Photo 7.jpg](#)  
[25-02320 Photo 8.jpg](#)  
[26-02320 Photo 9.jpg](#)  
[26-02320 Photo 10.jpg](#)  
[25-02320 Photo 11.jpg](#)  
[25-02320 Photo 12.jpg](#)

- B.**      [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 Case file addition.pdf](#)  
[25-02460 Case file addition \(2\).pdf](#)  
[25-02460 Photo 1.jpg](#)  
[25-02460 Photo 2.jpg](#)  
[25-02460 Photo 3.jpg](#)  
[25-02460 Photo 4.jpg](#)  
[25-02460 Photo 5.jpg](#)  
[25-02460 Photo 6.jpg](#)  
[25-02460 Photo 7.jpg](#)  
[25-02460 Photo 8.jpg](#)  
[25-02460 Photo 9.jpg](#)  
[25-02460 Photo 10.jpg](#)  
[25-02460 Photo 11.jpg](#)  
[25-02460 Exhibit 1.pdf](#)  
[25-02460 Exhibit 2.pdf](#)  
[25-02460 Email from property owner 03062026.jpg](#)

## **9. 1ST HEARING CASES**

- A. [CECASE-26-00317](#) (AB), Rising Investments Inc, 3688 Basket Street  
Section 2.1.4 ULDC - General application  
(PCZC-24-00601 for a single-family residence has expired, as of 01/16/2026.)
- Attachments:** [26-00317 Case file.pdf](#)  
[26-00317 Photo 1.jpg](#)
- B. [CECASE-26-00341](#) (RH), Sandra Cooper, 6515 Old Court Street  
105.1 Florida Building Code - Permit required  
(Permit required for building.)
- Attachments:** [26-00341 Case file.pdf](#)  
[26-00341 Photo 1.jpeg](#)  
[26-00341 Photo 2.jpeg](#)  
[26-00341 Photo 3.jpg](#)  
[26-00341 Photo 4.jpg](#)  
[26-00341 Photo 5.jpg](#)
- C. [CECASE-26-00393](#) (RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street  
42-23 NPCC - Accumulation of debris  
(Debris throughout property.)
- Attachments:** [26-00393 Case file.pdf](#)  
[26-00393 Photo 1.jpg](#)  
[26-00393 Photo 2.jpg](#)  
[26-00393 Photo 3.jpg](#)  
[26-00393 Photo 4.jpg](#)
- D. [CECASE-26-00498](#) (BV), Steven Skulitz, 8502 Gaillard Avenue  
IPMC 2021 302.7 - Accessory structures  
(Fence in disrepair.)
- Attachments:** [26-00498 Case file.pdf](#)  
[26-00498 Photo 1.jpg](#)  
[26-00498 Photo 2.jpg](#)  
[26-00498 Photo 3.jpg](#)  
[26-00498 Photo 4.jpg](#)  
[26-00498 Photo 5.jpg](#)
- E. [CECASE-26-00501](#) (JP), SWH 2017-1 Borrower LP, 2300 Sparkle Lane  
62-50 NPCC - Refuse container(s)  
(Improper storage of containers on non-pickup days.)

**Attachments:**     [26-00501 Case file.pdf](#)  
                          [26-00501 Photo 1.jpg](#)  
                          [26-00501 Photo 2.jpg](#)  
                          [26-00501 Photo 3.jpg](#)  
                          [26-00501 Photo 4.jpg](#)

- F.     [CECASE-26-00606](#)     (JP), Hensley Hinds, 4292 Hokan Avenue  
                          3.7.3(D) ULDC - Prohibited activities  
                          (Property contains numerous chickens, roosters, ducks, rabbits, pigs,  
                          dogs, bees (multiple bee boxes) and birds in multiple cages in the rear  
                          yard.)

**Attachments:**     [26-00606 Case file.pdf](#)  
                          [26-00606 Photo 1.jpg](#)  
                          [26-00606 Photo 2.jpg](#)  
                          [26-00606 Photo 3.jpg](#)  
                          [26-00606 Photo 4.jpg](#)  
                          [26-00606 Photo 5.jpg](#)  
                          [26-00606 Photo 6.jpg](#)  
                          [26-00606 Photo 7.jpg](#)  
                          [26-00606 Photo 8.jpg](#)  
                          [26-00606 Photo 9.jpg](#)

- G.     [CECASE-26-00623](#)     (RH), S&B Building Your Home LLC, 6110 Opa Locka Lane  
                          2.1.4 ULDC - General application information  
                          (PCZC-25-00162 for a single-family residence has expired.)

**Attachments:**     [26-00623 Case file.pdf](#)  
                          [26-00623 Photo 1.jpg](#)

- H.     [CECASE-26-00624](#)     (BV), Justin & Katherine Kendrick, 8470 Shumock Avenue  
                          2.1.4 ULDC - General application information  
                          (PCZC-25-00096 for a residential addition has expired.)

**Attachments:**     [26-00624 Case file.pdf](#)  
                          [26-00624 Photo 1.jpg](#)  
                          [26-00624 Photo 2.jpg](#)  
                          [26-00624 Photo 3.jpg](#)  
                          [26-00624 Photo 4.jpg](#)

- I.     [CECASE-26-00711](#)     (BV), Theresa Cicotte, 5925 Spearman Circle  
                          59-1(b)(4) NPCC - Prohibited parking  
                          (Parking inoperable vehicle, not in compliance with standards. White van  
                          has no tags.)

**Attachments:**     [26-00711 Case file.pdf](#)  
                          [26-00711 Photo 1.jpg](#)  
                          [26-00711 Photo 2.jpg](#)  
                          [26-00711 Photo 3.jpg](#)  
                          [26-00711 Photo 4.jpg](#)

- J.     [CECASE-26-00717](#)     (BV), John Mccall, 1003016734  
                          42-23 NPCC - Accumulation of debris  
                          (Debris consisting of trash, pipes, wood, bricks, fence parts, pipes, on property.)  
                          59-1(b)(4) NPCC - Prohibited parking  
                          (Parking inoperable vehicle, not in compliance with standards.)  
                          105.1 Florida Building Code - Permit required  
                          (Permit required, (fence over 6 feet).)  
                          2.2.5 ULDC - Certificate of Zoning Compliance  
                          (CZC required for fence over 6 feet.)

**Attachments:**     [26-00717 Case file.pdf](#)  
                          [26-00717 Photo 1.jpg](#)  
                          [26-00717 Photo 2.jpg](#)  
                          [26-00717 Photo 3.jpg](#)  
                          [26-00717 Photo 4.jpg](#)  
                          [26-00717 Photo 5.jpg](#)  
                          [26-00717 Photo 6.jpg](#)  
                          [26-00717 Photo 7.jpg](#)  
                          [26-00717 Photo 8.jpg](#)  
                          [26-00717 Photo 9.jpg](#)  
                          [26-00717 Photo 10.jpg](#)  
                          [26-00717 Photo 11.jpg](#)  
                          [26-00717 Photo 12.jpg](#)  
                          [26-00717 Photo 13.jpg](#)  
                          [26-00717 Photo 14.jpg](#)  
                          [26-00717 Photo 15.jpg](#)  
                          [26-00717 Photo 16.jpg](#)  
                          [26-00717 Photo 17.jpg](#)  
                          [26-00717 Photo 18.jpg](#)

- K.     [CECASE-26-00747](#)     (JP), Stephen & Jennifer Hunt, 3022 Cascabel Terrace  
                          42-23 NPCC - Accumulation of debris  
                          (Accumulation of debris in the City right-of-way, consisting of a portable basketball pool and net and a larger framed net stored behind it. These items appear to have been in the right-of-way for some time as grass and or weeds are growing up through them.)

**Attachments:** [26-00747 Case file.pdf](#)

[26-00747 Photo 1.jpg](#)

[26-00747 Photo 2.jpg](#)

[26-00747 Photo 3.jpg](#)

- L. [CECASE-26-00769](#) (JP), Carpenter Homes LLC, 4358 Mongite Road  
42-23 NPCC - Accumulation of debris  
(Accumulation of debris throughout property, consisting of tree, limbs, and or palm sheds.)

**Attachments:** [26-00769 Case file.pdf](#)

[26-00769 Photo 1.jpg](#)

[26-00769 Photo 2.jpg](#)

[26-00769 Photo 3.jpg](#)

- M. [CECASE-26-00790](#) (RH), Trey & Autumn Sloan, 6644 Hornbuckle Boulevard  
42-23 NPCC - Accumulation of debris  
(Couch, lawnmower along with other misc. debris on driveway against garage door.)  
59-1(b)(4) NPCC - Prohibited parking  
(White Chevrolet SUV w/flat tire(s).)

**Attachments:** [26-00790 Case file.pdf](#)

[26-00790 Photo 1.jpg](#)

[26-00790 Photo 2.jpg](#)

- N. [CECASE-26-00791](#) (BV), Michael Narinsky & Olga Timoshenkova, 8713 La Boca Avenue  
59-1(b)(4) NPCC - Prohibited parking  
(Parking inoperable vehicle, not in compliance with standards.)

**Attachments:** [26-00791 Case file.pdf](#)

[26-00791 Photo 1.jpg](#)

[26-00791 Photo 2.jpg](#)

[26-00791 Photo 3.jpg](#)

- O. [CECASE-26-00852](#) (RH), Stephen Seed Jr (E Life Est), 6315 Beedla Street  
42-23 NPCC - Accumulation of debris  
(Dumpster, trailer and property have debris throughout the property.)  
105.1 Florida Building Code - Permit required  
(No permit obtained for a structure built near driveway for garbage can containment.)

**Attachments:**      [26-00852 Case file.pdf](#)  
[26-00852 Photo 1.jpg](#)  
[26-00852 Photo 2.jpg](#)  
[26-00852 Photo 3.jpg](#)  
[26-00852 Photo 4.jpg](#)  
[26-00852 Photo 5.jpg](#)  
[26-00852 Photo 6.jpg](#)  
[26-00852 Photo 7.jpg](#)  
[26-00852 Photo 8.jpg](#)  
[26-00852 Photo 9.jpg](#)

- P.      [CECASE-26-00870](#)      (BV), Jacob Waelti, 6757 Carovel Avenue  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers, (missing/wrong/blocked/not visible).)

**Attachments:**      [26-00870 Case file.pdf](#)  
[26-00870 Photo 1.jpg](#)  
[26-00870 Photo 2.jpg](#)  
[26-00870 Photo 3.jpg](#)

- Q.      [CECASE-26-00871](#)      (BV), Wendy Felix, 8333 Dolomite Avenue  
59-1(b)(4) NPCC - Prohibited parking  
(Parking inoperable vehicle, not in compliance with standards.)

**Attachments:**      [26-00871 Case file.pdf](#)  
[26-00871 Photo 1.jpg](#)  
[26-00871 Photo 2.jpg](#)  
[26-00871 Photo 3.jpg](#)

- R.      [CECASE-26-00881](#)      (JP), Xuehui Pan, 4006 Pinstar Terrace  
62-50 NPCC - Refuse container(s)  
(Improper placement of containers on non-pick up days.)  
59-1(b)(1) NPCC - Prohibited parking  
(A flatbed trailer and a boat on a trailer are parked in the City right-of-way.)

**Attachments:**      [26-00881 Case file.pdf](#)  
[26-00881 Photo 1.jpg](#)  
[26-00881 Photo 2.jpg](#)

- S.      [CECASE-26-00882](#)      (JP), Galina Gnatyk, 1423 Evangelina Lane  
42-23 NPCC - Accumulation of debris  
(Accumulation of debris in the City right-of-way consisting of three tires.)

**Attachments:**     [26-00882 Case file.pdf](#)  
[26-00882 Photo 1.jpg](#)  
[26-00882 Photo 2.jpg](#)  
[26-00882 Photo 3.jpg](#)

- T.     [CECASE-26-00902](#)     (JP), CSMA BLT LLC, 1581 South Cranberry Boulevard  
59-1(c)(1) NPCC - Allowed parking  
(A black tandem axle trailer is parked in the front yard on an unimproved surface.)

**Attachments:**     [26-00902 Case file.pdf](#)  
[26-00902 Photo 1.jpg](#)  
[26-00902 Photo 2.jpg](#)  
[26-00902 Photo 3.jpg](#)  
[26-00902 Photo 4.jpg](#)  
[26-00902 Photo 5.jpg](#)  
[26-00902 Photo 6.jpg](#)  
[26-00902 Photo 7.jpg](#)  
[26-00902 Photo 8.jpg](#)

- U.     [CECASE-26-00924](#)     (BV), Maria Vanesa Vargas Capetillo, 8240 Lombra Avenue  
IPMC 2021 302.7 - Accessory structures  
(Fence on the left side of the house is in disrepair.)

**Attachments:**     [26-00924 Case file.pdf](#)  
[26-00924 Photo 1.jpg](#)  
[26-00924 Photo 2.jpg](#)  
[26-00924 Photo 3.jpg](#)

- V.     [CECASE-26-00931](#)     (AB), Andrew & Marina Panasyuk, 1338 Jabara Avenue  
59-1(b)(1) NPCC - Prohibited parking  
(Parking in the right-of-way, not in compliance with standards.)

**Attachments:**     [26-00931 Case file.pdf](#)  
[26-00931 Photo 1.jpg](#)  
[26-00931 Photo 2.jpg](#)  
[26-00931 Photo 3.jpg](#)  
[26-00931 Photo 4.jpg](#)  
[26-00931 Photo 5.jpg](#)  
[26-00931 Photo 6.jpg](#)  
[26-00931 Photo 7.jpg](#)  
[26-00931 Photo 8.jpg](#)

- W.     [CECASE-26-00942](#)     (AB), Fernando Frometa III, 2398 Redstone Avenue  
59-1(b)(1) NPCC - Prohibited parking

(Parking in the right-of-way, not in compliance with standards.)

**Attachments:** [26-00942 Case file.pdf](#)  
[26-00942 Photo 1.jpg](#)  
[26-00942 Photo 2.jpg](#)  
[26-00942 Photo 3.jpg](#)  
[26-00942 Photo 4.jpg](#)

- X. [CECASE-26-00944](#) (BV), Jennifer Cochrane, 5902 Hobhill Avenue  
42-23 NPCC - Accumulation of debris  
(Debris consisting of cardboard, buckets, trash, on property.)

**Attachments:** [26-00944 Case file.pdf](#)  
[26-00944 Photo 1.jpg](#)  
[26-00944 Photo 2.jpg](#)  
[26-00944 Photo 3.jpg](#)  
[26-00944 Photo 4.jpg](#)

- Y. [CECASE-26-00945](#) (BV), David Briand, 6374 Coniston Terrace  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers, missing.)

**Attachments:** [26-00945 Case file.pdf](#)  
[26-00945 Photo 1.jpg](#)  
[26-00945 Photo 2.jpg](#)  
[26-00945 Photo 3.jpg](#)  
[26-00945 Photo 4.jpg](#)

- Z. [CECASE-26-00951](#) (AB), Kesner & Marie Velima, 1124106017  
2-511 NPCC - Fines and liens  
(Total land clear.)

**Attachments:** [26-00951 Case file.pdf](#)  
[26-00951 Letter from owner.pdf](#)  
[26-00951 Photo 1.jpg](#)  
[26-00951 Photo 2.jpg](#)  
[26-00951 Photo 3.jpg](#)  
[26-00951 Photo 4.jpg](#)  
[26-00951 Photo 5.jpg](#)  
[26-00951 Photo 6.jpg](#)  
[26-00951 Photo 7.jpg](#)

- AA. [CECASE-26-00970](#) (BV), Stephen C Arnold & Stephen J Arnold, 8130 Boca Grande Avenue  
IPMC 2021 302.7 - Accessory structures  
(Fence in disrepair.)

**Attachments:**     [26-00970 Case file.pdf](#)  
[26-00970 Photo 1.jpg](#)  
[26-00970 Photo 2.jpg](#)  
[26-00970 Photo 3.jpg](#)

**AB.**     [CECASE-26-00971](#)     (RH), Ryan Beyer, 0969062118  
46-148 NPCC - Camping is prohibited  
(Living in RV, against City standards.)

**Attachments:**     [26-00971 Case file.pdf](#)  
[26-00971 Photo 1.jpg](#)

**AC.**     [CECASE-26-00973](#)     (JP), Shannon Westmoreland, 2279 Mistleto Lane  
59-1(b)(1) NPCC - Prohibited parking  
(A flatbed trailer is parked / stored in the City right-of-way.)  
59-1(c)(1) NPCC - Allowed parking  
(A boat on a trailer in parked / stored in the front yard of the property on an unimproved surface.)

**Attachments:**     [26-00973 Case file.pdf](#)  
[26-00973 Photo 1.jpg](#)  
[26-00973 Photo 2.jpg](#)  
[26-00973 Photo 3.jpg](#)  
[26-00973 Photo 4.jpg](#)  
[26-00973 Photo 5.jpg](#)  
[26-00973 Photo 6.jpg](#)  
[26-00973 Photo 7.jpg](#)

**AD.**     [CECASE-26-00977](#)     (JP), Kelsey Mcleod, 3790 Aba Lane  
105.1 Florida Building Code - Permit required  
(Permit required for window replacement.)

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

**AE.**     [CECASE-26-00994](#)     (BV), Dennis & Rebecca Bailey, 6373 Safford Terrace  
IPMC 2021 302.7 - Accessory structures  
(Fence in disrepair.)

**Attachments:**     [26-00994 Case file.pdf](#)  
[26-00994 Photo 1.jpg](#)  
[26-00994 Photo 2.jpg](#)  
[26-00994 Photo 3.jpg](#)

**10. 2ND HEARING CASES**

- A. [CECASE-26-00041](#) (BV), Casey & Gaye Sharpe, 3227 Anador Street  
42-23 NPCC - Accumulation of debris  
(Debris consisting of trash, furniture, and broken toys on property.)  
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.

**Attachments:** [26-00041 Case file.pdf](#)  
[26-00041 Case file addition.pdf](#)  
[26-00041 Photo 1.jpg](#)  
[26-00041 Photo 2.jpg](#)  
[26-00041 Photo 3.jpg](#)  
[26-00041 Photo 4.jpg](#)  
[26-00041 Photo 5.jpg](#)  
[26-00041 Photo 6.jpg](#)  
[26-00041 Photo 7.jpg](#)  
[26-00041 Photo 8.jpg](#)

- B. [CECASE-26-00061](#) (GW), Matthew & Mindy Bittle, 3662 Horace Avenue  
59-1(b)(4) NPCC - Prohibited parking  
(Three inoperable vehicles in driveway; black Merc., white Chevy, and black Chevy.)  
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.

**Attachments:** [26-00061 Case file.pdf](#)  
[26-00061 Case file addition.pdf](#)  
[26-00061 Photo 1.jpg](#)  
[26-00061 Photo 2.jpg](#)  
[26-00061 Photo 3.jpg](#)  
[26-00061 Photo 4.jpg](#)  
[26-00061 Photo 5.jpg](#)  
[26-00061 Photo 6.jpg](#)  
[26-00061 Photo 7.jpg](#)

- C. [CECASE-26-00210](#) (JP), Florida Investment Fund LLC, 3570 Shalimar Terrace  
42-23 NPCC - Accumulation of debris  
(Accumulation of debris on property consisting of what appears to be furniture.)  
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.

42-22A NPCC - Excessive growth

(Grass and or weeds exceeds City code.)

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.

**Attachments:** [26-00210 Case file.pdf](#)

[26-00210 Case file addition.pdf](#)

[26-00210 Photo 1.jpg](#)

[26-00210 Photo 2.jpg](#)

[26-00210 Photo 3.jpg](#)

[26-00210 Photo 4.jpg](#)

[26-00210 Photo 5.jpg](#)

D. [CECASE-26-00219](#) (GW), BE Brokers Inc, 2346 Homestead Circle  
42-23 NPCC - Accumulation of debris

(Large pile of tree debris on vacant lot.)

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.

**Attachments:** [26-00219 Case file.pdf](#)

[26-00219 Case file addition.pdf](#)

[26-00219 Photo 1.jpg](#)

[26-00219 Photo 2.jpg](#)

[26-00219 Photo 3.jpg](#)

[26-00219 Photo 4.jpg](#)

[26-00219 Photo 5.jpg](#)

E. [CECASE-26-00236](#) (AB), Modern Builders Inc, 5490 Janus Avenue  
42-23 NPCC - Accumulation of debris

(Debris consisting of sand debris on property.)

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.

**Attachments:** [26-00236 Case file.pdf](#)

[26-00236 Case file addition.pdf](#)

[26-00236 Photo 1.jpg](#)

[26-00236 Photo 2.jpg](#)

[26-00236 Photo 3.jpg](#)

F. [CECASE-26-00282](#) (JP), Bethel Solar LLC, 2160 Topsy Terrace  
42-23 NPCC - Accumulation of debris

(Accumulation of debris on site consisting of construction material.)

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.

**Attachments:** [26-00282 Case file.pdf](#)  
[26-00282 Case file addition.pdf](#)  
[26-00282 Photo 1.jpg](#)  
[26-00282 Photo 2.jpg](#)  
[26-00282 Photo 3.jpg](#)  
[26-00282 Photo 4.jpg](#)  
[26-00282 Photo 5.jpg](#)  
[26-00282 Photo 6.jpg](#)  
[26-00282 Photo 7.jpg](#)

- G.** [CECASE-26-00316](#) (AB), Todd Scott (TTEE) & Everland Capital Partners 4 Land Trust, 1125232731  
42-23 NPCC - Accumulation of debris  
(Debris consisting of a burned trailer, tree debris, trash on property.)  
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  
(Prohibited parking of trailer.)  
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.

**Attachments:** [26-00316 Case file.pdf](#)  
[26-00316 Case file addition.pdf](#)  
[26-00316 Photo 1.jpg](#)  
[26-00316 Photo 2.jpg](#)  
[26-00316 Photo 3.jpg](#)  
[26-00316 Photo 4.jpg](#)  
[26-00316 Photo 5.jpg](#)  
[26-00316 Photo 6.jpg](#)  
[26-00316 Photo 7.jpg](#)  
[26-00316 Photo 8.jpg](#)

- H.** [CECASE-26-00392](#) (RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street  
70-21 NPCC - Driving through right-of-way  
(Parking in the City right-of-way, not in compliance with standards.)  
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.

**Attachments:**      [26-00392 Case file.pdf](#)  
[26-00392 Case file addition.pdf](#)  
[26-00392 Photo 1.jpg](#)  
[26-00392 Photo 2.jpg](#)  
[26-00392 Photo 3.jpg](#)  
[26-00392 Photo 4.jpg](#)  
[26-00392 Photo 5.jpg](#)  
[26-00392 Photo 6.jpg](#)  
[26-00392 Photo 7.jpg](#)  
[26-00392 Photo 8.jpg](#)  
[26-00392 Photo 9.jpg](#)  
[26-00392 Photo 10.jpg](#)  
[26-00392 Photo 11.jpg](#)  
[26-00392 Photo 12.jpg](#)  
[26-00392 Photo 13.jpg](#)

- I.      [CECASE-26-00399](#)      (BV), Frances Krewson, 8402 Fay Avenue  
70-56(H) NPCC - Assigned numbers  
(Assigned numbers,(missing/wrong/blocked/not visible).)  
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.  
42-23 NPCC - Accumulation of debris  
(Debris consisting of trash, wood, on property.)  
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.

**Attachments:**      [26-00399 Case file.pdf](#)  
[26-00399 Case file addition.pdf](#)  
[26-00399 Photo 1.jpg](#)  
[26-00399 Photo 2.jpg](#)  
[26-00399 Photo 3.jpg](#)  
[26-00399 Photo 4.jpg](#)  
[26-00399 Photo 5.jpg](#)  
[26-00399 Photo 6.jpg](#)  
[26-00399 Photo 7.jpg](#)  
[26-00399 Photo 8.jpg](#)

- J.      [CECASE-26-00510](#)      (GW), Palladio Development LLC, 2248 Ann Arbor Road  
42-23 NPCC - Accumulation of debris  
(Junk, trash and debris throughout property.)  
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.

**Attachments:** [26-00510 Case file.pdf](#)  
[26-00510 Case file addition.pdf](#)  
[26-00510 Photo 1.jpg](#)  
[26-00510 Photo 2.jpg](#)  
[26-00510 Photo 3.jpg](#)  
[26-00510 Photo 4.jpg](#)  
[26-00510 Photo 5.jpg](#)  
[26-00510 Photo 6.jpg](#)  
[26-00510 Photo 7.jpg](#)  
[26-00510 Photo 8.jpg](#)  
[26-00510 Photo 9.jpg](#)

- K.** [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.

**Attachments:** [25-03217 Case file.pdf](#)  
[25-03217 Case file addition.pdf](#)  
[25-03217 Case file addition \(2\).pdf](#)  
[25-03217 Photo 1.jpg](#)  
[25-03217 Photo 2.jpg](#)  
[25-03217 Photo 3.jpg](#)  
[25-03217 Photo 4.jpg](#)  
[25-03217 Photo 5.jpg](#)  
[25-03217 Photo 6.jpg](#)

## **11. GENERAL BUSINESS**

## **12. PUBLIC COMMENT**

## **13. ADJOURNMENT**

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

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

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