



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, May 28, 2026

9:00 AM

City Commission Chambers

1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:04 a.m.

ALSO PRESENT

Assistant City Attorney Rubino, Field Supervisor Kiddy, Recording Secretary Cassell, Urban Forester Pieper, Zoning Inspector Hoffman, Code Enforcement Inspectors Presson, Brehon, White, Via, Harrelson, and Board Specialist Fritz.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

Paul Holmstrom: spoke to violation notice, driveway expansion without permit or survey, status and progress timeline, request for specific verbiage in codes, and single family homes requirements.

Hearing Officer Toale spoke to Code Enforcement process and future steps.

4. APPROVAL OF MINUTES

- A. [26-0756](#) Approve the April 23, 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. ADDITIONAL COMPLIANT CASES

Ms. Cassell announced additional cases that came into compliance prior to the meeting.

7. COMPLIANT CASES

- A. [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.

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

- B. [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.)

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

- C. [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.

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

- D. [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.)

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

- E. [CECASE-26-00606](#) (JP), Hensley Hinds, 4292 Hoka 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.)

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

- F. [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.)

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

- G. [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.)

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

- H. [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.)

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

- I. [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.)

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

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

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

- K. [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.)

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

- L. [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.)

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

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

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

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

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

- O. [CECASE-26-00971](#) (RH), Ryan Beyer, 0969062118
46-148 NPCC - Camping is prohibited
(Living in RV, against City standards.)
This case was brought into compliance with no further action required.
- P. [CECASE-26-00994](#) (BV), Dennis & Rebecca Bailey, 6373 Safford Terrace
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)
This case was brought into compliance with no further action required.

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.
This case was brought into compliance with no further action required.
- 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.)
Hearing Officer Toale announced the item.
Inspector White, being duly sworn, requested continuance.
Based on evidence presented, Hearing Officer Toale continued Case No. 25-02460 to the June 25, 2026 Code Enforcement Meeting.

9. 1ST HEARING CASES

- A. [CECASE-26-00341](#) (RH), Sandra Cooper, 6515 Old Court Street
105.1 Florida Building Code - Permit required
(Permit required for building.)
ACTION: Seventy-five (75) days to achieve compliance (no later than August 10th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning August 11th, 2026.
Hearing Officer Toale announced the item.
Inspector Harrelson, being duly sworn, provided a presentation including inspections,

contact with property owner, and photographs submitted into evidence.

Sandra Cooper, property owner, being duly sworn, spoke to prefab home.

Nation Stanley, property owner representative, being duly sworn, spoke to property structures.

Mr. Kiddy, being duly sworn, spoke to contact and compliance timeline.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00341 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 August 11, 2026.

B. [CECASE-26-00393](#)

(RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street

42-23 NPCC - Accumulation of debris

(Debris throughout property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, 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. 26-00393 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 June 22, 2026.

C. [CECASE-26-00498](#)

(BV), Steven Skulitz, 8502 Gaillard Avenue

IPMC 2021 302.7 - Accessory structures

(Fence in disrepair.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Via, 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. 26-00498 to be in violation of Section 302.7 of the International Property Maintenance Code 2021, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 22, 2026.

D. [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.)

Hearing Officer Toale announced the item.

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

Justin Kendrick, property owner, being duly sworn, spoke to staff contact, no funding for progress, and permit progress.

Mr. Hoffman, being duly sworn, spoke to extension, inspection, and pulling permit.

Mr. Kendrick spoke to hurricane damages.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00624 to be in violation of Section 2.1.4 of the Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on June 22, 2026.

E. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 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 June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

105.1 Florida Building Code - Permit required

(Permit required, (fence over 6 feet).)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 2026.

2.2.5 ULDC - Certificate of Zoning Compliance

(CZC required for fence over 6 feet.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$25/day fine up to a maximum of \$2,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

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

John McCall, property owner, being duly sworn, spoke to forfeiture and ownership, City of North Port Police Department, removal of vehicles, fence height and mound, and case type.

Hearing Officer Toale spoke to adjacent property.

Mr. McCall spoke to fence permit.

Mr. Hoffman, being duly sworn, spoke to fence permit requirements and fence material on unimproved lots.

Mr. McCall spoke to quick claim deed.

Mr. Hoffman spoke to combined parcels for fence compliance, fence mound and previous City Code, and fence height versus average property grade.

Mr. Mccall spoke to improved lot grade versus unimproved lot grade.

Mr. Hoffman spoke to improved lot levels and drainage.

Hearing Officer Toale spoke to averages of grade levels, parcel combination, and debris.

Mr. Mccall spoke to clearing progress and timeline.

Mr. Via spoke to unregistered vehicles.

Ms. Rambino, being duly sworn, spoke to discussion topic limitations.

Hearing Officer Toale spoke to process of removing vehicles.

Mr. Kiddy spoke to compliance timeline and requested the violation be imposed.

Mr. Mccall requested 60 days for total compliance and stated 30 days for compliance of debris.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00717 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 June 22, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00717 to be in violation of Section 59-1 (b)(4) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 22, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00717 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 June 22, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00717 to be in violation of Section 2.2.5 of the Unified Land Development Code, and imposed a fine of \$25 a day with a maximum of \$2,000 to commence on June 22, 2026.

F. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 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 evidence presented, Hearing Officer Toale, found Case No. 26-00769 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 June 22, 2026.

- G. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, 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. 26-00790 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 June 22, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00790 to be in compliance with Section 59-1(b)(4) of the North Port City Code, and dismissed the violation.
- H. [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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.
105.1 Florida Building Code - Permit required
(No permit obtained for a structure built near driveway for garbage can containment.)
ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, 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. 26-00852 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 June 22, 2026.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00852 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 June 22, 2026.
- I. [CECASE-26-00871](#) (BV), Wendy Felix, 8333 Dolomite Avenue
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 June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

Inspector Via, 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. 26-00871 to be in violation of Section 59-1(b)(4), and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 22, 2026.

J. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00902 to be in violation of 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 July 17, 2026.

K. [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.)

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

L. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 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 evidence presented, Hearing Officer Toale, found Case No. 26-00931 to be in violation of Section 59-1(b)(1) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 22, 2026.

M. [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.)

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

21st, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 22nd, 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 evidence presented, Hearing Officer Toale, found Case No. 26-00942 to be in violation of Section 59-1(b)(1) of the North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 22, 2026.

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

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 inspections, aerial imagery and photographs submitted into evidence, hurricane damage and removed vegetation, and assessed fines.

Kesner Velima, property owner, being duly sworn, spoke to future property plans and no permit knowledge.

Mr. Pieper spoke to tree replanting impacts, mitigation offset and fees, preservation credits, and property owners' compliance efforts.

Hearing Officer Toale spoke to fine process and amount.

Mr. Velima spoke to resolution.

Hearing Officer Toale spoke to Tree Ordinance.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00951 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of \$7,500.

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

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

- P. [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 is parked / stored in the front yard of the property on an unimproved surface.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale continued Case No. 26-00973 to the June 25, 2026 Code Enforcement Meeting.

Q. [CECASE-26-00977](#)

(JP), Kelsey Mcleod, 3790 Aba Lane
105.1 Florida Building Code - Permit required
(Permit required for window replacement.)

ACTION: Twenty-five (25) days to achieve compliance (no later than June 21st, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning June 22nd, 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 evidence presented, Hearing Officer Toale, found Case No. 26-00977 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 June 22, 2026.

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.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00041 to be in violation of Section 42-23 of the North Port City Code and signed the order imposing the fine.

B. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00210 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00210 to be in violation of Section 42-22A of the North Port City Code, and signed the order imposing the fine.

C. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00219 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

D. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00236 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.

E. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00282 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

- F. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00316 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00316 to be in violation of Section 59-1(c)(1) of the North Port City Code, and signed the order imposing the fine.

- G. [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.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale, found Case No. 26-00392 to be in violation of Section 70-21 of the North Port City Code, and signed the order imposing the fine.

- H. [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.

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 evidence presented, Hearing Officer Toale, found Case No. 26-00510 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

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 violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 25-03217 to be in violation of Section 302.8 of the International Property Maintenance Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale, found Case No. 25-03217 to be in violation of Section 59-1(c)(1) North Port City Code, and signed the order imposing the fine.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 10:29 a.m.

By: _____
James E. Toale, Hearing Officer