



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, August 28, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

Also Present

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Cerbone, Presson, Brehon, and O'Neil, and Administrative Service Specialist Lane.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

4. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

Hearing Officer Toale provided an overview of procedures and Ms. Lane swore in all those wishing to provide testimony.

5. COMPLIANT CASES

- A. [CECASE-25-00907](#) (LC) AMICO D; PID: 1134201901
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris.)
This case was brought into compliance with no further action required.
- B. [CECASE-25-01030](#) (LC) SABINA GONZALEZ; 1352 ATWATER DR
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Parking on unimproved surfaces.)
This case was brought into compliance with no further action required.
- C. [CECASE-25-00959](#) (LC) MICHAEL PEDDLE, FREIDA CROOK; 1621 MERCED ST
74-92, NPCC - Storage of certain vehicles
(Cannot park any vehicles or trailers in city right of way.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Camper trailer park and city right away.)
This case was brought into compliance with no further action required.

- D. [CECASE-25-01028](#) (LC) NORTH PORT DEVELOPMENT TRUST; 2015 SWITZERLAND RD
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle.)
59-2 NPCC, Damage to the public right-of-way
(Damage to the public right-of-way.)
This case was brought into compliance with no further action required.
- E. [CECASE-25-01024](#) (LC) GODIN TRUCKING & EXCAVATING INC; PID: 1136099816
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking
(Parking on a lot that is not combined with principal structure.)
This case was brought into compliance with no further action required.
- F. [CECASE-25-00968](#) (LC) CSMA BLT LLC; 3294 ATWATER DR
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle)
59-1 (c)(1) NPCC, Allowed parking
(Parking on unimproved surfaces.)
This case was brought into compliance with no further action required.
- G. [CECASE-25-00977](#) (LC) SCOTT MCLEAN; PID: 1145108626
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris thought out property.)
This case was brought into compliance with no further action required.
- H. [CECASE-25-00894](#) (LC) CHRISTOPHER GERBER; 1165 E HALLMARK BLVD
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris thought out property.)
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Driving through city right of way)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Vehicle parked in Right-of-way)
59-1 (c)(1) NPCC, Allowed parking -
(Parking on unimproved surfaces)
59-2 NPCC, Damage to the public right-of-way, abatement by city
(Damage to the public right-of-way)
This case was brought into compliance with no further action required.
- I. [CECASE-25-00890](#) (LC) GEORGE MUNCAN, DANIA MUNCAN; 1484 ARUNDEL AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)
This case was brought into compliance with no further action required.

- J. [CECASE-25-00844](#) (LC) GREG WELAGE, MEGHAN WELAGE; 1873 JAMROS AVE
59-1 (c)(1) NPCC, Allowed parking
(Boat parking on a lot, not combined with principal structure.)
This case was brought into compliance with no further action required.
- K. [CECASE-25-00803](#) (LC) J STEINER SW FL PROPERTIES LLC; 2998 UPLAND ST
59-1 (c)(1) NPCC, Allowed parking
(Parking throughout property on unimproved surfaces.)
This case was brought into compliance with no further action required.
- L. [CECASE-25-00801](#) (LC) CHARLES HUGHES, KATHERINE HUGHES; 1061 S WAPELLO ST
59-1 (c)(1) NPCC, Allowed parking
(Parking throughout property on unimproved surfaces.)
This case was brought into compliance with no further action required.
- M. [CECASE-25-00878](#) (GO) CORY COPELAND, SYDNEY COPELAND, CORY COPELAND; SYDNEY COPELAND; 4548 HEATHER TER
62-50, NPCC - Refuse container(s)
(Debris in front of the property consisting of 2 tires, gas cans and other miscellaneous items.)
This case was brought into compliance with no further action required.
- N. [CECASE-25-00677](#) (GW) IRENA NAWOTKA; 5563 S BISCAYNE DR
IPMC 2021, 308.2.2 Refrigerators.
(Refrigerator on right away with doors attached.)
This case was brought into compliance with no further action required.
- O. [CECASE-25-00588](#) (LC) MERCEDES PUENTES; 2721 S CRANBERRY BLVD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Prohibited parking - Heavy duty vehicle parking.)
This case was brought into compliance with no further action required.
- P. [CECASE-25-00688](#) (GO) SPENCER HIBBINS; 5890 HUMKEY ST
74-92, NPCC - Storage of certain vehicles.
(Boat on trailer parked in city right of way in front of house.)
This case was brought into compliance with no further action required.
- Q. [CECASE-25-00705](#) (GW) CPI/AMHERST SFR PROGRAM OWNER LLC; 8622 GAILLARD AVE
42-23 NPCC - Accumulation of Debris
(Trash and debris on right of way.)
This case was brought into compliance with no further action required.

- R. [CECASE-25-00676](#) (GW) KEVIN JOHNSTON; 6314 SAFFORD TER
70-56(H) NPCC - Assigned numbers
(Missing House Numbers)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Utility trailer parked on right of way)
This case was brought into compliance with no further action required.
- S. [CECASE-25-00633](#) (LC) PALLADIO DEVELOPMENT LLC; 1852 WINSLOW LN
42-23 NPCC - Accumulation of Debris
(Accumulation of Debris.)
This case was brought into compliance with no further action required.
- T. [CECASE-25-00613](#) (GO) TREY SLOAN, AUTUMN SLOAN; 6644 HORNBUCKLE BLVD
42-23 NPCC - Accumulation of Debris
(Debris consisting of plastic, wood, and box debris. The debris is in the rear, the left side and in front of the front door and garage door.)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Tahoe parked in driveway with all tires flat.)
59-1 (c)(1) NPCC, Allowed parking
(White Nissan parked on unimproved surface in the front of the property.)
This case was brought into compliance with no further action required.
- U. [CECASE-25-00614](#) (GO) FFI USA ONE LLC; 4447 HEYWARD ST
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Dumpster stored in city right of way.)
This case was brought into compliance with no further action required.
- V. [CECASE-25-00621](#) (GO) WILLIAM DISLA, EVELYN RAMIREZ; 3947 MEREDITH AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Silver Kia parked in city right of way. FL TAG DI5 3JD)
This case was brought into compliance with no further action required.
- W. [CECASE-25-00584](#) (LC) DAISY MONTALVO, ROMANDO GRIFFITHS; 2842 ARMENIA RD
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Silver dodge magnum with four flat tires parked in the driveway.)
This case was brought into compliance with no further action required.
- X. [CECASE-25-00587](#) (LC) BYRON BEVINS; 5305 RAVEN ST
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Debris consisting of umbrellas, Tree debris on right of way.)
62-50, NPCC - Refuse container(s)
(Trash cans placed on right of way on non-pick up days.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Orange Acura parked on the right of way.)

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

- Y. [CECASE-25-00607](#) (LC) CSMA BLT LLC; 1581 S CRANBERRY BLVD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Two box trucks.)

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

- Z. [CECASE-25-00564](#) (LC) JAMES CAMPBELL; 2755 PEBBLE AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)

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

- AA. [CECASE-25-00559](#) (GO) EVGENY MATVIENKO; 5740 ZINKLE ST
42-23 NPCC - Accumulation of Debris
(Debris in the crow consisting of furniture and plastic. There is debris in front of the garage consisting of boxes and other household items.)

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

- AB. [CECASE-25-00561](#) (LC) NADEZHDA BASHKAREVA; 4557 HANSARD AVE
IPMC 2021, 302.8 Motor vehicles.
(Motor vehicle Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Prohibited parking - Heavy duty vehicle parking. Motor vehicle Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises)

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

- AC. [B-CECASE-25-00543](#) (GO) DAVID BOCCHINO, MICHELLE BOCCHINO; 11559 Gleaming Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Pool | Permit Expired - 24-00005485(03/15/2025))

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

- AD. [CECASE-25-00554](#) (GO) QUINCY SHEHADEH; 6950 POMPEY ST
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Truck parked in driveway without a cover and parts on the ground.)
59-1 (c)(1) NPCC, Allowed parking
(Boat trailer parked on unimproved surface in front of house.)

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

- AE. [B-CECASE-25-00398](#) (GO) MARK FERSTER; 6046 Abigail Ave
105.4.1.1, Florida Building Code - Permit has expired.

(Residential Screen Enclosure | Permit Expired -
23-00022711(02/16/2025))

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

- AF. [CECASE-25-00535](#) (LC) JULIO MACASSI, OLIVERA CERRO; 1677 LA VETA ST
105.1, Florida Building Code - Permit required.
(Permit required)

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

- AG. [CECASE-25-00549](#) (LC) BRYAN LAYMAN, PATRICIA SMITH; 4461 SYMCO AVE
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Prohibited parking - Heavy duty vehicle parking)

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

- AH. [CECASE-25-00523](#) (LC) WENDY PRELL, DANNY PRELL; 4541 AMANDA AVE
105.1, Florida Building Code - Permit required.
(No concrete permit on file)

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

- AI. [B-CECASE-25-00382](#) (JP) SFR OWNER LLC; 3866 Winer Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00011254(02/15/2025))

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

- AJ. [CECASE-25-00694](#) (GW) PEGGY BARLOW; 6195 MYRTLEWOOD RD
62-50, NPCC - Refuse container(s)
(Storage Container (POD) in front yard.)

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

- AK. [CECASE-25-00745](#) (GW) ABNER CADORNA, PILAR CADORNA; 6545 MARIUS RD
105.1, Florida Building Code - Permit required.
(Carport enclosed without proper permits.)

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

- AL. [CECASE-25-00748](#) (GW) TERESA FRANKOVICH C/O KRYSTYNA IULIANO; 8266
TRIONFO AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Two vehicles parked on right of way, (Green Mazda, Gray Dodge P/U).)

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

- AM. [CECASE-25-00759](#) (JP) DONALD SMITH, CAROL SMITH; 1785 KIRKWOOD ST
IPMC 2021, 302.7 Accessory structures.
(Dilapidated wood fence, missing numerous sections, located in the rear
of property.)

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

- AN. [CECASE-25-00761](#) (GO) A AND B POOLS AND CONSTRUCTION LLC; 7300 DE BRITA RD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Property has heavy duty truck and trailer parked on property.)
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.
(Property has multiple construction equipment on the lot with no active construction permit.)
59-1 (c)(1) NPCC, Allowed parking
(Property has more than 9 vehicles on the property.)

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

- AO. [CECASE-25-00764](#) (GO) HERIBERTO CABRERA; YOLANDA CABRERA; PID: 0950133508
42-23 NPCC - Accumulation of Debris
(Debris stored next to trailer on lot consisting of chairs and tires.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer being stored on vacant lot.)

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

- AP. [CECASE-25-00791](#) (LC) JOSEPH AND JOY WEISS REVOCABLE TRUST; PID: 1006020932
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way)

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

- AQ. [CECASE-25-00795](#) (LC) LARYSA LESIV; 2727 PARROT ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer parked on an unimproved surface.)

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

- AR. [CECASE-25-00716](#) (GW) MICHAEL WASSONG; 8525 CRISTOBAL AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Gray ford pick up parked on right of way.)

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

- AS. [CECASE-25-00800](#) (LC) GEORGE STANLEY, SANDRA STANLEY; 2450 W PRICE BLVD
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Dump truck parking on property.)
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.
(Prohibited parking - Construction equipment.)

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

- AT. [CECASE-25-00805](#) (LC) JONATHAN GODFRY, DEBORAH GODFRY; 2171 LAUGHLIN RD
105.1, Florida Building Code - Permit required.
(Permit required.)

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

- AU. [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)

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

- AV. [CECASE-25-00839](#) (GO) US NAT BANK, TOWD PT MTG, C/O FRENKEL LAMBERT; 2143 SANTONIAN TER
42-23 NPCC - Accumulation of Debris
(Debris on the rear and front of house consisting of wood pallets/fence, tires, and fallen tree debris.)
59-1 (c)(1) NPCC, Allowed parking
(RV improperly stored on property)
IPMC 2021, 302.7 Accessory structures.
(Fence in the rear left of the property has a fallen palm tree on top of it which is a safety concern for children that might climb over.)

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

- AW. [CECASE-25-00693](#) (GW) CHARLIE RALPH; 6490 HARMONY RD
42-23 NPCC - Accumulation of Debris
(junk trash and debris, vehicle parts and other items.)
74-92, NPCC - Storage of certain vehicles.
(Commercial vehicle parked on eastside of residence- Yellow School Bus.)

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

- AX. [CECASE-25-00565](#) (LC) CAROL MILLER; 4440 ELDRON AVE
42-23 NPCC - Accumulation of Debris
(Debris piled up on the left side of the property consisting of metal, plastic, tarps, and other misc. debris.)
59-1 (c)(1) NPCC, Allowed parking
(Two vehicles parked on unimproved surface on the front left side of the property)

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

- AY.** [CECASE-25-00583](#) (LC) SUSAN CLINE, THOMAS WROBLESKI; 2805 APPLELEAF RD
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Flatbed truck with a flatbed trailer parked in the right of way.)
This case was brought into compliance with no further action required.
- AZ.** [CECASE-25-00969](#) (LC) MA RAMOS; 5297 CAPUTO AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Prohibited parking - Right-of-way. No light or heavy duty vehicle)
This case was brought into compliance with no further action required.
- BA.** [CECASE-25-00732](#) (LC) 3362 SIKESTON AVENUE TRUST; 3362 SIKESTON AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Two cars parked In city right of way.)
This case was brought into compliance with no further action required.
- BB.** [CECASE-25-00882](#) (GO) RICKY HARWARD; PID: 0984048411
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Vehicle is driving and parking in the city right of way causing damage to the swale.)
59-2 NPCC, Damage to the public right-of-way
(Vehicle is driving and parking in the city right of way causing damage to the swale.)
This case was brought into compliance with no further action required.
- BC.** [CECASE-25-00823](#) (LC) GERRY JEAN, MARJORIE CHERY; 4299 GALVIN LN
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Vehicles parking in city right of way.)
This case was brought into compliance with no further action required.
- BD.** [CECASE-25-00887](#) (LC) DIEULINE BELAMOUR; 1112 JAPAN ST
3.7.7 (B) ULDC, Permit. Constructing Fences taller than 6-feet or walls of any height
(Fencing on back of property is over 6feet.)
This case was brought into compliance with no further action required.
- BE.** [CECASE-25-00997](#) (LC) DAVID HAAS;CAROL HAAS; PID: 1121245711
105.1, Florida Building Code - Permit required.
(No permit for under brush.)
This case was brought into compliance with no further action required.
- BF.** [CECASE-25-00940](#) Louis Cerbone;YOSVANI DAMAS;;2868 KALSTED ST NORTH PORT, FL 34288;70-19, NPCC - Legislative intent. (a)The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and

utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity.(b)The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation....:Damage to city right of way.;70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.:Damage to city right of way.;

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

BG. [CECASE-25-00876](#)

Joshua Presson:EXCEL LLC OF MICHIGAN;;8366 GLOVER AVE NORTH PORT, FL 34291:62-50, NPCC - Refuse container(s) shall be placed at the pick-up location no earlier than 6:00 p.m. on the evening

prior to or later than 7:00 a.m. on the day pick-up is scheduled. Container(s) must be properly stored by 10:00 p.m. on the day of collection. Container(s) MAY NOT be stored in front of residence.:Improper placement of containers on non pickup days.;

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

- BH.** [CECASE-25-01021](#) (LC) SERHII & ALLA ALIEKSIEIENKO; 1204 WOOD ROSE ST 105.1, Florida Building Code - Permit required.
(Permit required for added living space. permit required for plumbing, electrical and a/c installation in garage conversion.)

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

- BI.** [CECASE-25-00712](#) (GO) COREY LEACH; 8206 Dolomite Ave 42-23 NPCC - Accumulation of Debris
(Debris in the city right of way in front of house consisting of mattresses, box spring and tv.)

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

- BJ.** [CECASE-25-00626](#) (GO) HERMAN PLATT, TINA PLATT, PEGGY PLATT; 5075 ABDELLA LN 70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Property driving through the swale into the side of the property. Property needs to install a driveway to continue driving through the swale.)

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

- BK.** [CECASE-25-00631](#) (GO) PENNY KRET; 7241 Mesa St 70-56(H) NPCC - Assigned numbers
(No visible house numbers on the front face of the property)

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

- BL.** [CECASE-25-00798](#) (GO) PALLADIO DEVELOPMENT LLC; 2240 ANN ARBOR RD 105.1, Florida Building Code - Permit required.
(Expired Single family resident permit 22-00009024)

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

- BM.** [CECASE-25-00853](#) (GO) CORAL BLUE HOMES LLC; 1543 MACKINAW ST 42-23 NPCC - Accumulation of Debris
(Debris in front of property consisting of plastic, buckets, wood and dry wall)
105.4.1.1, Florida Building Code - Permit has expired.
(22-00014219 expired SFR permit 03/12/2025)

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

- BN. [P-CECASE-25-00813](#)** (GO) ALMAZA LLC; PID: 0988013519
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired - PCZC-24-00854(04/25/2025))
This case was brought into compliance with no further action required.
- BO. [P-CECASE-25-00747](#)** (GO) Central Construction Group LLC; Central Construction Group LLC; J&J CONSTRUCTION INVESTMENTS; 3903 Ragen ST
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired - PCZC-24-00563(04/12/2025))
This case was brought into compliance with no further action required.
- BP. [CECASE-25-01048](#)** (GO) KALE YOUTZY, TOYIA YOUTZY; 3670 PARTRIDGE AVE
74-92, NPCC - Storage of certain vehicles.
(Boat being stored in the city right of way.)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Boat being stored in the city right of way.)
This case was brought into compliance with no further action required.
- BQ. [CECASE-25-00964](#)** (GO) MATTHEW DUPREE, MARCIA DUPREE; 2577 NANETTE LN
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Cadillac being parked and driven through the city right of way.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Cadillac being parked and driven through the city right of way.)
This case was brought into compliance with no further action required.
- BR. [CECASE-25-00870](#)** (GO) VOLODYMYR OBEREMOK, LIUBOV OBEREMOK; 3916 LA ROCHA ST
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 23-00012062 SFR 05/05/2025.)
This case was brought into compliance with no further action required.
- BS. [CECASE-25-00866](#)** (GO) SKYTECH FL LLC; 2439 CLEO ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Property has vehicle parked in city right of way in front of the property)
59-1 (c)(1) NPCC, Allowed parking
(Property has vehicle parked in city right of way in front of the property.)
This case was brought into compliance with no further action required.
- BT. [CECASE-25-00678](#)** (JP) PACIFIC INLAND PROPERTIES LLC; 2333 RENFRO AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(White Ford Expedition, FL/Y391QI, with heavy front end damage parked in the right of way. This vehicle is clearly inoperable at this time.)

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

- BU.** [CECASE-25-00632](#) (LC) DALTON DAVIS, MARISSA DAVIS; 4330 MARCELLA TER
3.7.7 (B) ULDC, Permit. Constructing a 6-foot high fence
(Fencing over 6-feet and no zoning on file.)

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

- BV.** [CECASE-25-00911](#) (LC) DMITRY MARTYNENKO; PID: 1134202007
59-1 (c)(1) NPCC, Allowed parking
(Parking on unimproved surfaces.)

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

- BW.** [CECASE-25-01014](#) (GW) A D MILLER PROPERTY INVESTMENTS LLC; 5950
SPEARMAN CIR
42-23 NPCC - Accumulation of Debris
(Trash on right of way.)

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

- BX.** [CECASE-25-00879](#) (GO)PIERRE SAVAIN; 3819 N CHAMBERLAIN BLVD
105.1, Florida Building Code - Permit required.
(No permit for shed in the rear of the property, either remove or apply for
an after the fact permit.)

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

- BY.** [CECASE-25-00822](#) (LC) SFR JV-2 2024-2 BORROWER LLC; 4251 GALVIN LN
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Cannot park vehicles in city right of way.)

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

- BZ.** [CECASE-25-00751](#) (GW) RONALD TREFREY; 8735 CHESEBRO AVE
59-1 (c)(1) NPCC, Allowed parking
(Two utility trailers parked in front yard.)

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

- CA.** [CECASE-25-00713](#) (LC) AMANDA MCDONALD; JASON J R MCDONALD; 2291
BURLINGTON ST
105.1, Florida Building Code - Permit required.
(No culvert permit on file and culvert is too close to property line. no
zoning on file as well.)

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

- CB.** [CECASE-25-00717](#) (GW) ALEXANDER MASSON; 8555 CRISTOBAL AVE
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(White chevy pick up parked on the right of way.)

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

- CC. [CECASE-25-00804](#) Louis Cerbone: JASON MICARE; KIMBERLY CARNEY; 1500 S HABERLAND BLVD NORTH PORT, FL 34288-70-19, NPCC - Legislative intent. (a) The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity. (b) The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation.... Damage to city right of way.; 59-1 (b) (1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic

and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

:Prohibited parking - Right-of-way. No light or heavy duty vehicle.;59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations:

a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

:Parking on unimproved surfaces.;59-2 NPCC, Damage to the public right-of-way, abatement by city - (a) Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city. (b)Abatement by city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity.

:Damage to the public right-of-way,;

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

- CD.** [P-CECASE-25-00821](#) (LC) BRIGHTLAND HOMES OF FLORIDA LLC; 3844 JOHANNESBERG RD
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired - PCZC-24-00903(04/26/2025))
This case was brought into compliance with no further action required.
- CE.** [CECASE-25-00992](#) (JP) CANTEK DEVELOPMENT LLC; 2995 DUAR TER
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(A Wellcraft boat (FL4670HA) on a trailer parked in the right of way.)
This case was brought into compliance with no further action required.
- CF.** [CECASE-25-01004](#) (JP) JAMES PATTEN; JAMES GEARHART; 7811 TAPLIN AVE
42-23 NPCC - Accumulation of Debris
(Flatbed trailer on the side of residence loaded with household appliances. Wood debris and blue tank accumulated in the right of way in the front of residence. Debris accumulated in the front entrance of residence consisting of misc. household items)
This case was brought into compliance with no further action required.
- CG.** [CECASE-25-00931](#) (GO) BOLDI CONSTRUCTION INC; 4798 N SALFORD BLVD
311.1 Florida Building Code - Toilet Facilities for Workers
(No facilities on property)
105.4.1.1, Florida Building Code - Permit has expired.
(23-00009827 Expired SFR permit)
42-23 NPCC - Accumulation of Debris
(Debris on the property consisting of plastic containers, loose bricks, and loose rebar.)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Foundation has been left unsecured with exposed rebar.)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(inoperable box truck left on construction site.)
This case was brought into compliance with no further action required.
- CH.** [CECASE-25-00558](#) (GO) PAUL ARAUJO, CRISSY ARAUJO; 5570 TRUMPET ST
42-23 NPCC - Accumulation of Debris
(Debris on the right side of the property consisting of fallen wood structure in the city right of way. Other debris on the right of the property towards the side of the property.)
This case was brought into compliance with no further action required.
- CI.** [P-CECASE-25-00420](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ; 2299 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired - 24-00000315(02/21/2025))

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

- CJ. [P-CECASE-25-00419](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ; 2321 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00000314(02/21/2025))

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

- CK. [P-CECASE-25-00417](#) (GO) GLENDA L PEREZ AGUILAR DE SANCHEZ, DANIEL SANCHEZ;
2337 Sultan Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00000312(02/21/2025))

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

- CL. [CECASE-25-00576](#) (LC) LARISA CHERKASSIKH, MYCOLA FEDORIVSKYI; 2878
PEBBLE AVE
105.1, Florida Building Code - Permit required.
(Permit required for building in back yard.)

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

6. 1ST HEARING CASES

- V. [CECASE-25-00794](#) (LC) MARIANGEL OLMEDO; 2878 PARROT ST
105.1, Florida Building Code - Permit required
(No permit for shed and electrical work on shed.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00794, to the September 24, 2025 Code Enforcement Meeting.

- AE. [CECASE-25-01026](#) (LC) DAVID LOWERY, TONYA LOWERY; 4879 LASKEY AVE
59-2 NPCC, Damage to the public right-of-way
(Damage to the public right-of-way)
105.1, Florida Building Code - Permit required.
(Permit required for culvert pipe off of switzerland rd)

Hearing Officer Toale announced the item.

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

David Lowery, property owner, being duly sworn, spoke to permit being pulled, and compliance timeline.

Based on evidence presented, Hearing Officer Toale found Case No. 25-041026 to be in compliance of Florida Building Code Section 105.1 - Permit Required and

dismissed the violation

Based on evidence presented, Hearing Officer Toale found Case No. 25-01026, to be in violation of Florida Building Code Section 105.1- Permit Required imposed a fine of \$50 per day with a maximum of \$5000 to commence on September 22, 2025.

- Z. [CECASE-25-01069](#) (GO) DAVID FRANKLIN; 2037 N CHAMBERLAIN BLVD
74-92, NPCC - Storage of certain vehicles.
(Trailers stored in city right of way)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Trailers stored in city right of way)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Boat parked on unimproved surface in city right of way)
59-1 (c)(1) NPCC, Allowed parking
(Two trailers being stored on unimproved surfaces in front of the property. One of the trailers is blocking the front door.)
105.4.1.1, Florida Building Code - Permit has expired
(19-00007463 expired HVAC change out 02/22/2020)

Hearing Officer Toale announced the item.

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

David Franklin, property owner, being duly sworn, spoke to mailing notices, North Port Police, and air conditioner violation.

Mr. O'Neil, spoke to permit, inspection, improving surface, and boat compliance.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01069, to be in violation of North Port City Code Chapter 59-1(b)(2) - Prohibited Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on October 17, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01069, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$10 per day with a maximum of \$5,000 to commence on October 17, 2025.

- S. [CECASE-25-00895](#) (LC) PATRICIA CROPPER; 4021 LOBELIA ST
2-511. NPCC - Fines and liens (b) Fine.
(6 pine trees removed without permit)

Hearing Officer Toale announced the item.

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

Patricia Cropper, being duly sworn, spoke to contractor about cutting trees down without permit.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00895, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$5,100.

- BF. [CECASE-25-01866](#) (GO) ROBERT FARRELL; 2301 PENFIELD TER
3.7.3 (D) ULDC, Prohibited Activities
(Rooster heard on property please remove. Only allowed 4 hens per lot owned.)

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

- AO. [CECASE-25-00945](#) (LC) MIKHAIL RADZIONAU, EKATERINA BISTREVSKY; 2987 LA TASSELL ST
70-21, NPCC - It shall be unlawful for any person to cause damage to any City road, right-of-way, drainage or utility structure and/or facility.
(Driving through city right or way.)
59-2 NPCC, Damage to the public right-of-way, abatement by city
(Driving through city right or way causing damage to city right of way.)
2-511. NPCC - Fines and liens (b) Fine.
(About 3,000 square feet of lot has been cleared without permit.)

Hearing Officer Toale announced the item.

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

Ekaterina Bistrevsky, being duly sworn, presented photo into evidence, spoke to hurricane damage, City arborist, dead trees, and stump removal.

Mr. Toale spoke to hurricane emergency ordinance, tree removal time frame, and stump removal.

Based on evidence presented, Hearing Officer Toale found Case No.25-00945, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$1,500.

- AI. [CECASE-25-00993](#) (LC) K&R PARTICIPACOEES LLC; PID: 1121245511
2-511. NPCC - Fines and liens (b) Fine.
(Land clear without permit.)

Recess was taken from 9:47 a.m. to 10:03 a.m.

Hearing Officer Toale announced the item.

Paul Galvez, Property Manager, K&R Participacoes LLC, being duly sworn, spoke to legal agreement to speak on behalf of the property owners.

Mr. Toale spoke to legal agreement to be able to speak on behalf of the K&R Participacoes LLC.

Ms. Rubino spoke to legal agreement for K&R Participacoes LLC, lawyer needing to be present, and not continuing the case.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00993, to be in violation of North Port City Code Chapter 2-511 - Fines and Liens and imposed a fine of \$9,000.

- A. [CECASE-25-00672](#) (LC) ARCHITECTURAL MAINTENANCE AND REPAIRS LLC;
PID:0956144815

2-511. NPCC - Fines and liens (b) Fine.
(Land clear done before permit was issued.)

Hearing Officer Toale announced the item.

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

Mr. Toale questioned mitigation cost, after the fact permit, and removing trees prior to permit approval.

Mr. Raducci, being duly sworn, spoke to mitigation cost error and property violation.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00672, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$16,800.

- B. [CECASE-25-00508](#) (LC) MARISELA RODRIGUEZ; ALEJANDRO CABRERA; 6222
BOLANDER TER

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(Heavy duty vehicle parking)

Hearing Officer Toale announced the item.

Inspector Cerbone, being duly sworn, requested a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00508, to the September 24, 2025, Code Enforcement Meeting.

- C. [CECASE-25-00709](#) (GO) JAMES PATTEN, JAMES GEARHART; 7811 Taplin Ave
70-21, NPCC - damage to any City road, right-of-way, drainage or utility
structure and/or facility.

(Property has damaged the right of swale from driving through with
truck)

42-23 NPCC - Accumulation of Debris

(Debris on both sides of the house and the front consisting of signs,
wood, plastic, tarps and containers.)

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

- D. [CECASE-25-00650](#) (GO) CASEY SHARPE, GAYE SHARPE; 3227 ANADOR ST
42-23 NPCC - Accumulation of Debris

(Debris in the front and left side of the property consisting of household
trash, plastic containers, boxes, metal debris)

IPMC 2021, 302.7 Accessory structures

(Shed in rear of property in a dilapidated state)

Hearing Officer Toale announced the item.

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

evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00650, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00650, to be in violation of International Property Maintenance Code Chapter 302.7 Accessory Structure and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

- E. [CECASE-25-00652](#) (JP) PAUL FABRIE, ELIZABETH FABRIE; 2402 MANHEIM AVE
62-50, NPCC - Refuse container(s)
(Improper placement of containers on non pickup days)
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in front of residence consisting of a couch and other misc household items. Additional debris on the side of the garage consisting of cardboard boxes, wood pallets and tires.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-0065, to be in violation of North Port City Code Chapter 62-50 - Placement of Containers and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00652, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- F. [CECASE-25-00624](#) (GO) DANIEL BAKER, DALLON CALDERONE; 4705 LACOCO ST
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Silver car parked in the city right of way.)
59-1 (c)(1) NPCC, Allowed parking
(Trailer parked on unimproved surface in front of the property.)

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

- G. [CECASE-25-00617](#) (GO) WJHFL LLC; 3777 BARTIGON AVE
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 24-00003882 SFR 11/03/2024.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00617, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on

September 22, 2025.

- H. [CECASE-25-00616](#) (GO) BETTR HOMES CONSTRUCTION LLC; 4357 PONCE DE LEON BLVD

105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 22-00011330 SFR 10/02/2024.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00616, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- I. [CECASE-25-00611](#) (GO) WP RE VENTURES 1 LLC; PID:1148205311
2-511. NPCC - Fines and liens (b) Fine.

(Arborist inspected and noted 3 palms trees that were removed as well as the underbrush.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00611, to be in violation of North Port City Code Chapter 2-511(b) – Fines and Liens and imposed a fine of \$1,200.

- J. [CECASE-25-00612](#) (LC) BRANDON GILLEY, BARBARA POMERLEAU; PID: 0984047823
42-23 NPCC - Accumulation of Debris

(Accumulation of Debris. Consisting of landscaping and construction debris;)

70-21, NPCC -damage to any City road, right-of-way, drainage or utility structure and/or facility.

(Damage to city right of way.)

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

(No parking on lot that is not combined with primary residence.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00612, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00612, to be in violation of North Port City Code Chapter 70-21 - Damages and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22,

2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00612, to be in violation of North Port City Code Chapter 59-1(c)(1) - Allowed Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- K. [CECASE-25-00619](#) (LC) BRANDON GILLEY; BARBARA POMERLEAU; PID: 0984047823
2-511. NPCC - Fines and liens (b) Fine
(Permit was for underbrush not for removing trees.)

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

- L. [CECASE-25-00606](#) (GO) RASHAD TYRAIL; 1989 LITTLEFIELD LN
2-511. NPCC - Fines and liens (b) Fine.
(Lot was fully cleared between 2021-2022 without obtaining a land clearing permit or SFR permit. PCZC-25-01396 has not been issued so no work is allowed to continue on the lot.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00606, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$18,000.

- M. [CECASE-25-00570](#) (JP) BETTER HOMES CONSTRUCTION LLC; 5071 Rosette RD
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the city right away, consisting of a dumpster overflowing with miscellaneous household items.)
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 21-00012113 SFR 10/30/2024.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00570, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00570, to be in violation of Florida Building Code Section 105.4.1.1 - Expired Permit and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- N. [CECASE-25-00580](#) (LC) BETTR HOMES CONSTRUCTION LLC; 3350 LUTZ RD
105.4.1.1, Florida Building Code - Permit has expired.
(Permit Expired 21-00012783 SFR 01/12/2025.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00580 to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- O. [CECASE-25-00550](#) (LC) MUATH ALJURBUA; PID: 0956144103
2-511. NPCC - Fines and liens (b) Fine.
(The 4 trees removed are 3 pines (10", 16", 17") and 1 palm (12"). I am including pics of the trees.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00550, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$5,500.

- P. [CECASE-25-00557](#) (GO) CHRISTINE GANNON, JENNIFER HANLON, CHRISTINE GANNON, JENNIFER HANLON; 8766 PORTO BELLO AVE
42-23 NPCC - Accumulation of Debris
(Debris along the right side and the car port. Debris consists of two large mattresses.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00557, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- Q. [B-CECASE-25-00370](#) (JP) ROMEO HOMES FLORIDA LLC; 3674 Laredo Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00001095(02/12/2025))

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00370, to be in violation of Florida Building Code Section 105.4.1.1 - Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- R. [CECASE-25-00708](#) (GW) MICHAEL ZAYAS; 8479 GAILLARD AVE
59-1 (b)(4) NPCC, Prohibited Parking
(Abandon vehicles parked on front lawn.)
This case was brought into compliance with no further action required.
- T. [CECASE-25-00767](#) (JP) SIERRA LANE CAPITAL C/O ACQURA LOAN SERVICES; 2690 NAGENGAST ST
70-56(H) NPCC - Assigned numbers
(Assigned numbers are missing from residence.)
IPMC 2021, 301.2 Responsibility.
(Structure is in an overall unsafe condition. Front door is missing and the windows are broke out.)
Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00767, to be in violation of North Port City Code Chapter 70-56(H) - Assigned Numbers and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00767, to be in violation of International Property Maintenance Code Chapter 301.2 - Responsibility and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.
- U. [CECASE-25-00922](#) (GO) THOMAS LAMBERT, ANGELA LAMBERT; 6770 FLAVIA CT
59-1 (c)(1) NPCC, Allowed parking
(RV parked on vacant repeat offence. Refer to CECASE-20-3110)
2-511. NPCC - Fines and liens (b) Fine.
(Total land clear back between 2020-2021)
Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00922, to be in violation of North Port City Code Chapter 59-1(c)(1) - Allowed Parking and imposed a fine of \$500 per day with a maximum of \$25,000 to commence on September 22, 2025.
- W. [CECASE-25-00848](#) (GO) ESTERO DEVELOPMENT PARTNERS; 1454 RONALD ST
42-77(a) NPCC - Abandoned Property - Security Requirements
(Property is not properly sealed which allows anyone to walk in.)
105.4.1.1, Florida Building Code - Permit has expired.
(Property has an expired SFR permit. 21-00010362 02/20/2024)
42-23 NPCC - Accumulation of Debris
(Debris piled up in front of property consisting of bags, wood and

concrete debris)

IPMC 2021, 304 Exterior Structure - 304.1 General.

(Properties roof is not fully intact, and property is not properly sealed causing the structure to be unsafe and may cause harm to any children that might enter.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848, to be in compliance of North Port City Code Chapter 42-77(a) – Abandoned Property and dismissed the violation.

Based on evidence presented, Hearing Officer Toale, continued Case No 25-00848 to the September 24, 2025 Code Enforcement Hearing.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848, to be in violation of North Port City Code Chapter 42-23 Accumulation of Debris – Abandoned Property and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00848, to be in violation of IPMC 2021, 304 Exterior Structure - 304.1 and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

Recess was taken from 11:00 a.m. to 12:25 p.m.

- X. [CECASE-25-01042](#) (GO) KYLE HILLMAN, KAYLA WOODS; 3042 LOPINTO ST
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
(3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way)
74-92, NPCC - Storage of certain vehicles.
(3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(3 Vehicles parked in the city right of way and multiple tire marks showing damage to the city right of way)
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle
(2 Heavy duty trailers in front of property on an unimproved surface not in compliance with the Municode)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(One vehicle in disarray being stored in driveway.)
59-1 (c)(1) NPCC, Allowed parking
(2 trucks, 1 recreational vehicle and trailer parked on unimproved surface on the front left of the property.)
59-1(d) NPCC, Vehicles under repair
(Vehicle under repair in the driveway)
59-2 NPCC, Damage to the public right-of-way
(3 Vehicles parked in the city right of way and multiple tire marks

showing damage to the city right of way)

42-23 NPCC - Accumulation of Debris

(Debris in the right side of the property consisting of discarded rims and tires.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale continued Case No. 25-01042 to the September 24, 2025, Code Enforcement Meeting.

Y. [CECASE-25-01443](#)

(GO) YOANDY FERNANDEZ; 4329 PALISADES AVE

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.

(Semi-Truck and trailer parked in the city right of way leaking oil.)

59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking

(Semi-Truck and trailer parked in the city right of way leaking oil.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01443, to be in compliance.

AA. [CECASE-25-01064](#)

(GW) CAROL DUGGAN; 5504 GROBE ST

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

(Blue vehicle parked on front lawn.)

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

AB. [CECASE-25-01060](#)

(GW) MEI LEUNG; 5515 GROBE ST

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.

(Pop up camper parked on right of way)

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

AC. [CECASE-25-01041](#)

(GO) FACM LLC; 3613 ELDRON AVE

42-23 NPCC - Accumulation of Debris

(Sites dumpster is overflowing with debris, items need to be removed, and property needs to be cleaned up.)

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

AD. [CECASE-25-01032](#)

(GO) DGC DEVELOPMENT CORP; 1939 ALLIANCE AVE

(105.4.1.1, Florida Building Code - Permit has expired.:22-00005190 expired SFR permit 05/07/2025)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01032, to

be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22 , 2025.

- AF. [CECASE-25-00998](#) (LC) MAURICIO TALLON; PID: 1120161015
2-511. NPCC - Fines and liens (b) Fine.

(Land clear without permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00998, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$15,000.

- AG. [CECASE-25-00995](#) (LC) JANE BECKENHAUER, NANCY TITUS; PID: 1121245720
2-511. NPCC - Fines and liens (b) Fine.

(5,000 sq feet cleared without permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00995, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$7,500.

- AH. [CECASE-25-00994](#) (LC) SSB CAPITAL INVESTMENT CORPORATION LLC; PID: 1121245503
2-511. NPCC - Fines and liens (b) Fine.

(2,000 sq feet cleared without permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00994, to be in violation of North Port City Code Chapter 2-511 - Fines and Liens and imposed a fine of \$3,000.

- AJ. [CECASE-25-00984](#) (GO) THOMAS LAMBERT, ANGELA LAMBERT; 6770 FLAVIA CT
2-511. NPCC - Fines and liens (b) Fine.

(The property that was cleared is 19477sqft. Fine amount comes out to \$29,250 per arborists.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00984, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$29,250.

- AK. [CECASE-25-00983](#) (GO) RICHARD GRAFT; PID: 1130218608
2-511. NPCC - Fines and liens (b) Fine.
(35% of the property was cleared giving a fine of \$5,250)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00983, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$5,250.

- AL. [CECASE-25-00981](#) (GO) RICHARD GRAFT; PID: 1130218607
2-511. NPCC - Fines and liens (b) Fine.
(10% of the property was cleared per arborists review. Assessing the fine at \$1500)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00981, to be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$1,500.

- AM. [CECASE-25-00957](#) (GO) ALEKSANDR TUR, OKSANA TUR; 3742 GARLEND AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(1 white trailer parked on the front left of the property in disrepair.)
59-1 (c)(1) NPCC, Allowed parking
(5 trailers being stored on property with no permanent structure.)
105.1, Florida Building Code - Permit required.
(Permit needed for shed structure in the rear of the property.)
311.1 Florida Building Code - Toilet Facilities for Workers
(Active construction site with no toilet facilities.)
42-23 NPCC - Accumulation of Debris
(Debris in the front, side and rear of the property consisting of construction materials, car parts, tires, grills and trailers filled with debris.)
IPMC 2021, 302.7 Accessory structures.
(Property has unpermitted and unfinished shed on a non CO issued not causing safety issues)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of North Port City Code Chapter 59-1(b)(4) - Prohibited Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of North Port City Code Chapter 59-1(c)(1) - Allowed Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of Florida Building Code Section 105.1 - Permit required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of Florida Building Code Section 311.1 - Toilet Facilities for Workers and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00957, to be in violation of International Property Maintenance Code Chapter 302.7 – Accessory Structures and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

- AN. [CECASE-25-00946](#)** (LC) BETTR HOMES CONTRUCTION LLC; 1237 LASSETER ST
42-23 NPCC - Accumulation of Debris
(debris, scattered throughout property, consisting of household items, and cardboard.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00946, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- AP. [CECASE-25-00936](#)** (GO) GERALD & ALINE ESTEL; 2193 Cincinnati St
42-23 NPCC - Accumulation of Debris
(Debris in front of property consisting of interior counter tops, sinks and other wooden items.)

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

- AQ. [CECASE-25-00932](#)** (GO) EMIL KASZUROWSKI; PID: 0958067607
2-511. NPCC - Fines and liens (b) Fine.
(Property was completely cleared in 2021-2022)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00932, to

be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$15,000.

- AR. [CECASE-25-00925](#) (GO) WP RE VENTURES 1 LLC; PID: 1148205311
59-1 (c)(1) NPCC, Allowed parking
(RV being stored on vacant site)
105.1, Florida Building Code - Permit required.
(Structures built on vacant lot with no permanent structure or permits.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00925, to be in violation of North Port City Code Chapter 59-1(b)(1) - Prohibited Parking and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00925, to be in violation of Florida Building Code Section 105.1 – Permit Required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- AS. [CECASE-25-00923](#) Gavyn ONeil:THOMAS LAMBERT;ANGELA LAMBERT;;6770 FLAVIA CT NORTH PORT, FL 34288:70-19, NPCC - Legislative intent. (a)The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity.(b)The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate

in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation....Property damaged city right of way by driving through it to get onto the vacant lot.;59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house. :3 vehicles parked on vacant lot consisting of 1 boat, 1 detached trailer, and 1 white truck;105.1, Florida Building Code - Permit required.:Property has 3 structures built without any proper permitting.

1 shed in the right rear

2 canopies on the front left;

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00923, to be in violation of North Port City Code Chapter 59-1 – Allowed Parking and imposed a fine of \$500 per day with a maximum of \$25,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00923, to be in violation of Florida Building Code Section 105.1 – Permit Required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00923, to be in violation of North Port City Code Chapter 70-19 - Damages and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- AT. [CECASE-25-00900](#) (GO) THR FLORIDA LP INVITATION HOMES TAX DEPT; 3002 ALESIO AVE
105.1, Florida Building Code - Permit required.
(Property working on culvert and driveway without proper permitting)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00900, to be in violation of Florida Building Code Section 105.1 – Permit Required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- AU. [CECASE-25-00884](#) (GO) CHRISTOPHER HEWITT, HEATHER HEWITT; 3520 PERICLES AVE
105.1, Florida Building Code - Permit required.
(Permit needed for culvert placed in swale being used for a driveway.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00884, to the September 24, 2025 Code Enforcement Meeting.

- AV. [CECASE-25-00881](#) (GO) BETTR HOMES CONSTRUCTION LLC; PID: 0984048321
42-77(a) NPCC - Abandoned Property - Security Requirements
(Abandoned site needs to be secured to make the sure the property can be deemed safe.)
42-23 NPCC - Accumulation of Debris
(Overflowing dumpster and trash all over the ground)
105.1, Florida Building Code - Permit required.
(21-00008474 SFR expired 08/27/24)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Inside pillars for the structure of the property is rotting causing an unsafe structure for anyone able to enter the structure.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00881, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- AW.** [CECASE-25-00871](#) (JP) SHANNON MACK; 3474 NEHAM ST
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to residence.)
42-23 NPCC - Accumulation of Debris
(Debris accumulated on the side of property consisting of a shelving unit, cooler, gas can and other misc household items.)
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.
(Accumulation of debris in the right of way consisting of a mattress and chairs.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00871, to be in violation of North Port City Code Chapter 42-24(A)(5) – Maintenance of Stormwater Drainage Area and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

- AX.** [CECASE-25-00868](#) (LC) ROMAN KIZ, ALLA KIZ; PID: 1120155307
105.1, Florida Building Code - Permit required.
(No underbrush permit was obtained before was done and seem to have a shed on property with no permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00868, to be in violation of Florida Building Code Section 105.1– Permit Required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- AY.** [CECASE-25-00856](#) (GO) REGIUS CONSTRUCTION LLC; 3418 ESCOBAR LN
42-23 NPCC - Accumulation of Debris
(Property has debris on the left side of the property consisting of metal framing) 42-77(a) NPCC - Abandoned Property - Security Requirements
(Properties garage door allows easy access to the entire building making it an unsafe structure)
105.4.1.1, Florida Building Code - Permit has expired.
(Property has an expired SFR permit)
311.1 Florida Building Code - Toilet Facilities for Workers
(There is no facilities on site)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Property has an incomplete roof with no soffit. This creates an unsafe condition for any children that may entire the property bexauW of the

lack of security.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00856, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00856, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00856, to be in violation of International Property Maintenance Code Chapter 304.1 – Exterior Structure General and imposed a fine of \$250 per day with no maximum of commence on September 22, 2025.

AZ. [CECASE-25-00815](#)

(GO) PALLADIO DEVELOPMENT LLC; 2240 ANN ARBOR RD

42-23 NPCC - Accumulation of Debris

(Overflowing dumpster and debris all over the front of the property.)

105.4.1.1, Florida Building Code - Permit has expired.

(Expired SFR permit 22-00009024 09/30/2024)

311.1 Florida Building Code - Toilet Facilities for Workers

(No facilities on property)

IPMC 2021, 304 Exterior Structure - 304.1 General.

(No proper anchorage on abandoned construction site.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815, to be in violation of International Property Maintenance Code Chapter 304.1 – Exterior Structure General and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00815, to be in violation of Florida Building Code Section 311.1 - toilet facilities for workers and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- BA. [CECASE-25-00799](#)** (GO) PALLADIO DEVELOPMENT LLC; 2248 ANN ARBOR RD
42-23 NPCC - Accumulation of Debris
(Property has overflowing dumpster and debris all over the front of the property.)
105.4.1.1, Florida Building Code - Permit has expired.
(expired sfr 22-00009025)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(No proper anchorage on the abandoned construction site.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00799, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$10 per day with a maximum of \$1,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00799, to be in violation of Florida Building Code Section 105.4.1.1 – Permit has Expired and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- BB. [CECASE-25-00605](#)** (JP) RICHARD DIONISIO; 5786 LAVENDER AVE
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Inoperable Ford F150 placed in the driveway with flat tires and debris in the bed of the truck.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00605, to be in violation of North Port City Code Chapter 59-1(b)(4) - Prohibited Parking and imposed a fine of \$ 10 per day with a maximum of \$ 1,000 to commence on September 22, 2025.

- BC. [CECASE-25-00534](#)** (JP) KAY ZIMMERMAN (E LIFE EST); 1568 ATWATER DR
105.1, Florida Building Code - Permit required.
(Permit application 23–1 0791 not issued for a concrete slab. Slab appears to have been installed in the rear of residence.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00534, to be in violation of Florida Building Code Section 105.1 – Permit Required and imposed a fine of \$50 per day with a maximum of \$5,000 to commence on September 22, 2025.

- BD.** [CECASE-25-01441](#) (GO) MXP FL X LLP C/O MCDOWELL HOUSING PARTNERS LLC;
1310 CITIZENS PKWY
IPMC 2021, 302.3 Sidewalks and driveways
(Sidewalk cracked and rising. Possible tripping hazard.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01441, to be in violation of International Property Maintenance Code Chapter - 302.3 Sidewalks and Driveways and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

- BE.** [CECASE-25-01728](#) (TB) JASON MEAD; BONNIE SCATES; 6328 PAN AMERICAN BLVD
42-23 NPCC - Accumulation of Debris
(tattered tarp on roof structure)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(unsafe structure walls are falling apart from inside property visible from blown windows from outside)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(unsafe structure roof visible hole from street view.)
59-1 (c)(1) NPCC, Allowed parking
(***repeat violation lien is already maxed. 2 vehicles improperly parked on grass***)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728, to be in violation of North Port City Code Chapter 42-23 - Accumulation of Debris and imposed a fine of \$500 per day with a maximum of \$25,000 to commence on September 22, 2025

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728, to be in violation of North Port City Code Chapter 59-1(c)(1) - Prohibited Parking and imposed a fine of \$500 per day with a maximum of \$25,000 to commence on September 22, 2025.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01728, to be in violation of International Property Maintenance Code 2021, 304 - Exterior Structure and imposed a fine of \$250 per day with no maximum to commence on September 22, 2025.

- BG.** [CECASE-25-00996](#) (LC) JANET JARVIS; PID: 1121245712
2-511. NPCC - Fines and liens (b) Fine.
(3,000 sq feet cleared without permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00996, to

be in violation of North Port City Code Chapter 2-511 – Fines and Liens and imposed a fine of \$4,500.

7. PUBLIC COMMENT

There was no public comment.

8. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 1:27 p.m.

James E. Toale, Hearing Officer