



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda Code Enforcement Hearing

Thursday, June 26, 2025

9:00 AM

City Commission Chambers

Amended CECASE-25-00445 in-compliance.

MEETING PROCEDURE: By placing your name and the case number you are interested in, you may express your comments during the course of the meeting. Comments on items not scheduled on the agenda will be heard under Public Comment. Comments on all scheduled agenda items will be heard immediately following the presentation by staff or petitioner. Please wait until you are recognized by the Hearing Officer, state your name and address so that your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at

<https://www.northportfl.gov/Building-Planning/Code-Enforcement/Code-Enforcement-Hearing>

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

- A. [25-2394](#) Approve the May 22, 2025, Code Enforcement Hearing Meeting Minutes.

Attachments: [Code Enforcement Hearing 05-22-25.pdf](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [B-CECASE-25-00319](#) (GO) HOMES BY WEST BAY LLC: 17535 Glistening Ct
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 24-00010084(02/05/2025))

Attachments: [NoticeofViolationReport_20250220_074135.pdf](#)

- B. [CECASE-25-00515](#) (LC) SIDDHARTHA ROY;SUJATA ROY; 2929 ALHAVEN TER
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. N
(White in color Cadillac, FL/CF53RC, parked in the city right of way.)

Attachments: [RecordSummary_20250318_090235.pdf](#)
 [NoticeofViolationReport_20250318_091044.pdf](#)
 [photo_20250317_131952_000_edit.jpg](#)
 [photo_20250317_132657_000.jpg](#)
 [photo_20250407_085124_000.jpg](#)

- C. [CECASE-25-00132](#) (LC):OYGYD SRQ LLC;:2467 ALLSUP TER
 70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.
 (Parking trailers in front of vacant lot and damaging city right of way.)
 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
 (Trailers parked in city right of way.)

Attachments: [NoticeofViolationReport_20250109_100056.pdf](#)
 [25-00132.jpg](#)
 [CoverPage_Report_20250205_102132.pdf](#)
 [AffidavitOfMailingAndPosting_20250205_102137.pdf](#)
 [Affidavit_of_Posting_Report_20250205_102140.pdf](#)
 [Affidavit_of_Violation_Hearing_20250205_102345.pdf](#)
 [photo_20250114_094258_000\(2\).jpg](#)
 [photo_20250205_090244_000.jpg](#)
 [photo_20250205_091122_000.jpg](#)
 [photo_20250205_091201_000.jpg](#)

- D. [CECASE-25-00501](#) (LC) INNA CHEBAN;KONSTANTIN CHEBAN;:5646 GALAMBOS ST
 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.)
 59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking
 (No heavy duty vehicle parking on residential property.)
 59-1 (c)(1) NPCC, Allowed parking
 (No heavy duty vehicle parking on residential property.)

Attachments: [RecordSummary_20250313_104744.pdf](#)
 [NoticeofViolationReport_20250313_111305.pdf](#)
 [CoverPage_Report_20250318_092624.pdf](#)
 [AffidavitOfMailingAndPosting_20250318_092629.pdf](#)
 [Affidavit_of_Posting_Report_20250318_092632.pdf](#)
 [Affidavit_of_Violation_Hearing_20250318_092927.pdf](#)

- E. [CECASE-25-00516](#) (LC) MANUEL MARRERO;ALEIDA ALVAREZ;KARINA MARCANE; 2844
 ALHAVEN TER N
 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
 (Lincoln MKX, FL/79CERQ, parked in the city right of way.)

Attachments: [RecordSummary_20250318_091228.pdf](#)
 [NoticeofViolationReport_20250318_092806.pdf](#)
 [Acceptance Scan Report.pdf](#)
 [photo_20250317_132626_000.jpg](#)
 [photo_20250407_084637_000.jpg](#)

- F. [CECASE-25-00463](#) (LC) MM3 LLC: 4800 BRICKELL DR
 105.4.1.1, Florida Building Code - Permit has expired.
 (Permit is expired 22-00007122.)

Attachments: [RecordSummary_20250307_135939.pdf](#)
 [NoticeofViolationReport_20250307_140148.pdf](#)
 [Acceptance Scan Report.pdf](#)
 [25-00463.jpg](#)

- G. [CECASE-25-00462](#) (LC) MM3 LLC; 4800 BRICKELL DR
 42-23 NPCC - Accumulation of Debris -
 (Called and spoke to someone at MVM construction and told them the
 dumpster needs to be removed and the trash in garage needs to be
 removed as well. Lcerbone 3-7-25 around 1:00 PM.)

Attachments: [NoticeofViolationReport_20250307_133818.pdf](#)
 [Acceptance Scan Report.pdf](#)
 [25-00462-1.jpg](#)
 [photo_20250311_094422_000.jpg](#)
 [photo_20250325_101925_000.jpg](#)

- H. [CECASE-25-00432](#) (LC) MIRON BOIANGU;LILIA GORELIK; 5045 PRIME TER
 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. N
 (Prohibited parking in city right of way. Must remove all vehicles from city
 right of way.)
 59-1 (c)(1) NPCC, Allowed parking
 (Any vehicle parked property must be on an improved surface.)

Attachments: [5054-3.jpg](#)
 [5054-6.jpg](#)
 [5054-5.jpg](#)
 [5054-4.jpg](#)
 [5045-2.jpg](#)
 [5054-1.jpg](#)
 [RecordSummary_20250304_103817.pdf](#)
 [NoticeofViolationReport_20250304_105532.pdf](#)

- I. [CECASE-25-00412](#) (LC) KYLE HILLMAN;KAYLA WOODS;;3042 LOPINTO ST
 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.

(Driving through and parking in city right of way.)

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

(Can not park any vehicle on lot that is not combined with main lot. Must combined lot.)

Attachments:

[3042-1.jpg](#)

[3042-5.jpg](#)

[3042-3.jpg](#)

[3042-4.jpg](#)

[3042-6.jpg](#)

[3042-2.jpg](#)

[RecordSummary_20250228_090807.pdf](#)

[NoticeofViolationReport_20250228_091605.pdf](#)

- J. [CECASE-25-00344](#) (LC) KEILLY TRUJILLO; 1021 MCCRORY ST
3.7.7 (B) ULDC, Permit. Constructing a 6-foot high fence or shorter on one-and-two-family properties does not require a building permit or zoning review.

(No permit or engineering for fencing over 6ft.)

Attachments:

[RecordSummary_20250219_103657.pdf](#)

[NoticeofViolationReport_20250219_103917.pdf](#)

- K. [CECASE-25-00261](#) (LC) MYE ENTERPRISES INC:13847 TAMIAMI TRL
105.1, Florida Building Code - Permit required.
(No Certification of Occupancy obtained for new business, Location shut down by David Greenbaum, Kevin Raducci and PD on 2/11/2025.)

Attachments:

[RecordSummary_20250211_143419.pdf](#)

[NoticeofViolationReport_20250212_145723.pdf](#)

[photo_20250212_102932_000.jpg](#)

[photo_20250219_082915_000.jpg](#)

- L. [CECASE-25-00260](#) (LC) TAMIAMI INVESTMENT ONE LLC:13221 TAMIAMI TRL
105.1, Florida Building Code - Permit required.
(Certification of Occupancy not obtained for business)

Attachments:

[RecordSummary_20250211_143331.pdf](#)

[NoticeofViolationReport_20250212_145606.pdf](#)

[photo_20250219_082113_000.jpg](#)

- M.** [CECASE-25-00446](#) (GO) KAREN WAITE;;5278 REDWOOD TER
42-23 NPCC - Accumulation of Debris
(debris consisting of plastic storage containers, propane tank, engine oil, and other mechanical items stored in front of property.)
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Car parked in city right of way in front of property)
- Attachments:** [RecordSummary_20250304_132918.pdf](#)
 [NoticeofViolationReport_20250304_133743.pdf](#)
 [Acceptance Scan Report.pdf](#)
 [photo_20250304_094940_000.jpg](#)
- N.** [CECASE-25-00422](#) (GO) HEATHER BURCH; 6275 N BISCAYNE DR
42-22A NPCC - Excessive Growth of Grass/Weeds
(Grass and weeds in the rear of the property towards the broken sheds in over 12in in length and rodents and pests was seen by the inspector during time of inspection.)
IPMC 2021, 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code.
(Engine oil being stored in the grass in front of property, oil needs to be removed properly to ensure safety to the well water in the area.)
IPMC 2021, 302.8 Motor vehicles. Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
(Two classic trucks parked on unimproved surface in front of house with no plates)
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.
(Two trucks and multiple golf carts in delapidated states across the property.)
59-1 (c)(1) NPCC, Allowed parking -
(Trailers and trucks stored improperly on property.)
59-1(d) NPCC, Vehicles under repair
(Trucks where under repair have been left uncovered and stored improperly.)
42-23 NPCC - Accumulation of Debris
(Debris on property consisting of Plastic containers, bricks, concrete slabs, pipes, broken wood shelves, metal roofing, and other debris.)
42-74 NPCC - Registration of real properties at risk of abandonment -
42-72 Abandoned Property is considered to be a public nuisance.
(Neighbor has informed me that the owner has not been home in over a year.)
42-76 Maintenance Requirements - any items that give the appearance that the property is abandoned.

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

(Both sheds in the rear of the property are visibly damaged and need to be removed or repaired.)

Attachments: [RecordSummary_20250303_133344.pdf](#)
[NoticeofViolationReport_20250305_112159.pdf](#)

- O. [CECASE-25-00362](#) (GO) DAVID PRESSLER;MILDRED PRESSLER; 5293 BASKET ST
42-23 NPCC - Accumulation of Debris
(Construction debris and tree debris all in the city right of way.)

Attachments: [RecordSummary_20250220_133603.pdf](#)
[NoticeofViolationReport_20250221_074115.pdf](#)
[photo_20250220_103233_000.jpg](#)
[photo_20250220_103209_000.jpg](#)
[photo_20250313_094843_000.jpg](#)

- P. [CECASE-24-4264](#) (GO)DEE ROGER A; 6761 Marius Rd
105.1, Florida Building Code - Permit required.
(No permit for plumbing work. Permit was applied for 24-00013694 just waiting to be issued.)

- Q. [B-CECASE-25-00426](#) (GO) WEST IMPROVEMENT DISTRICT; PARCEL ID: 0785060101
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Sign | Permit Expired - 24-00005718(02/22/2025))

Attachments: [NoticeofViolationReport_20250313_081439.pdf](#)

- R. [B-CECASE-25-00383](#) (GO) GREGORY HETMAN (CO-TTEE);GREGORY AND TRACY
REVOCABLE TRUST;TRACY HETMAN (CO-TTEE); 19710 Quisto St
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Electrical | Permit Expired - 23-00006924(02/15/2025))

Attachments: [NoticeofViolationReport_20250318_071459.pdf](#)

- S. [B-CECASE-25-00332](#) (GO) TROY & JENNIFER KRUMENAUER; 13298 Pelto St
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Tank | Permit Expired - 24-00007115(02/08/2025))

Attachments: [NoticeofViolationReport_20250220_073415.pdf](#)

- T. [B-CECASE-25-00330](#) (GO) ZWIERCAN HOMES LLC;6241 Surf Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00006284(02/08/2025))

Attachments: [NoticeofViolationReport_20250220_073610.pdf](#)

- U. [B-CECASE-25-00313](#) (GO) MARC & LESLIE HARRISON: 13471 Esposito St
105.4.1.1, Florida Building Code - Permit has expired.
(Shutters | Permit Expired - 24-00007290(02/05/2025))

Attachments: [NoticeofViolationReport_20250221_085643.pdf](#)

- V. [B-CECASE-2](#)
[5-00305](#) (GO) DAVID GREEN;JANET GREEN; 6787 Ketona Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential HVAC | Permit Expired - 24-00010088(02/04/2025))

Attachments: [NoticeofViolationReport_20250312_110358.pdf](#)

- W. [B-CECASE-2](#)
[5-00301](#) (GO) ANCHOR RENTAL LLC; 5336 Illan Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 24-00004906(02/04/2025))

Attachments: [NoticeofViolationReport_20250312_105815.pdf](#)

- X. [B-CECASE-2](#)
[5-00299](#) (GO) MIROSLAW RUSIECKI; 7131 Meroni Blvd
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Roof/Reroof | Permit Expired - 22-00005097(02/04/2025))

Attachments: [NoticeofViolationReport_20250307_073800.pdf](#)

- Y. [B-CECASE-2](#)
[5-00289](#) (GO) BALLENTINE LLC; 14876 Tamiami Trl
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Sign | Permit Expired - 24-00009477(02/03/2025))

Attachments: [NoticeofViolationReport_20250214_072345.pdf](#)

- Z. [B-CECASE-2](#)
[5-00423](#) (JP) CHARLES MASTERSON; 5657 Orpha St
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Renovation/Alteration | Permit Expired -
23-00009505(02/22/2025))

Attachments: [NoticeofViolationReport_20250313_080238.pdf](#)

[Acceptance Scan Report \(2\).pdf](#)

- AA. [CECASE-25-](#)
[00434](#) (JP) OTLR 2 LLC; 4812 HILLMAN TER
42-23 NPCC - Accumulation of Debris
(Large accumulation of debris, consisting of furniture, garbage bags,
boxes, and other miscellaneous household items. The residence appears
to be vacant at this time.)

Attachments: [NoticeofViolationReport_20250304_115230.pdf](#)

[photo_20250327_104404_000.jpg](#)

- AB. [CECASE-25-](#)
[00433](#) (JP) SONIA GRAY; 3041 LOPINTO ST
3.7.3 (D) ULDC, Prohibited Activities
(Rooster placed in a coop located in the rear of residence.)

Attachments: [NoticeofViolationReport_20250304_110316.pdf](#)

[photo_20250324_091756_000.jpg](#)

- AC. [CECASE-25-](#)
[00470](#) (JP) PAUL BLEICHERT;LISA BLEICHERT; PARCEL ID: 1142259104
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Black tandem axle trailer OHIO/TTK5803 parked in the city right of way.)

Attachments: [RecordSummary_20250307_210009.pdf](#)
 [NoticeofViolationReport_20250307_210624.pdf](#)
 [photo_20250306_102944_000.jpg](#)
 [photo_20250306_102933_000.jpg](#)
 [photo_20250327_103130_000.jpg](#)

- AD.** [CECASE-25-00411](#) (JP) TIMGMT ACQUISITIONS LLC; 4251 BILLINGHAM LN
 42-23 NPCC - Accumulation of Debris -
 (Accumulation of debris on property.)
 105.4.1.1, Florida Building Code - Permit has expired.
 (SFR Permit 22-9026 expired.)

Attachments: [RecordSummary_20250227_143226.pdf](#)
 [NoticeofViolationReport_20250227_150953.pdf](#)
 [photo_20250303_104621_000.jpg](#)
 [photo_20250303_105502_000.jpg](#)
 [photo_20250326_103840_000.jpg](#)
 [photo_20250326_103910_000.jpg](#)

- AE.** [CECASE-25-00490](#) (GO) POSH2LUX LLC; 8772 HERBISON AVE
 42-23 NPCC - Accumulation of Debris
 (Property has metal debris in the rear and sides of property from the
 damaged shutters that are falling off the property. The side of the property
 has bags that are improperly stored with unknown substance.)

Attachments: [NoticeofViolationReport_20250313_073910.pdf](#)

- AF.** [CECASE-25-00658](#) (JP) PAUL FABRIE; ELIZABETH FABRIE; 2402 MANHEIM AVE
 42-22A NPCC - Excessive Growth of Grass/Weeds
 (Grass and or weeds exceeds city code. Contractor was asked to leave,
 by person onsite stating they would cut the grass. Upon re-inspection two
 weeks later on 06/09/2025, lawn was still not mowed.)

Attachments: [RecordSummary_20250408_143842.pdf](#)
[NoticeofViolationReport_20250408_145035.pdf](#)
[Acceptance Scan Report.pdf](#)
[Inv_76906_from_Walkers_Service_Inc_11268.pdf](#)
[NoticeofViolationReport_20250610_121014.pdf](#)
[photo_20250408_115527_000.jpg](#)
[photo_20250408_115535_000.jpg](#)
[photo_20250408_115602_000.jpg](#)
[photo_20250408_115644_000.jpg](#)
[photo_20250408_115611_000.jpg](#)
[photo_20250410_101311_000.jpg](#)
[photo_20250428_110248_000.jpg](#)
[photo_20250428_110320_000.jpg](#)
[photo_20250428_110347_000.jpg](#)
[photo_20250428_110351_000.jpg](#)
[photo_20250512_120006_000.jpg](#)
[photo_20250512_120220_000.jpg](#)
[photo_20250512_120256_000.jpg](#)
[photo_20250520_120322_000.jpg](#)
[photo_20250520_120401_000.jpg](#)
[photo_20250609_104315_000.jpg](#)
[photo_20250609_104406_000.jpg](#)

- AG.** [CECASE-25-00296](#) (LC) WILLIAM DIRR; 8423 HERBISON AVE
42-23 NPCC - Accumulation of Debris
(Debris consisting of household items and construction debris on property.)
70-56(H) NPCC - Assigned numbers
(No address numbers on house.)

Attachments: [8423.jpg](#)
[8423-2.jpg](#)
[RecordSummary_20250213_135835.pdf](#)
[NoticeofViolationReport_20250213_140234.pdf](#)
[photo_20250219_083921_000.jpg](#)

- AH.** [CECASE-25-00407](#) (GO) MERY SEVILLA; 4114 AZORA ST
105.1, Florida Building Code - Permit required.
(Permit Required Right of way use and culvert.)

Attachments: [RecordSummary_20250227_071638.pdf](#)
[NoticeofViolationReport_20250310_123840.pdf](#)

- AI. [CECASE-25-00252](#) (JP) AMANDA LOWER;DAVID LOWER; 1967 CARDWELL AVE
42-23 NPCC - Accumulation of Debris
(Debris consisting of misc household items in the driveway and front of residence.)

Attachments: [RecordSummary_20250207_144337.pdf](#)
[NoticeofViolationReport_20250207_145648.pdf](#)
[NoticeofViolationReport_20250212_080355.pdf](#)
[photo_20250206_132202_000.jpg](#)
[photo_20250206_132153_000.jpg](#)
[photo_20250218_111608_000.jpg](#)
[photo_20250311_114953_000.jpg](#)
[photo_20250311_115005_000.jpg](#)
[photo_20250311_115014_000.jpg](#)

- AJ. [CECASE-25-00445](#) (LC) DALE STRINGER;SANDRA STRINGER; 5040 REDWOOD TER
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
(Vehicle parked in city right of way on a vacant lot. FL TAG 134 OUQ)

Attachments: [RecordSummary_20250304_132353.pdf](#)
[NoticeofViolationReport_20250304_132756.pdf](#)
[Acceptance Scan Report.pdf](#)
[photo_20250304_094815_000.jpg](#)
[photo_20250324_095037_000.jpg](#)
[photo_20250324_095100_000.jpg](#)

7. CONTINUED CASES

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

Attachments: [NoticeofViolationReport_20241231_065535.pdf](#)

8. 1ST HEARING CASES

- A. [P-CECASE-25-00167](#) (JP) GAETAN PLOUFFE TRUST;GAETAN R (TTEE); 3671 Sesame St
105.4.1.1, Florida Building Code - Permit has expired.
(Certificate of Zoning Compliance | Permit Expired -
24-00006399(01/04/2025))

Attachments: [NoticeofViolationReport_20250122_093756.pdf](#)

- B. [CECASE-25-00514](#) (LC) MAKSYM FURIAKA;OLHA FURIAKA; 2816 VEDADO ST
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except
in compliance with section 59-1(c)(3).

(Prohibited parking - Heavy duty vehicle parking)

Attachments: [RecordSummary_20250314_213428.pdf](#)
[NoticeofViolationReport_20250314_213548.pdf](#)
[Vedado st.jpg](#)

- C. [CECASE-25-00504](#) (JP) CF KL 2019-3 LLC; 2332 KALANI ST
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the city right of way consisting of numerous black plastic garbage bags, plywood and other misc household items.)

Attachments: [NoticeofViolationReport_20250314_124258.pdf](#)
[photo_20250319_105037_000.jpg](#)
[photo_20250404_113824_000.jpg](#)

- D. [CECASE-25-00493](#) (GO) TARAS FEDCHYSHYN; 8303 HERBISON AVE
42-23 NPCC - Accumulation of Debris
(Property has debris all over the property including front, both sides and rear. debris consists of metal, wood and other plastic debris.)
59-1 (c)(1) NPCC, Allowed parking
(Property has cars parked on unimproved surface in front of property.
Property has more than 6 vehicles on property)

Attachments: [RecordSummary_20250312_120609.pdf](#)
[NoticeofViolationReport_20250312_121155.pdf](#)
[Acceptance Scan Report \(2\).pdf](#)
[photo_20250401_090823_000.jpg](#)

- E. [CECASE-25-00482](#) (LC) PALLADIO DEVELOPMENT LLC; 2431 MANHEIM AVE
IPMC 2021, 304 Exterior Structure - 304.1 General. 304.1.1 Unsafe conditions.
(Unsafe conditions house needs to be boarded up.)
105.4.1.1, Florida Building Code - Permit has expired.
(Permit is expired.)

Attachments: [RecordSummary_20250310_134456.pdf](#)
[NoticeofViolationReport_20250312_075340.pdf](#)
[photo_20250311_095943_000.jpg](#)
[photo_20250311_100000_000.jpg](#)
[photo_20250311_100024_000.jpg](#)

- F. [CECASE-25-00459](#) (LC) ZURIQUE LLC: PARCEL ID:0963066618:
2-511. NPCC - Fines and liens Tree Protection Regulations.
(Environmental Specialist Joe went to PID 0963066618 for the Natural Resources site review for the Certificate of Zoning Compliance (CZC).
Upon arrival, the lot was already cleared without permit)

Attachments: [Henderson-1.jpg](#)
 [Henderson-2.jpg](#)
 [RecordSummary_20250305_084341.pdf](#)
 [NoticeofViolationReport_20250305_084903.pdf](#)

- G. [CECASE-25-00368](#) (GO) Laura Lawson; 7435 Blutter RD
 105.1, Florida Building Code - Permit required.
 (Property built shed without a permit.)

Attachments: [NoticeofViolationReport_20250221_104803.pdf](#)

- H. [CECASE-25-00357](#) (GO) MICHAEL LOWE; 4830 LONDEL AVE
 42-23 NPCC - Accumulation of Debris
 (Construction debris overflowing from a bag dumpster and other debris
 across the front of the property.)
 IPMC 2021, 304 Exterior Structure - 304.1 General. 304.1.1 Unsafe
 conditions.
 (Property's bottom blocks are cracking and crumbling)
 IPMC 2021, 304 Exterior Structure - 304.1 General. 304.1.1 Unsafe
 conditions.
 (Property does not have the proper anchorage.)

Attachments: [RecordSummary_20250220_080015.pdf](#)
 [NoticeofViolationReport_20250221_072604.pdf](#)
 [photo_20250219_092135_000.jpg](#)
 [photo_20250219_092136_000.jpg](#)

- I. [CECASE-25-00294](#) (LC) DAVID BATES; 4255 GROBE ST
 59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.
 (camper on property)
 59-1 (c)(1) NPCC, Allowed parking
 (Pull behind camper on property with what appears to have someone living
 in it.)

Attachments: [4255 Grobe.jpg](#)
 [RecordSummary_20250213_133839.pdf](#)
 [NoticeofViolationReport_20250305_102406.pdf](#)
 [Acceptance Scan Report.pdf](#)

- J. [B-CECASE-25-00457](#) (JP) SHARON WOLF (TTEE); SHARON WOLF (TTEE); 5006 Rhapsody Ave
 105.4.1.1, Florida Building Code - Permit has expired.
 (Door/Window | Permit Expired - 24-00010785(02/23/2025))

Attachments: [NoticeofViolationReport_20250312_111551.pdf](#)

- K. [B-CECASE-25-00455](#) (JP) ECHO CROSSING LLC; 1251 S Toledo Blade Blvd
 105.4.1.1, Florida Building Code - Permit has expired.
 (Commercial Sign | Permit Expired - 24-00010254(02/23/2025))

Attachments: [NoticeofViolationReport_20250313_071756.pdf](#)

- L. [B-CECASE-2
5-00376](#) (JP) SERGEY GLUSHKO; EKATERINA GLUSHKO; SERGEY & EKATERINA GLUSHKO; 2683 Jablo Cir
105.4.1.1, Florida Building Code - Permit has expired.
(Residential Solar | Permit Expired - 24-00004631(02/12/2025))

Attachments: [NoticeofViolationReport_20250318_073419.pdf](#)

- M. [B-CECASE-2
5-00336](#) (JP) MANDY PITTMAN; 2518 Wilburn Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Residential HVAC | Permit Expired - 24-00010125(02/08/2025))

Attachments: [NoticeofViolationReport_20250220_092922.pdf](#)

- N. [B-CECASE-2
5-00335](#) (JP) DHRUV PATEL; 2505 Hobblebrush Dr
105.4.1.1, Florida Building Code - Permit has expired.
(Door/Window | Permit Expired - 24-00009971(02/08/2025))

Attachments: [NoticeofViolationReport_20250220_092755.pdf](#)

- O. [B-CECASE-2
5-00328](#) (JP) ZWIERCAN HOMES INC: 4533 Denmark Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00005900(02/08/2025))

Attachments: [NoticeofViolationReport_20250220_092229.pdf](#)

- P. [B-CECASE-2
5-00321](#) (GO) HBT OF PALMERA LLC: 18080 Foxtail Loop
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 24-00010102(02/05/2025))

Attachments: [NoticeofViolationReport_20250220_073838.pdf](#)

- Q. [B-CECASE-2
5-00318](#) (GO) HBT OF PALMERA LLC: 18196 Foxtail Loop
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Gas | Permit Expired - 24-00009465(02/05/2025))

Attachments: [NoticeofViolationReport_20250220_074215.pdf](#)

- R. [B-CECASE-2
5-00316](#) (JP) BRIGHTLAND HOMES OF FLORIDA LLC: 3610 Winterville Cir
(105.4.1.1, Florida Building Code - Permit has expired.: SFR permit
24-00008868 expired.)

Attachments: [NoticeofViolationReport_20250220_090119.pdf](#)

- S. [B-CECASE-2
5-00315](#) (JP) FLORIDA INVESTMENT FUND LLC: 3570 Shalimar Ter
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 24-00008432(02/05/2025))

Attachments: [NoticeofViolationReport_20250220_085959.pdf](#)

- T. [CECASE-25-
01001](#) (KR) VLC HOLDINGS INC; 6726 JOEJEFF ST
Unified Land Development Code Sec. 1-4. - Applicability
(stockpiled materials, improperly located Fire Lane)

Unified Land Development Code Sec. 1.1.8. Transitional Rules
(stockpiled materials, improperly located Fire Lane)
Unified Land Development Code Sec. 1-16. - Penalties for offenses
(stockpiled materials, improperly located Fire Lane)

Attachments: [RecordSummary_20250523_095556.pdf](#)
 [CECASE-25-01001 \(Lot 6 Joejeff St\).pdf](#)
 [1001 and 1002 backup.pdf](#)

- U. [CECASE-25-01002](#) (KR) VLC HOLDINGS INC; 6726 JOEJEFF ST
 Unified Land Development Code Sec. 1-4. - Applicability
 (stockpiled materials, improperly located Fire Lane)
 Unified Land Development Code Sec. 1.1.8. Transitional Rules
 (stockpiled materials, improperly located Fire Lane)
 Unified Land Development Code Sec. 1-16. - Penalties for offenses
 (stockpiled materials, improperly located Fire Lane)

Attachments: [RecordSummary_20250523_102156.pdf](#)
 [CECASE-25-01002 \(Lot 7 Joejeff St\).pdf](#)
 [1001 and 1002 backup.pdf](#)

- V. [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.)

Attachments: [NoticeofViolationReport_20250528_073942.pdf](#)

- W. [B-CECASE-25-00307](#) (GO) NORTH PORT OMV II LLC; 14949 Tamiami Trl
 105.4.1.1, Florida Building Code - Permit has expired.
 (Commercial Sign | Permit Expired - 24-00002353(02/05/2025))

Attachments: [NoticeofViolationReport_20250221_084917.pdf](#)

9. 2ND HEARING CASES

10. PUBLIC COMMENT

11. ADJOURNMENT

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

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

AMERICAN WITH DISABILITIES ACT OF 1990 - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.