



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, December 11, 2025

9:00 AM

City Commission Chambers

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. [25-3025](#) Approve the October 23, 2025, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [CECASE-25-00785](#) (GW), FA&S Investment Holding Inc, 4297 Grobe Street
62-50 NPCC - Refuse container(s)
(Trash bins stored on right-of-way.)

Attachments: [25-00785 Case file.pdf](#)

[25-00785 Photo 1.jpg](#)

[25-00785 Photo 2.jpg](#)

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[25-00785 Photo 7.jpg](#)

- B.** [CECASE-25-00845](#) (JP), Jeremy Felty & Sandra Bennett-Felty, 2307 Hagerick Lane
70-21 NPCC - Driving through right-of-way
(Driving through City right-of-way and damaging right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Parking on unimproved surfaces.)
- Attachments:** [25-00845 Case file.pdf](#)
 [25-00845 Photo 1.jpg](#)
 [25-00845 Photo 2.jpg](#)
 [25-00845 Photo 3.jpg](#)
 [25-00845 Photo 4.jpg](#)
 [25-00845 Photo 5.jpg](#)
- C.** [CASE-25-00848](#) (AB), Estero Development Partners, 1454 Ronald Street
42-77(a) NPCC - Abandoned property
(Property is not properly sealed which allows anyone to walk in.)
ACTION: Twenty-five (25) days to achieve compliance (no later than
September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00
beginning September 22, 2025.
42-23 NPCC - Accumulation of Debris
(Debris piled up in front of property consisting of bags, wood and concrete
debris)
ACTION: Twenty-five (25) days to achieve compliance (no later than
September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00
beginning September 22, 2025.
IPMC 2021, 304 - Exterior structure
(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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than
September 21, 2025) or a \$250/day fine up to no maximum beginning
September 22, 2025.
- Attachments:** [25-00848 Case file.pdf](#)
 [25-00848 Case file addition.pdf](#)
 [25-00848 Case file addition 2.pdf](#)
 [25-00848 Photo 1.jpg](#)
 [25-00848 Photo 2.jpg](#)
 [25-00848 Photo 3.jpg](#)
- D.** [CECASE-25-01008](#) (GW), Sanchez Alismayda Nieto (E Life Est), 6312 Bolander Terrace
59-1(c)(1) NPCC - Allowed parking
(Two vehicles parked on front lawn.)

Attachments: [25-01008 Case file.pdf](#)
[25-01008 Photo 1.jpg](#)
[25-01008 Photo 2.jpg](#)
[25-01008 Photo 3.jpg](#)
[25-01008 Photo 4.jpg](#)
[25-01008 Photo 5.jpg](#)

- E. [CECASE-25-01037](#) (AB), Robin Altmann, 4362 Kendall Avenue
74-92 NPCC - Storage of certain vehicles
(Truck parked in City right-of-way in front of the property)
ACTION: Seventy-five (75) days to achieve compliance (no later than December 8, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning December 9, 2025.

Attachments: [25-01037 Case file.pdf](#)
[25-01037 Case file addition.pdf](#)
[25-01037 Photo 1.jpg](#)
[25-01037 Photo 2.jpg](#)
[25-01037 Photo 3.jpg](#)

- F. [CECASE-25-01091](#) (JP), Bruzon Santos, 4692 Alseir Road
70-21 NPCC - Driving through the City right-of-way
(Driving through the City right-of-way.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the public right-of-way.)

Attachments: [25-01091 Case file.pdf](#)
[25-01091 Photo 1.jpg](#)
[25-01091 Photo 2.jpg](#)
[25-01091 Photo 3.jpg](#)
[25-01091 Photo 4.jpg](#)

- G. [CECASE-25-01154](#) (AB), Valdez Diaz, 1714 Norvell Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of wood overflowing on a trailer, connected to the truck.)
59-1(b)(1) NPCC - Prohibited parking
(Trailer parked in the City right-of-way on the right side of the property.
Truck and trailer parked in the front of the property.)

Attachments: [25-01154 Case file.pdf](#)
[25-01154 Photo 1.jpg](#)
[25-01154 Photo 2.jpg](#)
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[25-01154 Photo 6.jpg](#)
[25-01154 Photo 7.jpg](#)
[25-01154 Photo 8.jpg](#)

- H. [CECASE-25-01167](#) (AB), Kenneth Deicke, 4326 Langtree Avenue
70-21 NPCC - Driving through right-of-way
(Vehicles are actively driving through the City right-of-way.)
59-1(b)(2) NPCC - Prohibited parking
(Semi-truck and trailer being stored on lot under 30,000sqft.)
59-1(b)(3) NPCC - Prohibited parking
(Construction equipment being stored in the left rear of the property visible from the street, with no active construction permit pulled.)
59-1(c)(1) NPCC - Allowed parking
(Semi-truck and car parked on unimproved surfaces on the front left of the property.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the City right-of-way from driving through.)
105.1 Florida Building Code - Permit required
(Permit is needed to install driveway to allow access through the City right-of-way on the side of the property. No permit on file for shed in at the rear of the property.)

Attachments: [25-01167 Case file.pdf](#)
[25-01167 Photo 1.jpg](#)
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[25-01167 Photo 10.jpg](#)
[25-01167 Photo 11.jpg](#)

- I. [CECASE-25-01172](#) (GW), Kerry Madigan, 6067 Merrill Street
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof, soffits, and fascia boards in disrepair.)

Attachments: [25-01172 Case file.pdf](#)
[25-01172 Photo 1.jpg](#)
[25-01172 Photo 2.jpg](#)
[25-01172 Photo 3.jpg](#)
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[25-01172 Photo 5.jpg](#)
[25-01172 Photo 6.jpg](#)
[25-01172 Photo 7.jpg](#)

- J. [CECASE-25-01236](#) (AB), Renel & Rachelle Lumarc, 2786 Dumont Lane
42-23 NPCC - Accumulation of debris
(Debris in the front and the rear of the property consisting of furniture.)

Attachments: [25-01236 Case file.pdf](#)
[25-01236 Photo 1.jpg](#)
[25-01236 Photo 2.jpg](#)
[25-01236 Photo 3.jpg](#)
[25-01236 Photo 4.jpg](#)
[25-01236 Photo 5.jpg](#)
[25-01236 Photo 6.jpg](#)
[25-01236 Photo 7.jpg](#)

- K. [CECASE-25-02384](#) (AB), Ross Geller, 4080 Kincord Lane
IPMC 2021, 302.8 - Motor vehicles
(Vehicle in the rear of the property is in major disrepair.)
59-1 (b)(4) NPCC - Prohibited parking
(Property has an inoperable vehicle in the rear of the property.)

Attachments: [25-02384 Case file.pdf](#)
[25-02384 Photo 1.jpg](#)
[25-02384 Photo 2.jpg](#)
[25-02384 Photo 3.jpg](#)
[25-02384 Photo 4.jpg](#)

- L. [CECASE-25-01598](#) (JP), Bradley Santos & Rosanella Borja, 1421 Oregon Lane
42-23 NPCC - Accumulation of Debris
(Accumulation of debris in the City right-of-way, consisting of wood and other miscellaneous items.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Attachments: [25-01598 Case file.pdf](#)
[25-01598 Case file addition.pdf](#)
[25-01598 Photo 1.jpg](#)
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[25-01598 Photo 8.jpg](#)
[25-01598 Photo 9.jpg](#)

- M. [CECASE-25-02010](#) (AB), Estero Development Partners, 3678 Malinda Terrace
42-23 NPCC - Accumulation of Debris
(Construction debris improperly stored on the property)
42-22A NPCC - Excessive Growth of Grass/Weeds
(Overgrown construction site)
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Property is not properly secured causing unsafe conditions while not being worked on)

Attachments: [25-02010 Case file.pdf](#)
[25-02010 Case file addition.pdf](#)
[25-02010 Photo 1.jpg](#)
[25-02010 Photo 2.jpg](#)
[25-02010 Photo 3.jpg](#)

7. CONTINUED CASES

- A. [CECASE-25-01634](#) (AB), Darryl Spellman, 2251 Crittendon Street
105.1 Florida Building Code - Permit required
(Permit needed for storage containers)

Attachments: [25-01634 Case file.pdf](#)
[25-01634 Case file addition.pdf](#)
[25-01634 Photo 1.jpg](#)
[25-01634 Photo 2.jpg](#)

- B. [CECASE-25-01855](#) (AB), Estero Development Partners LP, 1121246303
42-22A NPCC - Excessive growth of grass/weeds
(Excessive growth of grass and weeds throughout the property and in the City right-of-way.)

Attachments: [25-01855 Case file.pdf](#)
 [25-01855 Case file addition.pdf](#)
 [25-01855 Photo 1.jpg](#)
 [25-01855 Photo 2.jpg](#)
 [25-01855 Photo 3.jpg](#)

8. 1ST HEARING CASES

- A. [CECASE-25-00341](#) (JP), Toby Mejia, 1128227011
 42-23 NPCC - Accumulation of debris
 (Accumulation of debris on property consisting of fencing, plastic tubs, gazebo, miscellaneous household items and rubbish.)
 70-21 NPCC - Driving through City right-of-way
 (Numerous vehicles driving through the City right-of-way.)
 IPMC 2021, 302.8 - Motor vehicles.
 (A recreational vehicle, unknown truck, Dodge Durango and Ford Fusion being stored on a vacant property.) 59-1(b)(1) NPCC - Prohibited parking
 (Ford Fusion FL/RKJF80 and a Dodge Durango FL/72FDXB parked in the City right-of-way.)

Attachments: [25-00341 Case file.pdf](#)
 [25-00341 Photo 1.jpg](#)
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 [25-00341 Photo 8.jpg](#)
 [25-00341 Photo 9.jpg](#)
 [25-00341 Photo 10.jpg](#)

- B. [CECASE-25-00664](#) (GW), James Rugh, 8241 Bumford Avenue
 304.1.1 IPMC - Unsafe Conditions 8 - Roofing
 (Roof fascia and soffit in disrepair.)

Attachments: [25-00664 Case file.pdf](#)
 [25-00664 Photo 1.jpg](#)
 [25-00664 Photo 2.jpg](#)
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 [25-00664 Photo 5.jpg](#)
 [25-00664 Photo 6.jpg](#)
 [25-00664 Photo 7.jpg](#)

- C. [CECASE-25-00665](#) (GW), Dwell Well Inc, 8690 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof soffit and fascia in disrepair.)

Attachments: [25-00665 Case file.pdf](#)
[25-00665 Photo 1.jpg](#)
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[25-00665 Photo 12.jpg](#)
[25-00665 Photo 13.jpg](#)
[25-00665 Photo 14.jpg](#)
[25-00665 Photo 15.jpg](#)
[25-00665 Photo 16.jpg](#)

- D. [CECASE-25-00930](#) (JP), James & Angel Bradley, 4383 Joewood Circle
2-511 NPCC - Fines and liens
(Complete land clear without permit.)

Attachments: [25-00930 Case file.pdf](#)
[25-00930 Photo 1.jpg](#)
[25-00930 Photo 2.jpg](#)
[25-00930 Photo 3.jpg](#)

- E. [CECASE-25-01128](#) (GW), Casey & Gaye Sharpe, 3227 Anador Street
62-50 NPCC - Refuse container(s)
(Trash bins stored on right-of-way after trash pickup.)

Attachments: [25-01128 Case file.pdf](#)
[25-01128 Photo 1.jpg](#)
[25-01128 Photo 2.jpg](#)
[25-01128 Photo 3.jpg](#)
[25-01128 Photo 4.jpg](#)

- F. [CECASE-25-01224](#) (JP), Ismael & Maria Gregorio, 1146107620
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way.)

59-1(c)(1) NPCC - Allowed parking
(Parking on a lot that is not combined with principal structure.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the public right-of-way.)

Attachments: [25-01224 Case file.pdf](#)
[25-01224 Photo 1.jpg](#)
[25-01224 Photo 2.jpg](#)
[25-01224 Photo 3.jpg](#)
[25-01224 Photo 4.jpg](#)
[25-01224 Photo 5.jpg](#)

- G.** [CECASE-25-01287](#) (JP), European Alpha Results LLC, 1126233203
2-511. NPCC - Fines and liens
(Land clear without permit.)

Attachments: [25-01287 Case file.pdf](#)
[25-01287 Photo 1.jpg](#)
[25-01287 Photo 2.jpg](#)
[25-01287 Photo 3.jpg](#)
[25-01287 Photo 4.jpg](#)
[25-01287 Photo 5.jpg](#)
[25-01287 Photo 6.jpg](#)

- H.** [CECASE-25-01307](#) (JP), Vladimir & Inessa Dyachenko, 4414 Mcallister Lane
59-1(b)(1) NPCC - Prohibited parking
(Prohibited parking - right-of-way. No light or heavy duty vehicle shall be
parked on the public right-of-way.)

Attachments: [25-01307 Case file.pdf](#)
[25-01307 Photo 1.jpg](#)
[25-01307 Photo 2.jpg](#)
[25-01307 Photo 3.jpg](#)

- I.** [CECASE-25-01623](#) (AB), Charles & Shawn Chapman, 2502 Ensenada Lane
42-24(A)(5) NPCC - Maintenance of stormwater drainage area
(Debris consisting of rocks in the City right-of-way, right off the road.
Re-sod after removal.)

Attachments: [25-01623 Case file.pdf](#)
[25-01623 Photo 1.jpg](#)
[25-01623 Photo 2.jpg](#)
[25-01623 Photo 3.jpg](#)
[25-01623 Photo 4.jpg](#)

- J.** [CECASE-25-01659](#) (JP), Janoy Arteaga, 4703 Las Almanos Avenue
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls

(Exterior structure of unfinished / abandoned single family residence is in an unsafe condition. Windows are broken out, attic ladder is extended and down inside the garage, which is also missing a door. Open access is observed into the structure which causes a public safety hazard.)

Attachments: [25-01659 Case file.pdf](#)
[25-01659 Photo 1.jpg](#)
[25-01659 Photo 2.jpg](#)
[25-01659 Photo 3.jpg](#)
[25-01659 Photo 4.jpg](#)

- K. [CECASE-25-01870](#) (AB), CSMA BLT LLC, 5150 Prime Terrace
42-23 NPCC - Accumulation of debris
(Debris in the front of the property, in front of the garage, and on the side of the property. Miscellaneous debris; table, buckets, containers.)
59-1(b)(1) NPCC - Prohibited parking
(Vehicle parked in the City right-of-way.)
59-1(b)(4) NPCC - Prohibited Parking
(Vehicle parked in the City right-of-way without tags.)
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way. Not on an improved surface.)

Attachments: [25-01870 Case file.pdf](#)
[25-01870 Photo 1.jpg](#)
[25-01870 Photo 2.jpg](#)
[25-01870 Photo 3.jpg](#)
[25-01870 Photo 4.jpg](#)
[25-01870 Photo 5.jpg](#)

- L. [CECASE-25-01928](#) (GW), Kody Wagner, 2653 Hopwood Road
59-1 (b)(4) NPCC - Prohibited Parking
(Red mustang parked in driveway inoperable with flat tires)

Attachments: [25-01928 Case file.pdf](#)
[25-01928 Photo 1.jpg](#)
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[25-01928 Photo 5.jpg](#)
[25-01928 Photo 6.jpg](#)
[25-01928 Photo 7.jpg](#)

- M. [CECASE-25-01955](#) (AB), Trust Savia, 1196 Savia Street
42-23 NPCC - Accumulation of debris
(Debris consisting of containers and miscellaneous items on property.)
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls

(Unsafe structure; pool cage fallen and shed without doors.)

Attachments: [25-01955 Case file.pdf](#)
[25-01955 Photo 1.jpg](#)
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[25-01955 Photo 7.jpg](#)
[25-01955 Photo 8.jpg](#)
[25-01955 Photo 9.jpg](#)

- N.** [CECASE-25-02320](#) (AB), Jason Gardner, 2764 Fairbrook Street
42-23 NPCC - Accumulation of Debris
(Debris consisting of falling pool cage on property.)
IPMC 2021 302.7 - Accessory structures
(Shed in disrepair.)

Attachments: [25-02320 Case file.pdf](#)
[25-02320 Photo 1.jpg](#)
[25-02320 Photo 2.jpg](#)
[25-02320 Photo 3.jpg](#)
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[25-02320 Photo 5.jpg](#)
[25-02320 Photo 6.jpg](#)
[25-02320 Photo 7.jpg](#)
[25-02320 Photo 8.jpg](#)

- O.** [CECASE-25-02467](#) (JP), Aleksandr & Larisa Khoroshenko, 3713 Basket Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris throughout property.)
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(No roof on house.)

Attachments: [25-02467 Case file.pdf](#)
[25-02467 Photo 1.jpg](#)
[25-02467 Photo 2.jpg](#)
[25-02467 Photo 3.jpg](#)
[25-02467 Photo 4.jpg](#)
[25-02467 Photo 5.jpg](#)

- P.** [CECASE-25-02476](#) (JP), Heather Hanson, 1505 Kirkwood Street
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way.)

59-1(c)(1) NPCC - Allowed parking
(Parking on an unimproved surface.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the City right-of-way. Driving through the right-of-way to park
on property. Need to replace sod and stop parking on property.)

Attachments: [25-02476 Case file.pdf](#)
[25-02476 Photo 1.jpg](#)
[25-02476 Photo 2.jpg](#)
[25-02476 Photo 3.jpg](#)
[25-02476 Photo 4.jpg](#)
[25-02476 Photo 5.jpg](#)

Q. [CECASE-25-02527](#) (JP), Susan Valentine, 1512 Helvenston Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris consisting of boxes, ripped tarp, and pallets in
driveway.)

Attachments: [25-02527 Case file.pdf](#)
[25-02527 Photo 1.jpg](#)
[25-02527 Photo 2.jpg](#)
[25-02527 Photo 3.jpg](#)
[25-02527 Photo 4.jpg](#)
[25-02527 Photo 5.jpg](#)
[25-02527 Photo 6.jpg](#)

R. [CECASE-25-02551](#) (JP), James Beasley, 6447 Ohio Road
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the City right-of-way consisting of a table and
other misc. items.)

Attachments: [25-02551 Case file.pdf](#)
[25-02551 Photo 1.jpg](#)
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[25-02551 Photo 8.jpg](#)
[25-02551 Photo 9.jpg](#)

S. [CECASE-25-02559](#) (JP), Bettr Homes Construction LLC, 3761 Log Cabin Road
42-22A NPCC - Excessive growth of grass/weeds
(Excessive overgrowth of noxious weeds.)

Attachments: [25-02559 Case file.pdf](#)

[25-02559 Photo 1.jpg](#)

[25-02559 Photo 2.jpg](#)

[25-02559 Photo 3.jpg](#)

- T. [CECASE-25-02613](#) (AB), Gary Boswell, 4273 Doblins Road
105.1 Florida Building Code - Permit required
(Shed built on the property without a permit.)

Attachments: [25-02613 Case file.pdf](#)

[25-02613 Photo 1.jpg](#)

[25-02613 Photo 2.jpg](#)

[25-02613 Photo 3.jpg](#)

[25-02613 Photo 4.jpg](#)

[25-02613 Photo 5.jpg](#)

- U. [CECASE-25-02698](#) (JP), Everland Capital Partners 3 Land Trust, 1129224205
42-23 NPCC - Accumulation of debris
(Accumulation of debris throughout property consisting of household items,
construction materials, and other items.)
46-148 NPCC - Prohibited camping
(Camping on lot.)
59-1(b)(1) NPC - Prohibited parking
(Prohibited parking in the City right-of-way.)
59-1(c)(1) NPCC - Allowed parking
(Parking on a lot that has no principal structure.)

Attachments: [25-02698 Case file.pdf](#)

[25-02698 Photo 1.jpg](#)

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[25-02698 Photo 7.jpg](#)

[25-02698 Photo 8.jpg](#)

- V. [CECASE-25-02714](#) (JP), Meghan Latorre, 4273 Longwell Lane
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to residence.)

Attachments: [25-02714 Case file.pdf](#)
[25-02714 Photo 1.jpg](#)
[25-02714 Photo 2.jpg](#)
[25-02714 Photo 3.jpg](#)
[25-02714 Photo 4.jpg](#)

- W. [CECASE-25-02723](#) (JP), Kristine Freeman, 1132212602
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way to access property.)
59-1(c)(1) NPCC - Allowed parking
(Parking on a lot that does not have a principal structure.)

Attachments: [25-02723 Case file.pdf](#)
[25-02723 Photo 1.jpg](#)
[25-02723 Photo 2.jpg](#)

- X. [CECASE-25-02783](#) (AB), Marcin Koziola, 3857 Inagua Avenue
IPMC 2021 302.7 - Accessory structures
(Fence falling down.)

Attachments: [25-02783 Case file.pdf](#)
[25-02783 Photo 1.jpg](#)
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[25-02783 Photo 6.jpg](#)
[25-02783 Photo 7.jpg](#)

9. 2ND HEARING CASES

- A. [CECASE-25-01433](#) (AB), Marcelo & Peggy Landivar, 2324 Briant Street
IPMC 2021, 302.7 - Accessory structures
(Pool cage in disrepair allowing access to anyone who does not belong there)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Attachments: [25-01433 Case file.pdf](#)
[25-01433 Case file addition.pdf](#)
[25-01433 Photo 1.jpg](#)
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[25-01433 Photo 3.jpg](#)
[25-01433 Photo 4.jpg](#)

- B.** [CECASE-25-01446](#) (JP), Steven & Lori Bradley, 3530 Adelaide Avenue
105.1 Florida Building Code - Permit required
(Permit required for shed and any electrical work done to or in shed.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$50/day fine up to a maximum of \$5,000.00 beginning November 18, 2025.
- Attachments:** [25-01446 Case file.pdf](#)
 [25-01446 Case file addition.pdf](#)
 [25-01446 Photo 1.jpg](#)
 [25-01446 Photo 2.jpg](#)
- C.** [CECASE-25-01601](#) (JP), Clinton Sr. & Marlene Bryce, 1387 Oregon Lane
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not fixed to the residence.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.
- Attachments:** [25-01601 Case file.pdf](#)
 [25-01601 Case file addition.pdf](#)
 [25-01601 Photo 1.jpg](#)
 [25-01601 Photo 2.jpg](#)
 [25-01601 Photo 3.jpg](#)
 [25-01601 Photo 4.jpg](#)
 [25-01601 Photo 5.jpg](#)
- D.** [CECASE-25-01662](#) (AB), Joseph & Sylvia Perry, 3372 Cunliffe Road
62-50, NPCC - Refuse container(s)
(Containers improperly placed in the front of the property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.
42-23 NPCC - Accumulation of debris
(Debris consisting of miscellaneous items on the left side of the property in front and rear of the property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.
IPMC 2021, 304 Exterior Structure - 304.1 General
(Dilapidated walls in need of repair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Attachments: [25-01662 Case file.pdf](#)
 [25-01662 Case file addition.pdf](#)
 [25-01662 Photo 1.jpg](#)
 [25-01662 Photo 2.jpg](#)
 [25-01662 Photo 3.jpg](#)
 [25-01662 Photo 4.jpg](#)

- E. [CECASE-25-01765](#) (AB), Bettr Homes Construction LLC, 5441 Ansonia Terrace
 42-23 NPCC - Accumulation of Debris
 (Construction debris left on the property improperly stored.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00
 beginning November 18, 2025.
 IPMC 2021, 304 Exterior Structure - 304.1 General
 (Concrete slab is not free of plumbing and is considered an unsafe
 structure.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 November 17, 2025) or a \$250/day fine with no maximum beginning
 November 18, 2025.

Attachments: [25-01765 Case file.pdf](#)
 [25-01765 Case file addition.pdf](#)
 [25-01765 Photo 1.jpg](#)
 [25-01765 Photo 2.jpg](#)
 [25-01765 Photo 3.jpg](#)
 [25-01765 Photo 4.jpg](#)
 [25-01765 Photo 5.jpg](#)
 [25-01765 Photo 6.jpg](#)

- F. [CECASE-25-01779](#) (AB), Ann Arbor Trust II, 2224 Ann Arbor Road
 70-56(H) NPCC - Assigned numbers
 (Property is missing house numbers.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00
 beginning November 18, 2025.
 IPMC 2021, 304 Exterior Structure - 304.1 General.
 (Exterior walls on the second story of the property is falling apart, and is
 causing a concern to neighboring properties.)
 ACTION: Twenty-five (25) days to achieve compliance (no later than
 November 17, 2025) or a \$250/day fine up to a no maximum beginning
 November 18, 2025.

Attachments: [25-01779 Case file.pdf](#)
 [25-01779 Case file addition.pdf](#)
 [25-01779 Photo 1.jpg](#)
 [25-01779 Photo 2.jpg](#)

10. GENERAL BUSINESS

- A. [26-0010](#) Case No. 25068144 Trespass Appeal-Deas- 6207 W Price Blvd, North Port, FL 34287 (Morgan Family Community Center)

Attachments: [Incident Report Redacted](#)
 [Trespass Warning Redacted](#)
 [Supplemental](#)
 [Trespass Appeal](#)
 [Statement Redacted](#)
 [CAD Redacted](#)

11. PUBLIC COMMENT

12. 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.

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