



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Agenda

Code Enforcement Hearing

Thursday, October 23, 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. [25-2880](#) Approve the September 24, 2025, Code Enforcement Hearing Meeting Minutes.

Attachments: [Minutes](#)

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

6. COMPLIANT CASES

- A. [CASE-25-00508](#) (JP), Marisela Rodriguez & Alejandro Cabrera, 6222 Bolander Terrace
59-1(b)(2) NPCC - Prohibited parking
(Heavy duty vehicle parking)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Attachments: [25-00508 Case file.pdf](#)
[25-00508 Photo 1.jpg](#)
[25-00508 Photo 2.jpg](#)
[25-00508 Photo 3.jpg](#)
[25-00508 Photo 4.jpg](#)

- B. [CECASE-25-01454](#) (JP), Patricia Hillard, 2839 East Price Boulevard
59-1(c)(1) NPCC - Allowed parking

(Parking on a lot that is not combined with principal structure. Parking on an unimproved surface.)

59-2 NPCC - Damage to the public right-of-way

(Driving though right-of-way causing damage to right-of-way)

Attachments: [25-01454 Case file.pdf](#)

[25-01454 Photo 1.jpg](#)

[25-01454 Photo 2.jpg](#)

[25-01454 Photo 3.jpg](#)

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[25-01454 Photo 6.jpg](#)

[25-01454 Photo 7.jpg](#)

[25-01454 Photo 8.jpg](#)

- C. [CECASE-25-01473](#) (JP), Donald & Beth Fanelli, 6184 Hollywood Avenue
42-23 NPCC - Accumulation of Debris
(Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc. items in front of and next to the garage area.)
59-1(b)(1) NPCC - Prohibited parking
(Brown GMC Sierra, with no registration parked in the city right-of-way)
105.1 Florida Building Code - Permit required
(Unpermitted shed on property)
IPMC 2021, 302.7 - Accessory structures
(Unsafe / dilapidated white privacy fence next to the garage area)

Attachments: [25-01473 Case file.pdf](#)

[25-01473 Photo 1.jpg](#)

[25-01473 Photo 2.jpg](#)

[25-01473 Photo 3.jpg](#)

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[25-01473 Photo 10.jpg](#)

[25-01473 Photo 11.jpg](#)

[25-01473 Photo 12.jpg](#)

- D. [CECASE-25-01389](#) (JP), SFR Propco FKH, 3508 Donahue Avenue
59-1 (b)(1) NPCC - Prohibited parking
(White boat on trailer parked in the City right-of-way)

Attachments: [25-01389 Case file.pdf](#)
[25-01389 Photo 1.jpg](#)
[25-01389 Photo 2.jpg](#)
[25-01389 Photo 3.jpg](#)

- E. [CECASE-25-01723](#) (JP), Fox & Bellack Investments LLC, 3738 Donahue Avenue
59-1(b)(1) NPCC - Prohibited parking
Prohibited parking in the right-of-way. Tan car, black SUV, and boat.)
59-1(c)(1) NPCC - Allowed parking
(Parking on unimproved surfaces.)
59-2 NPCC - Damage to the public right-of-way
(Damage to the public right-of-way. Need to replace grass with sod or reseed.)

Attachments: [25-01723 Case file.pdf](#)
[25-01723 Photo 1.jpg](#)
[25-01723 Photo 2.jpg](#)

- F. [CECASE-25-01069](#) (AB), David & Avid Franklin, 2037 North Chamberlain Boulevard
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.)
ACTION: Fifty (50) days to achieve compliance (no later than October 16,
2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October
17, 2025.

Attachments: [25-01069 Case file.pdf](#)
[25-01069 Case file addition.pdf](#)
[25-01069 Photo 1.jpg](#)
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[25-01069 Photo 4.jpg](#)
[25-01069 Photo 5.jpg](#)

7. CONTINUED CASES

- A. [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 Photo 1.jpg](#)
[25-00848 Photo 2.jpg](#)
[25-00848 Photo 3.jpg](#)

- B.** [CECASE-25-00905](#) (JP), Donald & Amy Culshaw, 1142260218
2-511 NPCC - Fines and liens, Tree Protection Regulations
(Complete land clear)

Attachments: [25-00905 Case file.pdf](#)
[25-00905 Case file addition.pdf](#)
[25-00905 Photo 1.jpg](#)
[25-00905 Photo 2.jpg](#)
[25-00905 Photo 3.jpg](#)

8. 1ST HEARING CASES

- A.** [CECASE-25-01336](#) (GW), Jennifer Cochrane, 5902 Hobhill Avenue
59-1(c)(1) NPCC - Allowed parking
(Camper parked on front lawn.)

Attachments: [25-01336 Case file.pdf](#)
[25-01336 Photo 1.jpg](#)
[25-01336 Photo 2.jpg](#)
[25-01336 Photo 3.jpg](#)
[25-01336 Photo 4.jpg](#)
[25-01336 Photo 5.jpg](#)
[25-01336 Photo 6.jpg](#)

- B.** [CECASE-25-01350](#) (GW), Mark & Michele Mc Pherson, 5947 Espanola Avenue
105.1 Florida Building Code - Permit required
(Permanent shed erected without a permit)

Attachments: [25-01350 Case file.pdf](#)
[25-01350 Photo 1.jpg](#)
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[25-01350 Photo 7.jpg](#)
[25-01350 Photo 8.jpg](#)

- C. [CECASE-25-01351](#) (GW), James Pillar, 7504 Berwick Street
59-1(c)(1) NPCC - Allowed parking
(Blue car parked on front lawn)

Attachments: [25-01351 Case file.pdf](#)
[25-01351 Photo 1.jpg](#)
[25-01351 Photo 2.jpg](#)
[25-01351 Photo 3.jpg](#)

- D. [CECASE-25-01429](#) (GW), Debbie Dunlavy & Charles Roberts, 3705 South Biscayne Drive
IPMC 2021, 302.7 - Accessory structures
(PVC fence in disrepair, missing section)

Attachments: [25-01429 Case file.pdf](#)
[25-01429 Photo 1.jpg](#)
[25-01429 Photo 2.jpg](#)
[25-01429 Photo 3.jpg](#)
[25-01429 Photo 4.jpg](#)

- E. [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)

Attachments: [25-01433 Case file.pdf](#)
[25-01433 Photo 1.jpg](#)
[25-01433 Photo 2.jpg](#)
[25-01433 Photo 3.jpg](#)
[25-01433 Photo 4.jpg](#)

- F. [CECASE-25-01435](#) (GW), Bernard More C/O Jay Martin, 0974181611
42-23 NPCC - Accumulation of Debris
(Wooden pallets on right-of-way)

Attachments: [25-01435 Case file.pdf](#)
 [25-01435 Photo 1.jpg](#)
 [25-01435 Photo 2.jpg](#)
 [25-01435 Photo 3.jpg](#)
 [25-01435 Photo 4.jpg](#)

- G. [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.)

Attachments: [25-01446 Case file.pdf](#)
 [25-01446 Photo 1.jpg](#)
 [25-01446 Photo 2.jpg](#)

- H. [CECASE-25-01518](#) (AB), Miron Boiangu & Lilia Gorelik, 5045 Prime Terrace
 70-21, NPCC - Driving through right-of-way
 (Multiple vehicles parking and driving through the City right-of-way in front
 of the property)
 59-1(b)(1) NPCC - Prohibited parking
 (Multiple vehicles parking and driving through the City right-of-way in front
 of the property)
 59-1(b)(4) NPCC - Prohibited Parking
 (BMW with no tags)
 59-1(c)(1) NPCC - Allowed parking
 (Vehicles parked on unimproved surface. Too many vehicles parked on the
 property.)

Attachments: [25-01518 Case file.pdf](#)
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 [25-01518 Photo 12.jpg](#)

- I. [CECASE-25-01548](#) (AB), Lazaro Dominguez & Flora Fabre, 1665 Milan Street
 70-19 NPCC - Damage to right-of-way
 (Hole created in the city right-of-way next to the culvert)
 42-24(a)(1)(a) NPCC - Maintenance of stormwater drainage area

(Public Works said culvert has structural failure and needs to be replaced)

Attachments: [25-01548 Case file.pdf](#)
[25-01548 Photo 1.jpg](#)

- J.** [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.)
59-1(b)(1) NPCC - Prohibited parking
(A Toyota SUV and a Chevrolet truck parked in the City right-of-way)

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

- K.** [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.)

Attachments: [25-01601 Case file.pdf](#)
[25-01601 Photo 1.jpg](#)
[25-01601 Photo 2.jpg](#)
[25-01601 Photo 3.jpg](#)
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[25-01601 Photo 5.jpg](#)

- L.** [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 Photo 1.jpg](#)
[25-01634 Photo 2.jpg](#)

- M.** [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.)
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.)
IPMC 2021, 304 Exterior Structure - 304.1 General
(Dilapidated walls in need of repair.)

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

- N. [CECASE-25-01685](#) (JP), Thomas Mock, 1129233705
59-1(c)(1) NPCC - Allowed parking
(Trailer with debris stored on vacant lot with no principal structure)

Attachments: [25-01685 Case file.pdf](#)
[25-01685 Photo 1.jpg](#)
[25-01685 Photo 2.jpg](#)

- O. [CECASE-25-01695](#) (AB), Andrii Pysmennyi & Yelizaveta Pysmenna, 1498 Purple Lane
105.1 Florida Building Code - Permit required
(Permit required for above ground pool in the rear of the property)

Attachments: [25-01695 Case file.pdf](#)
[25-01695 Photo 1.jpg](#)
[25-01695 Photo 2.jpg](#)
[25-01695 Photo 3.jpg](#)

- P. [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.)
IPMC 2021, 304 Exterior Structure - 304.1 General
(Concrete slab is not free of plumbing and is considered an unsafe structure.)

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

- Q. [CECASE-25-01779](#) (AB), Ann Arbor Trust II, 2224 Ann Arbor Road
70-56(H) NPCC - Assigned numbers
(Property is missing house numbers.)
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.)
IPMC 2021, 304 Exterior Structure - 304.1 General.
(Roof is missing majority of its shingles giving risk to holes and truss damages.)

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

- R. [CECASE-25-01855](#) (JP), 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 Photo 1.jpg](#)
[25-01855 Photo 2.jpg](#)
[25-01855 Photo 3.jpg](#)

- S. [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)
IPMC 2021, 304 - Exterior Structure
(Property is not properly secured causing unsafe conditions while not being worked on)

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

- T. [CECASE-25-02093](#) (AB), Giliardi Da Rosa, 0990032123
2-511 NPCC - Fines and liens
(Arborist states property has cut 4000 square feet worth of trees for a fine of \$6000.)

Attachments: [25-02093 Case file.pdf](#)
[25-02093 Photo 1.jpg](#)

9. 2ND HEARING CASES

- A. [CECASE-25-00339](#) (JP), Dmitriy & Liliya Savchenko, 1128227004
42-23 NPCC - Accumulation of Debris
(Large amount of debris / rubbish scattered about the city right-of-way and into the street)
ACTION: Twenty-five (25) days to achieve compliance (no later than

October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

70-21 NPCC - Driving through right-of-way
(RV being driven through the city right-of-way)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

59-1 (b)(1) NPCC - Prohibited parking - right-of-way
(RV parked in the city right of way)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Attachments: [25-00339 Case file.pdf](#)

[25-00339 Case file addition.pdf](#)

[25-00339 Photo 1.jpg](#)

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[25-00339 Photo 10.jpg](#)

[25-00339 Photo 11.jpg](#)

[25-00339 Photo 12.jpg](#)

- B.** [CECASE-25-01119](#) (JP), Striver Rise LLC, 1405 Winthrop Street
42-23 NPCC - Accumulation of Debris
(Accumulation of debris consisting of construction debris throughout the property)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Attachments: [25-01119 Case file.pdf](#)

[25-01119 Case file addition.pdf](#)

[25-01119 Photo 1.jpg](#)

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[25-01119 Photo 3.jpg](#)

[25-01119 Photo 4.jpg](#)

[25-01119 Photo 5.jpg](#)

- C. [CECASE-25-01216](#) (JP), Bettr Homes Construction LLC, 3937 Honeybee Street
42-23 NPCC - Accumulation of Debris
(Accumulation of debris consisting of household items overflowing from a dumpster on an abandoned construction site onto the city right-of-way)
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Attachments: [25-01216 Case file.pdf](#)
[25-01216 Case file addition.pdf](#)
[25-01216 Photo 1.jpg](#)
[25-01216 Photo 2.jpg](#)
[25-01216 Photo 3.jpg](#)
[25-01216 Photo 4.jpg](#)

10. GENERAL BUSINESS

- A. [25-2846](#) Case No. 25057779 Trespass Appeal-Harris- 6207 W Price Blvd, North Port, FL 34287 (Morgan Family Community Center)

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

- B. [25-2967](#) Discussion and Possible Action Regarding Approval of the Code Enforcement Hearing Meeting Schedule for 2026.

Attachments: [Meeting Schedule](#)

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.

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.