



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Thursday, April 24, 2025

9:00 AM

City Commission Chambers

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**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. [25-1884](#) Approval of the January 23, 2025 Meeting Minutes

Attachments: [Minutes](#)

#### **5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH**

#### **6. COMPLIANT CASES**

- A. [CECASE-24-2661](#) (JP) PETR MARTYNENKO; 5272 Chaplin Ter  
CONP FBC CH1, Ordinance 2015-10, Section 111 Certificate of  
Occupancy And Completion, 111.1 Use and occupancy.  
(Inhabiting property with no certificate of occupancy, of which is prohibited  
per Code until the type of occupancy has been established and said  
building is in compliance. KMR)

**Attachments:** [20240624091426188.pdf](#)  
[NoticeofViolationReport\\_20241213\\_085234.pdf](#)  
[24-2661\\_permit\\_ext.pdf](#)  
[photo\\_20241213\\_094602\\_000.jpg](#)  
[photo\\_20241213\\_094604\\_000.jpg](#)  
[photo\\_20241213\\_094512\\_000.jpg](#)  
[photo\\_20241213\\_094509\\_000.jpg](#)  
[photo\\_20241213\\_094607\\_000.jpg](#)

- B.** [CECASE-24-3909](#) (JP) CONFIDENTIAL 119.071FS; 1656 Finlet Ave N  
42-24(A)(5) NPCC - Maintenance of stormwater drainage area.  
(Flatbed trailer containing wood debris and tires)

**Attachments:** [photo\\_20241210\\_111850\\_000\\_edit.jpg](#)  
[photo\\_20241210\\_112011\\_000\\_edit.jpg](#)  
[photo\\_20250106\\_115905\\_000.jpg](#)

- C.** [CECASE-24-50278](#) (GO) GUILLERMO SCHREIBER; CELINA SCHREIBER; 6360 S  
BISCAYNE DR  
70-21, NPCC - Driving Through C.R.O.W.  
(Property drives through crow to park on unimproved surface.)  
59-1 (c)(1) NPCC, Allowed parking  
(Two cars parked on unimproved surface.)  
3.7.3 (D) ULDC, Prohibited Activities (Fowl - Roosters, Hen, Slaughtering)  
(Property has three roosters on property.)

**Attachments:** [NoticeofViolationReport\\_20241231\\_081239.pdf](#)  
[CoverPage\\_Report\\_20250107\\_143924.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250107\\_143930.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250107\\_143934.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250107\\_143938.pdf](#)

- D.** [B-CECASE-24-50013](#) (GO) ALEXANDRA LAZAR ANDREW COCKLIN; 12921 Pinnacle Ln  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 23-00017600(12/02/2024))

**Attachments:** [NoticeofViolationReport\\_20241213\\_074320.pdf](#)

- E.** [B-CECASE-24-50020](#) (GO) HOMES BY WEST BAY LLC; 11599 Gleaming Ter  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00007448(12/02/2024))

**Attachments:** [NoticeofViolationReport\\_20241213\\_074638.pdf](#)

- F.** [B-CECASE-24-50086](#) (LC) JULIE NOLAN; 2354 McMinn St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Concrete | Permit Expired - 21-00004001(12/07/2024))

- Attachments:** [NoticeofViolationReport\\_20241218\\_071501.pdf](#)  
[photo\\_20241219\\_105153\\_000.jpg](#)
- G.** [B-CECASE-2](#) (JP) MICHELLE THAYER; 3087 Yeadon Ter  
[4-50093](#) 105.4.1.1, Florida Building Code - Permit has expired.  
(Concrete | Permit Expired - 21-00009384(12/07/2024))
- Attachments:** [NoticeofViolationReport\\_20241218\\_135021.pdf](#)
- H.** [B-CECASE-2](#) (GO) LINDA & LEO DUDZIAK; 20191 Ragazza Cir  
[4-50124](#) 105.4.1.1, Florida Building Code - Permit has expired.  
(Residential HVAC | Permit Expired - 23-00012112(12/09/2024))
- Attachments:** [NoticeofViolationReport\\_20241220\\_100744.pdf](#)
- I.** [B-CECASE-2](#) (LC) RANDOL NEAL;ELIZABETH RANDOL; 3694 Crandon Rd  
[4-50175](#) 105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Permit #22-000006042 expired (12/11/2024))
- Attachments:** [NoticeofViolationReport\\_20241227\\_082046.pdf](#)
- J.** [B-CECASE-2](#) (GO) SAMUEL GRIER;HARRIET GRIER; 12794 Pinnacle Ln  
[4-50182](#) 105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00006708(12/11/2024))
- Attachments:** [NoticeofViolationReport\\_20241226\\_071220.pdf](#)
- K.** [B-CECASE-2](#) Gavyn ONeil:RAYMOND GREGORY;MEDINA GREGORY;;1406 Creek  
[5-00042](#) Nine Dr North Port, FL 342912600:105.4.1.1, Florida Building Code -  
Permit has expired.:Commercial Roof/Reroof | Permit Expired -  
24-00008367(12/24/2024);
- Attachments:** [NoticeofViolationReport\\_20250106\\_091910.pdf](#)
- L.** [B-CECASE-2](#) Louis Cerbone:GARY WATSON;;4469 Jaslo Ave North Port, FL  
[4-50266](#) 342862600:105.4.1.1, Florida Building Code - Permit has  
expired.:Concrete | Permit Expired - 22-00017174(12/21/2024);
- Attachments:** [NoticeofViolationReport\\_20250102\\_074031.pdf](#)
- M.** [B-CECASE-2](#) Gavyn ONeil:ALAN GRABISCH;;2718 Wells Ave North Port, FL  
[5-00059](#) 342862600:105.4.1.1, Florida Building Code - Permit has  
expired.:Residential New | Permit Expired - 23-00010300(12/25/2024);
- Attachments:** [NoticeofViolationReport\\_20250107\\_064853.pdf](#)
- N.** [B-CECASE-2](#) Gavyn ONeil:KENVIL CAMEO LLC;;7458 Cameo Cir North Port, FL  
[4-50115](#) 342912600:105.4.1.1, Florida Building Code - Permit has  
expired.:Concrete | Permit Expired - 21-00010174(12/09/2024);

**Attachments:** [NoticeofViolationReport\\_20241220\\_072624.pdf](#)  
[CoverPage\\_Report\\_20250128\\_090140.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250128\\_090146.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250128\\_090150.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250128\\_090801.pdf](#)

- O. [B-CEC-2](#) Gavyn ONeil:ALAN CROISANT;ANDREA CROISANT;;7178 Manthey  
[5-00046](#) Ave North Port, FL 342912600:105.4.1.1, Florida Building Code - Permit  
has expired.:Residential HVAC | Permit Expired -  
24-00008468(12/24/2024);

**Attachments:** [NoticeofViolationReport\\_20250106\\_091556.pdf](#)

- P. [B-CEC-2](#) Gavyn ONeil:JEREMY UNDERWOOD;BRENDA UNDERWOOD;;3258  
[5-00068](#) Lotus Rd North Port, FL 342912600:105.4.1.1, Florida Building Code -  
Permit has expired.:Door/Window | Permit Expired -  
24-00007827(12/25/2024);

**Attachments:** [NoticeofViolationReport\\_20250107\\_102323.pdf](#)

- Q. [B-CEC-2](#) Gavyn ONeil:TTRES FL SUMTER LLC;;1490 Front PI North Port, FL  
[5-00002](#) 34287:105.4.1.1, Florida Building Code - Permit has expired.:Commercial  
New | Permit Expired - 24-00000298(12/22/2024);

**Attachments:** [NoticeofViolationReport\\_20250103\\_091028.pdf](#)

- R. [B-CEC-2](#) Gavyn ONeil:CATHERINE WALTHALL;;4333 Pocatella Ave North Port,  
[5-00013](#) FL 342872815:105.4.1.1, Florida Building Code - Permit has  
expired.:Residential HVAC | Permit Expired - 24-00008213(12/22/2024);

**Attachments:** [NoticeofViolationReport\\_20250103\\_090204.pdf](#)

- S. [B-CEC-2](#) Gavyn ONeil:TWENTY THREE LLC;;12133 Mercado Dr North Port, FL  
[5-00011](#) 34293:105.4.1.1, Florida Building Code - Permit has expired.:Commercial  
Sign | Permit Expired - 24-00006964(12/22/2024);

**Attachments:** [NoticeofViolationReport\\_20250102\\_141710.pdf](#)

- T. [B-CEC-2](#) Gavyn ONeil:ST ANDREWS UKRANIAN RELIGIOUS CULTURAL  
[5-00007](#) CENTER;;4100 S Biscayne Dr North Port, FL 34287:105.4.1.1, Florida  
Building Code - Permit has expired.:Commercial Sign | Permit Expired -  
24-00004596(12/22/2024);

**Attachments:** [NoticeofViolationReport\\_20250103\\_102425.pdf](#)

- U. [B-CEC-2](#) Gavyn ONeil:ANNMARIE BLACKBURN;;4743 Mattox Cir North Port, FL  
[5-00108](#) 342886345:105.4.1.1, Florida Building Code - Permit has  
expired.:Residential Screen Enclosure | Permit Expired -  
24-00006646(12/29/2024);

**Attachments:** [NoticeofViolationReport\\_20250109\\_085512.pdf](#)

- V. [B-CECASE-2  
5-00023](#) Gavyn ONeil:VLADIMIR KIRASIROV;TATYANA BERKETOVA;:2167  
Mincey Ter North Port, FL 342866719:105.4.1.1, Florida Building Code -  
Permit has expired.:Commercial Roof/Reroof | Permit Expired -  
24-00008162(12/23/2024);
- Attachments:** [NoticeofViolationReport\\_20250103\\_085614.pdf](#)
- W. [B-CECASE-2  
4-50269](#) Gavyn ONeil:SHERRIE RABSATT;CHEYANNA TAGGART;ELVIS  
MARTIN;:2881 Paddock Ave North Port, FL 342882600:105.4.1.1,  
Florida Building Code - Permit has expired.:Residential New | Permit  
Expired - 23-00011212(12/21/2024);
- Attachments:** [NoticeofViolationReport\\_20250102\\_082031.pdf](#)
- X. [B-CECASE-2  
4-50070](#) (LC) SUSAN MC CONNELL; 19281 Jalisca St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential HVAC | Permit Expired - 24-00007200(12/04/2024))
- Attachments:** [NoticeofViolationReport\\_20241216\\_082123.pdf](#)
- Y. [CECASE-24-  
4181](#) (GO) ESTERO DEVELOPMENT PARTNERS LP; 5853 Babian Rd  
42-23 NPCC - Accumulation of Debris  
(Debris on the property consisting of dilapidated drywall and a sink.)  
105.4.1.1, Florida Building Code - Permit has expired.  
(Single-family residence permit number 21-6659 is expired.)
- Attachments:** [Case Files #24-4181.pdf](#)
- Z. [B-CECASE-2  
4-50157](#) (GO) DHAVALKUMAR PATEL;VARSHIKA PATEL; 18590 Midsummer Pl  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 23-00020980(12/10/2024))
- Attachments:** [NoticeofViolationReport\\_20241223\\_071523.pdf](#)
- AA. [CECASE-25-  
00140](#) (GO)SECOND AVENUE SFR HOLDINGS III LLC:4539 LACOCO ST  
70-21, NPCC - damage to any City road, right-of-way, drainage or utility  
structure and/or facility.  
(Tire ruts in swale on the side of property)  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(White car parked in city right of way on side of property. Trailer with boat  
parked in city right of way on side of property. FL TAG 199 7YH)
- Attachments:** [RecordSummary\\_20250110\\_122140.pdf](#)  
[NoticeofViolationReport\\_20250110\\_122841.pdf](#)  
[photo\\_20250110\\_110444\\_000.jpg](#)  
[photo\\_20250110\\_110457\\_000.jpg](#)  
[photo\\_20250110\\_110518\\_000.jpg](#)  
[boat.jpg](#)  
[car.jpg](#)

- AB.** [B-CECASE-2  
4-50215](#) (LC) DONALD BECK;BRITTANY WALTER; 4815 Kalish Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Solar | Permit Expired - 24-00007786(12/15/2024))
- Attachments:** [NoticeofViolationReport\\_20241227\\_071747.pdf](#)
- AC.** [CECASE-25-  
00256](#) (GO) ZBIGNIEW MICHALSKI (TTEE);ZBIGNIEW MICHALSKI  
REVOCABLE TRUST;;3614 CORDOVA TER 42-23 NPCC -  
Accumulation of Debris  
59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.  
(Car being stripped apart outside and not covered.)
- Attachments:** [NoticeofViolationReport\\_20250211\\_122250.pdf](#)  
[NoticeofViolationReport\\_20250212\\_075725.pdf](#)  
[Acceptance Scan Report.pdf](#)  
[CoverPage Report\\_20250220\\_081442.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250220\\_081447.pdf](#)  
[Affidavit of Posting Report\\_20250220\\_081451.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250220\\_081524.pdf](#)  
[photo\\_20250218\\_112008\\_000.jpg](#)  
[photo\\_20250218\\_112006\\_000.jpg](#)  
[photo\\_20250218\\_112005\\_000.jpg](#)
- AD.** [B-CECASE-2  
4-50059](#) (LC) TAMIAMI INVESTMENT ONE LLC; 13221 Tamiami Trl  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Roof/Reroof | Permit Expired - 23-00000653(12/04/2024))
- Attachments:** [NoticeofViolationReport\\_20241216\\_071308.pdf](#)  
[photo\\_20241219\\_092757\\_000.jpg](#)
- AE.** [B-CECASE-2  
4-50067](#) (LC) GABRIELLA CHMIELEWSKI; 3058 Greendale Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential HVAC | Permit Expired - 24-00003410(12/04/2024))
- Attachments:** [NoticeofViolationReport\\_20241216\\_070817.pdf](#)  
[photo\\_20241219\\_094302\\_000.jpg](#)
- AF.** [B-CECASE-2  
5-00154](#) Gavyn ONeil:MAIN RANGLANDS LLLP;;7820 S Tamiami Trl North Port,  
FL 34293:105.4.1.1, Florida Building Code - Permit has  
expired.:Commercial Marine | Permit Expired - 21-00008465(01/04/2025);
- Attachments:** [NoticeofViolationReport\\_20250115\\_070910.pdf](#)
- AG.** [B-CECASE-2  
5-00171](#) (JP) IRADI NUESI; 4849 Abernant Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Pool | Permit Expired - 22-00005269(01/05/2025))
- Attachments:** [NoticeofViolationReport\\_20250116\\_214333.pdf](#)

- AH.** [CECASE-24-3900](#) (GO) SEAN MURPHY; 6349 San Salvador Rd  
59-1 (b)(4) NPCC, Prohibited Parking  
(White Ford Focus in dilapidated state)  
  
**Attachments:** [car.jpg](#)
- AI.** [CECASE-25-00211](#) (JP) JOSHUA HILTS;REBEKAH HILTS; 4400 MCKIBBEN DR  
59-1(b)(3) NPCC, Prohibited parking - Construction equipment.  
(The front bucket is still in the side yard. A tandem axle heavy duty flatbed trailer, one consistent with being used for hauling construction equipment, is stored on the side yard along Simrak Street.)  
  
**Attachments:** [NoticeofViolationReport\\_20250124\\_085853.pdf](#)  
[photo\\_20250211\\_115744\\_000.jpg](#)
- AJ.** [B-CECASE-25-00082](#) (GO) JOHN GUERRERA, KAREN GUERRERA; 12623 Felice Dr  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Screen Enclosure | Permit Expired - 23-00007278(12/28/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250108\\_140547.pdf](#)
- AK.** [B-CECASE-25-4-50177](#) (JP) HEXAGON DEVELOPERS LLC: 3224 Zoratoa Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Permit #22-00011258 expired (12/11/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241227\\_080527.pdf](#)
- AL.** [CECASE-24-3537](#) (JP) HEXAGON DEVELOPERS LLC; 2244 Kadlic St  
105.4.1.1, Florida Building Code - Permit has expired.  
(SFR permit 22-11251 is expired as of 10/25/23.)  
  
**Attachments:** [#24-3537 CERTIFIED RETURN MAIL 9589071052700422910809.pdf](#)  
[#24-3537 RETURN MAIL.pdf](#)  
[Case Files #24-3537.pdf](#)  
[photo\\_20241210\\_112834\\_000\\_edit.jpg](#)
- AM.** [B-CECASE-25-00020](#) (GO) CHAD ROEDER, NICOLE ROEDER; 2391 Carnation Ct  
105.4.1.1, Florida Building Code - Permit has expired.  
(Concrete | Permit Expired - 24-00007232(12/23/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250103\\_085752.pdf](#)
- AN.** [CECASE-24-4185](#) (LC) LLANQUIHUE INVESTMENT LLC; 425 Fernway Dr  
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe condition  
(Building in its current state poses a hazard to public safety.)  
105.4.1.1, Florida Building Code - Permit has expired.  
(Single-family residence permit 22-1622 is expired.)

**Attachments:** [#24-4185 CERTIFIED RETURN MAIL 9589071052700422912193.pdf](#)  
[#24-4185 RETURN MAIL.pdf](#)  
[photo\\_20241216\\_093140\\_000.jpg](#)

- AO.** [CECASE-24-3275](#) (LC) ESTERO DEVELOPMENT PARTNERS LP; 1360 Walburg St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Expired SFR permit #21-6705)

**Attachments:** [Case Files #24-3275.pdf](#)

- AP.** [CECASE-24-4306](#) (LC) ESTERO DEVELOPMENT PARTNERS LP; 8878 Bessemer Ave  
42-23 NPCC - Accumulation of Debris  
(Construction Site (Trash/Debris Containment). Dumpster overflowing with trash.)

**Attachments:** [NoticeofViolationReport\\_20241212\\_004543.pdf](#)  
[photo\\_20241210\\_131139\\_000\\_edit.jpg](#)  
[photo\\_20241218\\_115410\\_000.jpg](#)

- AQ.** [CECASE-25-00235](#) (JP) DANIEL ADORNO; 1993 CARDWELL AVE  
42-23 NPCC - Accumulation of Debris  
(Debris all over front yard and driveway construction material household goods numerous old bicycles)

**Attachments:** [RecordSummary\\_20250131\\_110953.pdf](#)  
[NoticeofViolationReport\\_20250131\\_115014.pdf](#)

- AR.** [CECASE-24-50022](#) (GO) MK REAL ESTATE LLC; 6609 HORNBUCKLE BLVD  
4.5.3 (D) ULDC, Land Clearing Debris.  
(Vacant lot was cleared with no permit.)

**Attachments:** [RecordSummary\\_20241212\\_100603.pdf](#)  
[NoticeofViolationReport\\_20241212\\_101845.pdf](#)

- AS.** [B-CECASE-2-4-50055](#) (LC) BETTR HOMES CONSTRUCTION LLC; 1665 Kirkwood St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00012980(12/04/2024))

**Attachments:** [NoticeofViolationReport\\_20241216\\_081836.pdf](#)  
[photo\\_20241219\\_134049\\_000.jpg](#)

- AT.** [B-CECASE-2-4-50176](#) (JP) LLANQUIHUE INVESTMENT LLC; 1162 Oregon Ln  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential permit #22-00008261 expired (12/11/2024))

**Attachments:** [NoticeofViolationReport\\_20241227\\_081002.pdf](#)

## **7. CONTINUED CASES**

- A.** [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)

**Attachments:** [IMG\\_1388.jpeg](#)  
[RecordSummary\\_20250113\\_105839.pdf](#)  
[NoticeofViolationReport\\_20250114\\_082050.pdf](#)  
[photo\\_20250203\\_125555\\_000.jpg](#)

## 8. 1ST HEARING 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](#)
- B. [CECASE-24-4250](#) (GO) VERO ATLANTIC 2 LLC; 6268 Skyview Dr 2-511 (B)(1)(B)(1) NPCC Tree Protection Regulations (Property has removed all underbrush and trees on lot. Only trees on site were four palms that were rooted out of the ground.)
- Attachments:** [landclear.jpg](#)  
[landclear2.jpg](#)  
[tree.jpg](#)  
[lot.jpg](#)  
[owner.jpg](#)
- C. [B-CECASE-24-50007](#) (GO) BETTR HOMES CONSTRUCTION LLC; 4075 Kessler Ter 105.4.1.1, Florida Building Code - Permit has expired. (Residential New | Permit Expired - 22-00001115(12/02/2024))
- Attachments:** [NoticeofViolationReport\\_20241213\\_074038.pdf](#)
- D. [B-CECASE-24-50226](#) (JP) Bettr Homes Construction LLC; 1765 Naftal Rd 105.4.1.1, Florida Building Code - Permit has expired. (Residential New | Permit Expired - 21-00013004(12/17/2024))
- Attachments:** [NoticeofViolationReport\\_20241230\\_072712.pdf](#)
- E. [CECASE-24-2785](#) (GO) KATHLEEN M MCCLOE (E LIFE EST): 1027 Petronia St 105.4.1.1, Florida Building Code - Permit has expired. (Two expired fence permits: 18-00005355 REMOVE & REPLACE LICENSED CONTR (ROOF) 06/22/2018 IS 13-00004152 RESIDENTIAL ADDITIONS 10/24/2013 IS)
- Attachments:** [Case Files #24-2785.pdf](#)

- F. [B-CECANE-2-4-50036](#) (JP) MODERN BUILDERS INC; 5726 Baker Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00019100(12/03/2024))  
**Attachments:** [NoticeofViolationReport\\_20241216\\_112243.pdf](#)  
[photo\\_20241219\\_111150\\_000.jpg](#)
- G. [B-CECANE-2-4-50227](#) (LC) Ryan Dalton; 4456 Rifkin Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00017161(12/17/2024))  
**Attachments:** [NoticeofViolationReport\\_20241230\\_065640.pdf](#)
- H. [CECANE-24-2876](#) (JP) DAURICE CLEARWATERS; 5257 Morandi Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Permit number 23-8833, for a reroof, is expired)  
**Attachments:** [24-2876.pdf](#)  
[image\\_1\(143\).pdf](#)  
[image\(242\).pdf](#)
- I. [CECANE-24-2128](#) (JP) JIM BERGER; 6230 Freemont St  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in front yard consisting of tarps and/or other miscellaneous roofing materials.)  
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe conditions  
(Roof on the north side of residence showing heavy signs of deterioration. Additionally, roofing material appears to be missing on south side of roof.)  
**Attachments:** [Case Files #24-2128.pdf](#)  
[photo\\_20241210\\_103621\\_000\\_edit.jpg](#)
- J. [CECANE-24-2912](#) (LC) VICTORIA L TODD REVOCABLE TRUST; 3104 Junction St  
Chapter 105.1, Florida Building Code - Permit required.  
(Two (2) expired building permits. 22-17344 Re-Roof expired June 12, 2023 and 17-7954 complete mechanical change out of which expired June 11, 2018.)  
**Attachments:** [Case Files #24-2912.pdf](#)
- K. [CECANE-24-3369](#) (GO) LATITUD NORTH PORT LLC; 2523 Wyola Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Expired SFR Permit #21-10238)
- L. [CECANE-24-3450](#) (GO) BERHOW SHARON JESSICA; 5942 Trumpet St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Expired fence permit 22-855 as well as Expired shed permit 22-842)  
**Attachments:** [Case Files #24-3450.pdf](#)
- M. [CECANE-24-3634](#) (GO) KARYL L SWIDER; 8256 Bristol Ave  
105.4.1.1, Florida Building Code - Permit has expired.

(Expired Re Roof Permit- #23-14748.)

**Attachments:** [Case Files #24-3634.pdf](#)

- N.** [CECASE-24-3811](#) (LC) CARLOS & DOLORES KIENZLE; 2772 W Price Blvd  
70-19, NPCC - Damage To Roads, Sidewalk, Crow | 70-19 thru 70-22  
NPCC  
105.1, Florida Building Code - Permit required.:Permit Required  
(Detail of work being performed without a permit).

**Attachments:** [Case Files #24-3811.pdf](#)

- O.** [CECASE-24-4118](#) (GO) DANIEL & ALEXANDRAE DE WITT; 8209 Galbut Ave; 42-85 NPCC  
IPMC 304 (8) Unsafe Conditions 8 Roofing  
(There is a hole in the roof of this residence.)

**Attachments:** [Case Files #24-4118.pdf](#)

- P.** [CECASE-24-4166](#) (LC)JILL GIBBS; 4645 Grobe St  
Section 105.4.1.1, Florida Building Code- Permit has expired.  
(Permit 23-15727 (replace 4 windows) expired on 1-31-24 as well as  
Permit 22-8221 (HVAC) expired on 7-28-24.)

**Attachments:** [Case Files #24-4166.pdf](#)

- Q.** [CECASE-24-4223](#) (GO) KIMBERLY FISCHER; 5181Jensley Ave  
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  
(Boat parked/stored on vacant lot without a principal structure)

**Attachments:** [photo\\_20241211\\_104700\\_000.jpg](#)

- R.** [CECASE-24-50046](#) (GO) LEOPOLD WAGNER (LIFE EST); DEBORAH WAGNER; JANEY  
JACOBS; 5004 KINGSLEY RD  
70-56(H) NPCC - Assigned numbers  
(house numbers are blocked by vegetation.)

**Attachments:** [NoticeofViolationReport\\_20241213\\_103349.pdf](#)

- S.** [CECASE-24-50049](#) (GO) LEOPOLD WAGNER (LIFE EST);DEBORAH WAGNER;JANEY  
JACOBS; 5004 KINGSLEY RD  
70-56(H) NPCC - Assigned numbers  
(houses numbers are blocked by brush)  
59-1 (b)(4) NPCC, Prohibited Parking  
(Property has two inoperable veichles on property. one van broken down in  
driveway and one truck parked on the side towards the rear of the  
property.)

**Attachments:** [NoticeofViolationReport\\_20250124\\_113918.pdf](#)  
[Acceptance Scan Report.pdf](#)  
[photo\\_20250124\\_102821\\_000.jpg](#)  
[photo\\_20250124\\_102852\\_000.jpg](#)  
[photo\\_20250124\\_102920\\_000.jpg](#)

- T. [CECASE-25-00181](#) (JP) ROBERT RANSOME;MICHELLE RANSOME;;1604 KOHLENBERG AVE  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the front of property consisting of cardboard, containers and other rubbish.)  
70-56(H) NPCC - Assigned numbers  
IPMC 2021, 302.8 Motor vehicles.  
(Green Ford truck FL/AQ05VQ parked in front yard on unimproved surface and purple truck FL/GFM14 parked in side yard on unimproved surface.)

**Attachments:** [NoticeofViolationReport\\_20250123\\_075933.pdf](#)  
[CoverPage\\_Report\\_20250205\\_095900.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250205\\_095906.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250205\\_095910.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250205\\_102327.pdf](#)  
[photo\\_20250115\\_125112\\_000.jpg](#)  
[photo\\_20250115\\_125214\\_000.jpg](#)  
[photo\\_20250115\\_125158\\_000.jpg](#)  
[photo\\_20250115\\_125221\\_000.jpg](#)  
[photo\\_20250115\\_125230\\_000.jpg](#)  
[photo\\_20250204\\_112631\\_000.jpg](#)  
[photo\\_20250204\\_112746\\_000.jpg](#)

- U. [CECASE-25-00214](#) (GO) ADAM SAUTER;; PARCEL ID: 0946060718  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(Property has cleared the property without any permits issued)

**Attachments:** [RecordSummary\\_20250124\\_111511.pdf](#)  
[NoticeofViolationReport\\_20250124\\_111915.pdf](#)

- V. [CECASE-25-00217](#) (JP) HUGH SPARKS;MURISA KIPPIN;;8396 TRIONFO AVE  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the front of residence consisting of numerous bicycles, bicycle parts, lawn mowers and other miscellaneous debris. Lawn furniture and a wicker basket placed in right of way.)

**Attachments:** [RecordSummary\\_20250124\\_143449.pdf](#)  
[NoticeofViolationReport\\_20250128\\_141252.pdf](#)  
[Acceptance\\_Scan\\_Report.pdf](#)  
[CoverPage\\_Report\\_20250214\\_084945.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250214\\_084950.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250214\\_084953.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250214\\_085024.pdf](#)  
[NoticeOfMandatoryHearing\\_20250214\\_085059.pdf](#)  
[photo\\_20250124\\_140956\\_000.jpg](#)  
[photo\\_20250124\\_140902\\_000.jpg](#)  
[photo\\_20250124\\_141001\\_000.jpg](#)  
[photo\\_20250124\\_141011\\_000.jpg](#)  
[photo\\_20250124\\_141023\\_000.jpg](#)  
[photo\\_20250203\\_100341\\_000.jpg](#)  
[photo\\_20250203\\_100359\\_000.jpg](#)  
[photo\\_20250203\\_100426\\_000.jpg](#)  
[photo\\_20250203\\_100837\\_000.jpg](#)  
[photo\\_20250203\\_100904\\_000.jpg](#)  
[photo\\_20250213\\_112732\\_000.jpg](#)  
[photo\\_20250213\\_112749\\_000.jpg](#)  
[photo\\_20250213\\_112757\\_000.jpg](#)

- W.** [CECASE-25-00240](#) (LC) REMY TRESALUS;:2212 ALLIANCE AVE  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Two vehicles parked in city right of way and one boat on an unimproved surface. One of the vehicle without a tag.)

**Attachments:** [RecordSummary\\_20250203\\_143744.pdf](#)  
[photo\\_20250203\\_130922\\_000.jpg](#)  
[photo\\_20250203\\_130916\\_000.jpg](#)  
[photo\\_20250203\\_130937\\_000.jpg](#)  
[NoticeofViolationReport\\_20250203\\_150825.pdf](#)  
[CoverPage\\_Report\\_20250221\\_122132.pdf](#)  
[AffidavitOfMailingAndPosting\\_20250221\\_122137.pdf](#)  
[Affidavit\\_of\\_Posting\\_Report\\_20250221\\_122142.pdf](#)  
[Affidavit\\_of\\_Violation\\_Hearing\\_20250221\\_123254.pdf](#)

- X.** [CECASE-25-00276](#) (LC) STEFAN DOMOKOS;:2606 MATHER LN  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(Land clearing and tree removal without permit. I spoke with the arborist, and he estimated 9 large pine trees and 3 palm trees.)

**Attachments:** [RecordSummary\\_20250212\\_150817.pdf](#)  
[NoticeofViolationReport\\_20250212\\_152750.pdf](#)  
[25-00276.png](#)  
[IMG\\_0212.JPG](#)  
[IMG\\_0210.JPG](#)  
[IMG\\_0215.JPG](#)  
[IMG\\_0214.JPG](#)  
[IMG\\_0216.JPG](#)  
[IMG\\_0211.JPG](#)  
[2606 Mather Ln property appraisers.pdf](#)  
[2606 Mather Ln.pdf](#)

- Y. [CECASE-25-00359](#) (GO) SERGEY BUNTYLO; PARCEL ID: 0950135310  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(Property was cleared by Solid residences. Property has no trees remaining making it a total land clear.)

**Attachments:** [NoticeofViolationReport\\_20250220\\_113810.pdf](#)  
[photo\\_20250220\\_091616\\_000.jpg](#)  
[photo\\_20250220\\_091409\\_000.jpg](#)  
[photo\\_20250220\\_091407\\_000.jpg](#)  
[photo\\_20250220\\_091353\\_000.jpg](#)  
[photo\\_20250220\\_091350\\_000.jpg](#)

- Z. [CECASE-25-00360](#) (GO) STEVE ARLINSKY; PARCEL ID: 0950135311  
2-511. NPCC - Fines and liens, Tree Protection Regulations.  
(property was cleared by Solid Residences. Property was a total land clear. Contact PISA CONSULTING LLC to get ahold of the company that cleared the land.)

**Attachments:** [RecordSummary\\_20250220\\_113954.pdf](#)  
[NoticeofViolationReport\\_20250220\\_114421.pdf](#)  
[photo\\_20250220\\_091616\\_000.jpg](#)  
[photo\\_20250220\\_091409\\_000.jpg](#)  
[photo\\_20250220\\_091407\\_000.jpg](#)  
[photo\\_20250220\\_091353\\_000.jpg](#)  
[photo\\_20250220\\_091350\\_000.jpg](#)

- AA. [B-CECASE-24-50006](#) (JP) JANNOY ARTEAGA; 4703 Las Almanos Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00008486(12/02/2024))

**Attachments:** [NoticeofViolationReport\\_20241213\\_084148.pdf](#)  
[photo\\_20241219\\_100323\\_000.jpg](#)

- AB.** [B-CECASE-2  
4-50064](#) (JP) WILLIAM PETERS; 4481 Amanda Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Demolition | Permit Expired - 24-00000527(12/04/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241216\\_102615.pdf](#)  
[photo\\_20241219\\_143252\\_000.jpg](#)
- AC.** [B-CECASE-2  
4-50117](#) (JP) BETTR HOMES CONSTRUCTION LLC; 1291 S Haberland Blvd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00012134(12/09/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20241223\\_082100.pdf](#)
- AD.** [B-CECASE-2  
4-50254](#) (GO) DONALDS MC; 14805 Tamiami Trl  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Accessory Structure | Permit Expired -  
19-00004692(12/21/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250102\\_092150.pdf](#)
- AE.** [B-CECASE-2  
5-00025](#) (JP) DAVID TOLENTINO, CHARISSE TOLENTINO; 1571 Marasco Ln  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Roof/Reroof | Permit Expired - 24-00008305(12/23/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250103\\_085352.pdf](#)
- AF.** [B-CECASE-2  
5-00041](#) (JP) PRISCILLA BAKER, WENDRETH BAKER; 4533 Hartsook Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Door/Window | Permit Expired - 24-00008080(12/24/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250106\\_094813.pdf](#)
- AG.** [B-CECASE-2  
5-00079](#) (JP) YOUNG DONGREEN YU; 4394 Worcester Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 06-00005904(12/28/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250108\\_125629.pdf](#)  
[photo\\_20250124\\_092800\\_000.jpg](#)
- AH.** [B-CECASE-2  
5-00081](#) (LC) YIN BEGLE; 3236 Tusket Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Door/Window | Permit Expired - 23-00007127(12/28/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250108\\_064612.pdf](#)
- AI.** [B-CECASE-2  
5-00092](#) (GO) NEAL COMMUNITIES FL LLC; 18230 Vizcaya Ct  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00008531(12/28/2024))  
  
**Attachments:** [NoticeofViolationReport\\_20250108\\_140722.pdf](#)
- AJ.** [B-CECASE-2  
5-00098](#) (GO) CARPENTER HOMES LLC; 7575 W Price Blvd  
105.4.1.1, Florida Building Code - Permit has expired.

- (Residential New | Permit Expired - 21-00012812(12/29/2024))  
**Attachments:** [NoticeofViolationReport\\_20250109\\_072754.pdf](#)
- AK.** [B-CECASE-2](#) (GO) CARPENTER HOMES LLC; 7650 W Price Blvd  
[5-00099](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 21-00012839(12/29/2024))  
**Attachments:** [NoticeofViolationReport\\_20250109\\_071501.pdf](#)
- AL.** [B-CECASE-2](#) (JP) CARPENTER HOMES LLC; 2271 Longworthy Rd  
[5-00100](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 22-00000806(12/29/2024))  
**Attachments:** [NoticeofViolationReport\\_20250109\\_080635.pdf](#)
- AM.** [B-CECASE-2](#) (JP) CARPENTER HOMES LLC; 2297 Longworthy Rd  
[5-00101](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 22-00000819(12/29/2024))  
**Attachments:** [NoticeofViolationReport\\_20250109\\_080805.pdf](#)
- AN.** [B-CECASE-2](#) (GO) NIKOLAY SMYNTYNA; 5553 Shaffer Ave  
[5-00116](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 20-00011459(12/30/2024))  
**Attachments:** [NoticeofViolationReport\\_20250110\\_071811.pdf](#)
- AO.** [B-CECASE-2](#) (JP) RAYMOND SMITH; 4168 Bowen Ave  
[5-00117](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 22-00013296(12/30/2024))  
**Attachments:** [NoticeofViolationReport\\_20250110\\_102243.pdf](#)
- AP.** [B-CECASE-2](#) (JP) MICHAEL LOWE; 4830 Londel Ave  
[5-00142](#) 105.4.1.1, Florida Building Code - Permit has expired.  
 (Residential New | Permit Expired - 19-00003002(01/01/2025))  
**Attachments:** [NoticeofViolationReport\\_20250115\\_094410.pdf](#)
- AQ.** [B-CECASE-2](#) (JP) WILLIAM TRENTON SCHUMACHER C/O LYNDSEY MYERS  
[5-00198](#) GUARDIAN; 5498 Bayberry St  
 105.4.1.1, Florida Building Code - Permit has expired.  
 (Commercial Roof/Reroof | Permit Expired - 24-00008742(01/06/2025))  
**Attachments:** [NoticeofViolationReport\\_20250122\\_091503.pdf](#)

## **9. 2ND HEARING CASES**

- A.** [CECASE-24-](#) (JP) MARZAN CONSTRUCTIONS LLC; 3808 Albatros Ln  
[3667](#) 42-22A NPCC - Excessive Growth of Grass/Weeds  
 (Grass and/or weeds on this property are excessive in height and is in violation of City Code.)



**Attachments:**     [24-3667 CERTIFIED MAIL CARD 9589071052700422907441.pdf](#)  
[photo\\_20241210\\_123525\\_000\\_edit.jpg](#)

- B.**     [CECASE-24-3798](#)     (LC) ESTERO DEVELOPMENT PARTNERS; 2487 Flagami Ln  
IPMC 2021, 304 Exterior Structure - 304.1 General. Unsafe Conditions 7 -  
Exterior Walls (Hearing) | 304.1.1 IPMC  
(The plywood roof is uncovered, and is starting to weather and splinter.)  
105.4.1.1, Florida Building Code - Permit has expired.  
(Permit number 21-10347 for a single family residence has expired)  
Section 33-7C(3), Unified Land Development Code Silt screens are not  
installed properly, site is at risk of  
potential erosion.  
(Silt fence down on the front of this construction site, as well as partially  
down on the side. Barrier must be repaired, or replaced.)

**Attachments:**     [24-3798.pdf](#)

## **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.