City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes
Code Enforcement Hearing

Thursday, January 22, 2026 | **9:00 AM** | **City Commission Chambers**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

ALSO PRESENT

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Presson, Brehon, White, and Board Specialist Fritz.

4. APPROVAL OF MINUTES

A. 26-0242 Approve the December 11, 2025, Code Enforcement Hearing Meeting Minutes.

Hearing Officer Toale announced the item.

Hearing Officer Toale approved the Minutes as presented.

5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

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

6. COMPLIANT CASES

S. CECASE-25-03123 (JP), FKH SFR Propco H LP, 5020 Kingsman Avenue
59-1(b)(1) NPCC - Prohibited parking
(An enclosed box trailer and Ford truck are parked in the City right-of-way.)

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

G. CECASE-25-02027 (JP), Valeriu Romanel, 8029 Larrimore Avenue
59-1(b)(1) NPCC - Prohibited parking
(A black Chevrolet 3500 truck (FL/CF29UA) with a gooseneck trailer

attached (MI/F014982) is parked in the City right-of-way, along N. Biscayne.)
59-2 NPCC - Damage to the public right-of-way
(A black Chevrolet 3500 truck (FL/CF29UA) with a gooseneck trailer attached (MI/F014982) is parked in the City right-of-way, along N. Biscayne. The vehicle and trailer are being driven through the right-of-way causing ruts / damage.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the right-of-way, along Larrimore Ave, consisting of plywood scraps and other miscellaneous items.)

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

H. CECASE-25-02097 (JP), SFR Owner ML Borrower LLC, 8206 Latour Avenue
59-1(b)(1) NPCC - Prohibited parking
(A GMC Jimmy (FL/Y686KI) is parked in the City right-of-way.)

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

I. CECASE-25-02098 (JP), SWH 2017-1 Borrower LP, 8325 Scanlon Avenue
62-50 NPCC - Refuse container(s)
(Improper placement of containers on non-pickup days.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the driveway consisting of miscellaneous household items scattered about.)

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

U. CECASE-25-03162 (AB), Ivan & Vira Chernyshenko, 3524 Brownwood Terrace
59-1(b)(1) NPCC - Prohibited parking
(Parking in the City right-of-way)

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

V. CECASE-25-03171 (JP), Striver Rise LLC, 1405 Winthrop Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property, consisting of wood pallets, cinder blocks, and other miscellaneous construction debris.)

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

G. 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.)

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

1ST HEARING CASES

E. CECASE-25-02017

(AB), Erick Moore, 0986024727
2-511 NPCC - Fines and liens
(Property was completely cleared with no permits. Arborists assessed the fines at $15,000.)

Hearing Officer Toale announced the item.

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

Erick Moore, property owner, being duly sworn, spoke to lot size, site visitation, and hurricane damage.

Hearing Officer Toale spoke to vacant lots and number of trees removed.

Mr. Moore spoke to diameter and submitted a photograph into evidence.

Ms. Rubino, being duly sworn, spoke to measurements and arborist expertise.

Mr. Raducci, being duly sworn, spoke to process of brush clearing and hurricane emergency ordinance.

Hearing Officer Toale spoke to illegal brush clearing versus tree removal.

Mr. Raducci spoke to types of trees removed.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02017 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of $2,400.

X. CECASE-25-03181

(AB), CSMA BLT LLC, 3291 Moravia Avenue
70-21 NPCC - Driving through right-of-way
(Driving through the City right-of-way.)

Hearing Officer Toale announced the item.

Kevin Dias, property owner, being duly sworn, spoke to agreement for continuance.

Inspector Brehon, being duly sworn, spoke to a continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-03181 to the March 26, 2026, Code Enforcement Meeting.

CONTINUED CASES

F. 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to inspections, violations, contact with property owner, and photographs submitted into evidence.

Susan Valentine, property owner, being duly sworn, spoke to hurricane, trailer, physical limitations, and timeline.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02527 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 per day with a maximum of $1,000 to commence on February 17, 2026.

2ND HEARING CASES

E. CECASE-25-02467 (JP), Aleksandr & Larisa Khoroshenko, 3713 Basket Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris throughout property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(No roof on house.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $250/day fine with no maximum beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Ms. Fritz administered the interpreter oath.

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

Ven Khoroshenko, interpreter on behalf of Larisa Khoroshenko, being duly sworn, spoke to difficulty of maintaining property and purchase of materials.

Hearing Officer Toale spoke to potential future steps.

Mr. Raducci, being duly sworn, spoke to notice processes and ways of communication for future hearings.

Mr. Khoroshenko spoke to progress for resolution and requested continuance.

Mr. Raducci spoke to steps for fixing violation, demolition permit, and duration of violation.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02467 to be in compliance of Section 42-23 of the North Port City Code, and dismissed the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02467 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and imposed a fine of $250 a day with no maximum to commence on January 6, 2026.

CONTINUED CASES

C. CECASE-25-01634

(AB), Darryl Spellman, 2251 Crittendon Street
105.1 Florida Building Code - Permit required
(Permit needed for storage containers)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $50/day fine up to a maximum of $5,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to inspections, violations, no contact with property owner, and photographs submitted into evidence.

Darryl Spellman, property owner, being duly sworn, spoke to contact with City Manager, conex box, hurricane damages, window permit, legalized extortion, and inspection dates.

Ms. Rubino, being duly sworn, spoke to length of case.

Hearing Officer Toale spoke to temporary storage permits.

Mr. Raducci, being duly sworn, spoke to conditions of conex box, permit status, and staff accommodations.

Mr. Spellman spoke to damage of property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01634 to be in violation of Section 105.1 of the Florida Building Code, and imposed a fine of $50 per day with a maximum of $5,000 to commence on February 17, 2026.

Mr. Raducci spoke to fast track of permit.

D. CECASE-25-02320

(AB), Jason Gardner, 2764 Fairbrook Street
42-23 NPCC - Accumulation of Debris
(Debris consisting of falling pool cage on property.)
ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning March 14th, 2026.
IPMC 2021 302.7 - Accessory structures
(Shed in disrepair.)
ACTION: Fifty (50) days to achieve compliance (no later than March 13th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning March 14th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to inspections, violations, no contact with property owner, and photographs submitted into evidence.

Shelly Gardner, property owner, being duly sworn, spoke to demolition, removal of debris, fencing, and new roofing.

Hearing Officer Toale spoke to violation and time for compliance.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02320 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on March 14, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02320 to be in violation of Section 302.7 of the International Property Code 2021, and imposed a fine of $10 a day with a maximum of $1,000 to commence on March 14, 2026.

1ST HEARING CASES

P. CECASE-25-03089

(AB), Nicole & Gaspard Senat, 2809 Dumont Lane
42-23 NPCC - Accumulation of debris
(Debris consisting of bags, trash, furniture, washing machine, and miscellaneous debris on property).

Hearing Officer Toale announced the item.

Nicole Senat, property owner, being duly sworn, spoke to language barrier.

Hearing Officer Toale spoke to continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-03089 to the February 26, 2026, Code Enforcement Meeting.

O. CECASE-25-03032

(AB), William Lehan, 3480 West Price Boulevard
42-23 NPCC - Accumulation of debris
(Debris consisting of metal wood dresser and other miscellaneous debris on property.)
59-1(c)(1) NPCC - Allowed parking
(Vehicle prohibited parking on the grass.)

Hearing Officer Toale announced the item.

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

James Lehan, property owner's son, being duly sworn, spoke to road closure and driveway removal.

Inspector Brehon spoke to duration of case.

Hearing Officer Toale spoke to trucks on lot.

Ms. Rubino, being duly sworn, spoke to issues occurring before the road closure project.

Mr. Lehan spoke to status of obtaining ownerships on house and vehicles.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-03032 to the February 26, 2026, Code Enforcement Meeting.

7. CONTINUED CASES

B. CECASE-25-01224

(JP), Ismael & Maria Gregorio, 4841 Fears 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 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.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to inspections, violations, and requested continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-01224 to the February 26, 2026, Code Enforcement Hearing.

A. CECASE-25-00664

(GW), James Rugh, 8241 Bumford Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia and soffit in disrepair.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $250/day fine with no maximum beginning February 17th, 2026.

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, spoke to inspections, violations, no contact with property owner, and photographs submitted into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00664 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and imposed a fine of $250 per day with no maximum to commence on February 17, 2026.

E. 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.)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-02476 to the February 26, 2026, Code Enforcement Hearing.

8. 1ST HEARING CASES

A. CECASE-25-00416

(JP), Bettr Homes Construction LLC, 1745 Kerman Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of landscaping debris (dirt, lava rock, and concrete) dumped on site.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-00416 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

B. CECASE-25-01966

(JP), Sean Murphy, 6349 San Salvador Road
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to the residence.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01966 to be in violation of Section 70-56(h) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

C. CECASE-25-01988

(AB), SOS Florida Holdings 1 LLC, 0981045413
311.1 Florida Building Code - Toilet facilities
(Active building site with no toilet facilities.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $50/day fine up to a maximum of $5,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-01988 to be in violation of Section 311.1 of the Florida Building Code, and imposed a fine of $50 a day with a maximum of $5,000 to commence on February 17, 2026.

D. CECASE-25-02013

(AB), Yu Dongreen, 4394 Worcester Avenue
42-22A NPCC - Excessive growth
(Overgrown construction site.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02013 to be in violation of Section 42-22a of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

F. CECASE-25-02018

(AB), William Laity, 0986024121
105.1 Florida Building Code - Permit required
(After the fact permit needed for underbrush removal.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $50/day fine up to a maximum of $5,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02018 to be in violation of Section 105.1 of the Florida Building Code, and imposed a fine of $50 a day with a maximum of $5,000 to commence on February 17, 2026.

J. CECASE-25-02262

(JP), Brie Eplin, 7876 Van Eck Road
70-56(H) NPCC - Assigned numbers
(Assigned numbers affixed to the residence is missing the "8" digit in 7876.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02262 to be in violation of Section 70-56(h) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

K. CECASE-25-02269

(GW), Christine Gannon & Jennifer Hanlon, 8766 Porto Bello Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Soffits, fascia boards and roofing in unsafe conditions allowing wildlife and other species to gain access into the property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $250/day fine with no maximum beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02269 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and imposed a fine of $250 a day with no maximum to commence on February 17, 2026.

L. CECASE-25-02990

(JP), Barbarba Pierkowski, 7873 McPhail Avenue
IPMC 2021 302.7 - Accessory structures
(Wood fence surrounding property missing sections and in disrepair.)

ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.
59-1(b)(4) NPCC - Prohibited parking
(Inoperable purple vehicle in the driveway missing wheels.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02990 to be in violation of Section 302.7 of the International Property Maintenance Code 2021, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02990 to be in violation of Section 59-1(b)(4) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

M. CECASE-25-02918

(AB), Edward F Clifford (E Life Est), 2762 Yamada Lane
42-23 NPCC - Accumulation of debris
(Debris consisting of metal, wood, trash on property in driveway.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-02918 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02918 to be in violation of Section 59-1(b)(4) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

N. CECASE-25-03001

(AB), Carol Miller, 4440 Eldron Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of concrete blocks trash and miscellaneous construction material on property yard waste on vehicle covering car.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00

beginning February 17th, 2026.
59-1(c)(1) NPCC - Allowed parking
(1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03001 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03001 to be in violation of Section 59-1(c)(1) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Q. CECASE-25-03084 (AB), Palladio Development LLC, 3173 Circleville Street
42-23 NPCC - Accumulation of debris
(Debris consisting of overflowing dumpster on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Unsafe structure, garage doors missing.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $250/day fine with no maximum beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03084 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03084 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and imposed a fine of $250 a day with no maximum to commence on February 17, 2026.

R. CECASE-25-03031 (JP), Cloud Ten Marketing Group LLC, 1140001011
42-22(B) NPCC - Impinging growths
(Impinging growth of vegetation on the sidewalk between Fairlane Drive and Toledo Blade Blvd.)
ACTION: Twenty-five (25) days to achieve compliance (no later than

February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03031 to be in violation of Section 42-22(b) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

T. CECASE-25-03149

(JP), Paule Rene, Jason Philbert, & Handzie Gallant, 0951140414
2-511 NPCC - Fines and liens
(Partial land clear without permitting.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03149 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of $3,000.

W. CECASE-25-03178

(AB), Kathleen Mccloe (E Life Est), 1027 Petronia Street
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Unsafe structure wires exposed.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $250/day fine with no maximum beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03178 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and imposed a fine of $250 a day with no maximum to commence on February 17, 2026.

Y. CECASE-25-03182

(AB), Gian F Arroyo Sandoval & Nicole Jazmin Prada Roman, 1313 Wise Drive
2-511 NPCC - Fines and liens
(Tree removal without permit.)

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03182 to be in violation of Section 2-511 of the North Port City Code, and imposed a fine of $6,000.

Z. CECASE-25-03190 (AB), Yoelandy Valdez,1714 Norvell Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of trash, fencing, and wood on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03190 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

AA. CECASE-25-03209 (AB), J Steiner SW FL Properties LLC, 2998 Upland Street
42-23 NPCC - Accumulation of debris
(Debris consisting of tires, ladders, debris on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Boat must be parked on an approved surface.)
ACTION: Twenty-five (25) days to achieve compliance (no later than February 16th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning February 17th, 2026.

Hearing Officer Toale announced the item.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03209 to be in violation of Section 42-23 of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03209 to be in violation of Section 59-1(c)(1) of the North Port City Code, and imposed a fine of $10 a day with a maximum of $1,000 to commence on February 17, 2026.

9. 2ND HEARING CASES

A. 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and

requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01623 to be in violation of Section 42-24(a)(5) of the North Port City Code, and signed the order imposing the fine.

B. 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $250/day fine up with no maximum beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01659 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and signed the order imposing the fine.

C. 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)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01928 to be in violation of Section 59-1(b)(4) of the North Port City Code, and signed the order imposing the fine.

D. CECASE-25-01955

(AB), Trust Savia, 1196 Savia Street
42-23 NPCC - Accumulation of debris
(Debris consisting of containers and miscellaneous items on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.
304.1.1 IPMC - Unsafe Conditions 7 - Exterior walls
(Unsafe structure; pool cage fallen and shed without doors.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $250/day fine with no maximum beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01955 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-01955 to be in violation of Section 304.1.1 of the International Property Maintenance Code, and signed the order imposing the fine.

F. CECASE-25-02613

(AB), Gary & Donna Boswell, 4273 Doblins Road
105.1 Florida Building Code - Permit required
(Shed built on the property without a permit.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $50/day fine up to a maximum of $5,000.00 beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02613 to be in violation of Section 105.1 of the Florida Building Code, and signed the order imposing the fine.

G. 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.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.
46-148 NPCC - Camping prohibited
(Camping on lot.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.
59-1(b)(1) NPC - Prohibited parking
(Prohibited parking in the City right-of-way.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Parking on a lot that has no principal structure.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to violation status, no changes, and

requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 42-23 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 46-148 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 59-1(b)(1) of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02698 to be in violation of Section 59-1(c)(1) of the North Port City Code, and signed the order imposing the fine.

H. CECASE-25-02783 (AB), Marcin Koziola, 3857 Inagua Avenue
IPMC 2021 302.7 - Accessory structures
(Fence falling down.)
ACTION: Twenty-five (25) days to achieve compliance (no later than January 5th, 2026) or a $10/day fine up to a maximum of $1,000.00 beginning January 6th, 2026.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to violation status, no changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-02783 to be in violation of Section 302.7 of the International Property Maintenance Code 2021, and signed the order imposing the fine.

10. GENERAL BUSINESS

Hearing officer Toale announced the item.

There was no general business.

11. PUBLIC COMMENT

There was no public comment.

12. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 11:18 a.m.

By: _____
James E. Toale, Hearing Officer