



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, April 23, 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

Deputy City Attorney Golen, Field Supervisor Kiddy, Recording Secretary Cassell, Urban Forester Pieper, Police Officer Curry, Code Enforcement Inspectors Presson, Brehon, White, Via, Harrelson, and Board Specialist Fritz.

4. APPROVAL OF MINUTES

- A. [26-0477](#) Approve the February 26, 2026, 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. ADDITIONAL COMPLIANT CASES

Ms. Cassell announced additional cases that came into compliance prior to the meeting.

7. COMPLIANT CASES

- A. [CECASE-26-00197](#) (JP), G3 Gomes LLC, 3143 Briant Street
42-23 NPCC - Accumulation of debris
(Accumulation of debris on premises consisting of construction material.)
42-22A NPCC - Excessive growth
(Grass and weeds on premises exceeds City code.)

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

- B. [CECASE-26-00270](#) (BV), Michael Nolin, 1791 Logsdon Street
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing/wrong/blocked/not visible).)

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

- C. [CECASE-26-00321](#) (BV), Yehuda Zolty, 6605 Rue Court
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)

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

- D. [CECASE-26-00352](#) (BV), Jason Alexandrou, 8469 Aero Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers, (missing/wrong/blocked/not visible).)

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

- E. [CECASE-26-00362](#) (JP), Morgan & Leo Sapanero Jr, 4550 Libby Road
70-56(H) NPCC - Assigned numbers
(Assigned numbers are not affixed to the residence.)

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

- F. [CECASE-26-00406](#) (JP), Leo & Shalinie Anderson, 5634 South Salford Boulevard
59-1 (c)(1) NPCC - Allowed parking
(Prohibited parking of a commercial vehicle, (box truck KTS Kontrol Tire),
in the City right-of-way.)

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

- G. [CECASE-26-00459](#) (JP), Rising Investments Inc, 1174 Nebraska Lane
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property, (construction site), consisting of boxes
wrappers, pallets, and other misc. items.)

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

- H. [CECASE-26-00460](#) (JP), James Cardwell, 4268 Alfa Terrace
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the driveway, consisting of multiple boxes and
other miscellaneous items. Additional debris is accumulated on the side of
the residence, consisting of the same type of materials.)

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

- I. [CECASE-26-00511](#) (AB), FKH SFR Propco D LP, 2637 Lacroix Avenue
42-23 NPCC - Accumulation of debris

(Debris consisting of what appears to be a pool cage on the property, on lawn.)

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

- J. [CECASE-26-00522](#) (BV), Michael Zayas, 8479 Gaillard Avenue
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards. No tags and flat tires.)

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

- K. [CECASE-26-00541](#) (BV), Benjamin & Amanda Richmond, 8301 Aero Avenue
59-1(b)(1) NPCC - Prohibited parking
(Parking in the right-of-way, not in compliance with standards.)

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

- L. [CECASE-26-00558](#) (BV), Royal Venice Inc, 8153 Cascadas Avenue
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

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

- M. [CECASE-26-00576](#) (JP), BAF LLC, 5329 Alibi Terrace
62-50 NPCC - Refuse container(s)
(Improper storage of containers on non-pick up days.)
42-23 NPCC - Accumulation of debris
(Accumulation of debris in the front yard, consisting of cardboard boxes that are full of trash and two push mowers stored by the front door.)

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

- N. [CECASE-26-00578](#) (BV), Land Law 2010-1996-19-1137 & Jesse Jordan (F/B/O) (TTEE),
8305 Bumford Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of wood, table, tree branches on property.)

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

- O. [CECASE-26-00584](#) (BV), Lev Ugel & Evgeny Shaphir, 4293 Gorgas Street
42-23 NPCC - Accumulation of Debris
(Debris consisting of wood, boxes, household items, on property.)

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

- P. [CECASE-26-00618](#) (BV), Kenneth & Kimberlie Westphalen (Co-TTEEs), Westphalen Family Trust, 7967 Hyde Park Avenue
IPMC 2021 302.7 - Accessory structures
(Fence in disrepair.)

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

- Q. [CECASE-26-00629](#) (BV), Gregorio & Maria Vega, 7103 Gama Court
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

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

8. CONTINUED CASES

- A. [CECASE-25-02460](#) (GW), Viola Juett & Ronald Harter Jr, 8521 Shumock Avenue
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof in disrepair, also has a torn blue tarp on it.)

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, provided a presentation including inspections, contact with property owner, United Way and Federal Emergency Management Agency (FEMA), photographs submitted into evidence, and requested continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-02460 to the May 28, 2026, Code Enforcement Meeting.

- B. [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.)

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

- C. [CECASE-25-03217](#) (JP), Troy Parrish, 2905 Vineyard Circle
IPMC 2021 302.8 - Motor vehicles
(A green car in the driveway with no registration.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Boat and trailer stored in the front yard of residence.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

Inspector Presson, 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. 25-03217 to be in violation of Section 302.8 of the 2021 International Property Maintenance Code and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on May 19, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03217 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 May 19, 2026.

- D. [CECASE-25-03352](#) (GW), John Brogan, 8074 Boca Grande Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles on property.)

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

9. 1ST HEARING CASES

- A. [CECASE-26-00041](#) (BV), Casey & Gaye Sharpe, 3227 Anador Street
42-23 NPCC - Accumulation of debris
(Debris consisting of trash, furniture, and broken toys on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

Inspector Via, 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. 26-00041 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 May 19, 2026.

- B. [CECASE-26-00061](#) (GW), Matthew & Mindy Bittle, 3662 Horace Avenue
59-1(b)(4) NPCC - Prohibited parking
(Three inoperable vehicles in driveway; black Merc., white Chevy, and black Chevy.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

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

Matthew Bittle, property owner, being duly sworn, spoke to progress and continuance.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00061 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 May 19, 2026.

- C. [CECASE-26-00126](#) (GW), Garfield Villafana & Bernadine Moreno, 4033 Pincushion Street
59-1(b)(4) NPCC - Prohibited parking

(Inoperable vehicle, (red Jeep), parked in driveway.)

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.

Garfield Villafana, property owner, being duly sworn, spoke to removal of vehicle and submitted photographs into evidence.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00126 to be in compliance with Section 59-1(b)(4) of the North Port City Code, and dismissed the violation.

D. [CECASE-26-00193](#) (AB), Sonny Group LLC, 1150205632
2-511 NPCC - Fines and liens

(Tree removal without a permit.)

Hearing Officer Toale announced the item.

Ms. Fritz administered the interpreter oath.

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

Mr. Pieper, being duly sworn, spoke to no permit and fine amount, complete land clearing, and lot size.

Dora Vilumilla, on behalf of Sonny Capital Group LLC, being duly sworn, spoke to permit and inspection timeline.

Mr. Kiddy, being duly sworn, spoke to voided tree underbrush permit and applications.

Mr. Pieper spoke to timeline of permit application, underbrush permit qualities, previous aerial map, and voided permit reasoning.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00193 to be in violation of Section 2-511 of the North Port City Code and imposed a fine of \$15,000.

E. [CECASE-26-00210](#) (JP), Florida Investment Fund LLC, 3570 Shalimar Terrace
42-23 NPCC - Accumulation of debris

(Accumulation of debris on property consisting of what appears to be furniture.)

ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

42-22A NPCC - Excessive growth

(Grass and or weeds exceeds City code.)

ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 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. 26-00210 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 May 19, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00210 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 May 19, 2026.

- F. [CECASE-26-00219](#) (GW), BE Brokers Inc, 2346 Homestead Circle
42-23 NPCC - Accumulation of debris
(Large pile of tree debris on vacant lot.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 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. 26-00219 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 May 19, 2026.

- G. [CECASE-26-00235](#) (JP), Robert Sr & Juanita Fulton, 1076 Savia Street
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Gutters and fascia on the front of the residence is in disrepair and poses a public safety hazard.)
ACTION: Fifty (50) days to achieve compliance (no later than June 12th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning June 13th, 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.

Robert Fulton, property owner, being duly sworn, spoke to compliant actions.

Inspector Presson spoke to hurricane season and concerns.

Mr. Fulton spoke to future decisions and timeline.

Mr. Kiddy spoke to continuance.

Hearing Officer Toale spoke to building permits, repairs, and continuance.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00235 to be in violation of Section 304.1.1 of the 2021 International Property Maintenance Code and imposed a fine of \$250 a day with no maximum, to commence on June 12, 2026.

- H. [CECASE-26-00236](#) (AB), Modern Builders Inc, 5490 Janus Avenue
42-23 NPCC - Accumulation of debris
(Debris consisting of sand debris on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 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. 26-00236 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 May 19, 2026.
- I. [CECASE-26-00282](#) (JP), Bethel Solar LLC, 2160 Topsy Terrace
42-23 NPCC - Accumulation of debris
(Accumulation of debris on site consisting of construction material.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

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

Hearing Officer Toale spoke to building permits and toilet facility requirements.

Based on evidence presented, Hearing Officer Toale dismissed the violation of Section 311.1 of the Florida Building Code.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00282 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 May 19, 2026.
- J. [CECASE-26-00316](#) (AB), Todd Scott (TTEE) & Everland Capital Partners 4 Land Trust, 1125232731
42-23 NPCC - Accumulation of debris
(Debris consisting of a burned trailer, tree debris, trash on property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.
59-1(c)(1) NPCC - Allowed parking
(Prohibited parking of trailer.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 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. 26-00316 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 May 19, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00316 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 May 19, 2026.

- K. [CECASE-26-00392](#) (RH), Sharon Berhow & Christopher Pounds, 5942 Trumpet Street
70-21 NPCC - Driving through right-of-way
(Parking in the City right-of-way, not in compliance with standards.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

Inspector Harrelson, 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. 26-00392 to be in violation of Section 70-21 of the North Port City Code and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on May 19, 2026.

- L. [CECASE-26-00399](#) (BV), Frances Krewson, 8402 Fay Avenue
70-56(H) NPCC - Assigned numbers
(Assigned numbers,(missing/wrong/blocked/not visible).)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

42-23 NPCC - Accumulation of debris

(Debris consisting of trash, wood, on property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 2026.

Hearing Officer Toale announced the item.

Inspector Via, 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. 26-00399 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 May 19, 2026.

Based on evidence presented, Hearing Officer Toale found Case No. 26-00399 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 May 19, 2026.

- M. [CECASE-26-00415](#) (RH), Trust Us Investments LLC, 7955 Jayman Road
42-23 NPCC - Accumulation of debris

(Debris consisting of a commercial dumpster on abandoned job site overflowing on property.)

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

- N. [CECASE-26-00462](#) (GW), Rising Investments Inc, 3709 Coquina Avenue
42-23 NPCC - Accumulation of debris
(Construction debris on property.)

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

- O. [CECASE-26-00500](#) (BV), Jacqueline Kelly, 6056 Slade Road
59-1(b)(4) NPCC - Prohibited parking
(Parking inoperable vehicle, not in compliance with standards.)

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

- P. [CECASE-26-00510](#) (GW), Palladio Development LLC, 2248 Ann Arbor Road
42-23 NPCC - Accumulation of debris
(Junk, trash and debris throughout property.)
ACTION: Twenty-five (25) days to achieve compliance (no later than May 18th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning May 19th, 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. 26-00510 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 May 19, 2026.

10. 2ND HEARING CASES

- A. [CECASE-25-00340](#) (JP), Michael Haynes, 1128227006
42-23 NPCC - Accumulation of debris
(Accumulation of debris on property consisting of bamboo fencing, water tank, tarps, lumber and other miscellaneous household items.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
- 70-21 NPCC - Driving through right-of-way
(Recreational vehicle and van, driving through the City right-of-way.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.
- IPMC 2021 - 302.8 Motor vehicles
(A recreational vehicle and van being stored on vacant property.)
ACTION: Fifty (50) days to achieve compliance (no later than April 17th,

2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

Inspector Presson, being duly sworn, spoke to violation status, changes, and requested signing the order to impose the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00340 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. 25-00340 to be in violation of Section 70-21 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00340 to be in violation of Section 302.8 of the 2021 International Property Maintenance Code and signed the order imposing the fine.

B. [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.

Inspector Brehon, being duly sworn, spoke to continuance.

Jason Gardner, property owner, being duly sworn, spoke to building permits, Sarasota Resilient program progress, and timeline.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-02320 to the May 28, 2026, Code Enforcement Meeting.

C. [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.)

ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.

59-1(c)(1) NPCC - Allowed parking

(Vehicle prohibited parking on the grass.)

ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.

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

Based on evidence presented, Hearing Officer Toale found Case No. 25-03032 to be in violation of Section 42-23(a)(5) of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03032 to be in violation of Section 59-1(c)(1) of the North Port City Code, and signed the order imposing the fine.

D. [CECASE-25-03148](#) (JP), Paule Rene, Jason Philbert, & Handzie Oboute, 7362 Ramber Avenue

66-62(C) NPCC - Fixture in right-of-way

(Pipe and gravel apron added in the City right-of-way.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

70-21 NPCC - Driving through the right-of-way

(Driving through the City right-of-way.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning April 18th, 2026.

105.1 Florida Building Code - Permit required

(Culvert and gravel apron added without required permitting.)

ACTION: Fifty (50) days to achieve compliance (no later than April 17th, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning April 18th, 2026.

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. 25-03148 to be in violation of Section 66-62(c) of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03148 to be in violation of Section 70-21 of the North Port City Code, and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 25-03148 to be in violation of Section 105.1 of the Florida Building Code, and signed the order imposing the fine.

E. [CECASE-25-03305](#) (AB), William & Charlene Guillem, 2099 Snover Avenue

42-23 NPCC - Accumulation of debris

(Debris consisting of trash boxes cardboard on property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning March 24th, 2026.

R4501.17 - Florida Building Code

(No pool barrier.)

ACTION: Twenty-five (25) days to achieve compliance (no later than March 23rd, 2026) or a \$50/day fine up to a maximum of \$5,000.00 beginning March 24th, 2026.

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. 25-03305 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. 25-03305 to be in violation of Section R4501.17 of the Florida Building Code, and signed the order imposing the fine.

11. GENERAL BUSINESS

- A. [26-022710](#) Case No. 26-022710 Parking Ticket Appeal - 1726 Scarlett Avenue, North Port, Florida

Hearing Officer Toale announced the item.

Mr. Golen, being duly sworn, questioned Officer Curry regarding ticket issuing, sidewalk obstruction, warnings, Homeowners Association (HOA) policies, violation, and City Code.

Clinton Woods, appellant, being duly sworn, spoke to sidewalk distance, Americans with Disabilities Act (ADA) compliance, and submitted photos into evidence.

Mr. Curry spoke to obstruction standards versus Federal ADA guidelines, ticket type, and fine amount.

Mr. Woods spoke to parking duration.

Based on evidence presented, Hearing Officer Toale denied the request for appeal of Case No. 26-022700.

- B. [26-022700](#) Case No. 26-022700 Parking Ticket Appeal - 2134 Box Wood Street, North Port, Florida.

Hearing Officer Toale announced the item.

Mr. Golen, being duly sworn, questioned Officer Curry regarding ticket issuing, sidewalk obstruction, warnings, homeowners association (HOA) policies, violation, and City Code.

Hayden Gardner, appellant, being duly sworn, spoke to on versus across sidewalk, administrative hearing, Constitutional elements, tribunal opinions, and rule of lenity.

Mr. Golen spoke to enforcing City Code.

Mr. Gardner to fine verbiage.

Based on evidence presented, Hearing Officer Toale denied the request for appeal of Case No. 26-022710.

12. PUBLIC COMMENT

There was no public comment.

13. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 10:29 a.m.

By: _____
James E. Toale, Hearing Officer