



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Code Enforcement Hearing

Thursday, May 22, 2025

9:00 AM

City Commission Chambers

1. CALL TO ORDER

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

ALSO PRESENT

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary VanAtti, Code Enforcement Inspectors Cerbone, Presson, and O'Neil, Assistant City Clerk Powell, Director of Development Services Ray, and Board Specialist Gray.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

- A. [25-2276](#) Approve the April 24, 2025 Code Enforcement Hearing Meeting Minutes.

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. Gray swore in all those wishing to provide testimony.

6. COMPLIANT CASES

- A. [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)

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

- B. [CECASE-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)

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

- C. [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.)

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

- D. [B-CECASE-24-50227](#) (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))

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

- E. [B-CECASE-25-00041](#) (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))

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

- F. [B-CECASE-24-50036](#) (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))

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

- G. [B-CECASE-25-00116](#) (GO) NIKOLAY SMYNTYNA; 5553 Shaffer Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 20-00011459(12/30/2024))

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

- H. [B-CECASE-25-00092](#) (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))

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

7. 1ST HEARING CASES

- A. [CECASE-24-4293](#) (KR) NGUYEN MINH B; 5200 S Chamberlain Blvd
2-511. NPCC - Fines and liens, Tree Protection Regulations.
(Permit Required (Total of 172 trees cut down on property without permit))

This case was heard with Case No. 24-2492.

Ms. Rubino, being duly sworn, spoke to motions filed and request for continuance.

Darrin Quam, Stearns Weaver Miller, representative of property owner, being duly sworn, spoke to motions filed, request for continuance, environmental consultant, and subpoena issuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 24-4293, 5200 S Chamberlain Blvd., to the August 28, 2025 Code Enforcement Meeting at 10:30 a.m.

- B. [CECASE-24-4292](#) (KR) NGUYEN MINH B; 5200 S Chamberlain Blvd
2-511. NPCC - Fines and liens, Tree Protection Regulations.
(Permit Required (Total of 172 trees cut down on property without permit))

This case was heard with Case No. 24-2493.

Based on evidence presented, Hearing Officer Toale continued Case No. 24-4292, 5200 S Chamberlain Blvd., to the August 28, 2025 Code Enforcement Meeting at 10:30 a.m.

- C. [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)

Inspector Presson, being duly sworn, provided a presentation including violations, contact with property owner, changes, and request for continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 25-00151, 1011 E. Price Blvd., to the August 28, 2025 Code Enforcement Meeting.

- D. [CECASE-25-00182](#) (JP) SUN COAST PLAZA PROPERTY OWNERS ASSOCIATION INC;
PARCEL ID: 0984070095
IPMC 2021, 302.7 Accessory structures.
(A green light pole is knocked down on the sidewalk next to Sunmarket Place.)
IPMC 2021, 302.3 Sidewalks and driveways
(Pothole next to storm drain in the center of the roadway on Sundown Lane.)

Inspector Presson, being duly sworn, provided a presentation including inspections, violations, and contact with property owner.

Based on evidence presented, Hearing Officer Toale to continued Case No. 25-00182, Parcel 0984070095, to the August 28, 2025 Code Enforcement Meeting.

8. 2ND HEARING CASES

- A. [CECASE-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.)

Inspector Cerbone, being duly sworn, provided a presentation including violations and no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-2912, 3104 Junction St., to be in violation of Florida Building Code Chapter 105.1 – Permit Required and signed the order imposing the fine.

B. [CECASE-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.)

Inspector Presson, being duly sworn, provided a presentation including violations and no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-2128, 6230 Freemont St., to be in violation of North Port City Code Chapter 42-23– Accumulation of Debris and signed the order imposing the fine.

C. [CECASE-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)

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

D. [CECASE-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)

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3450, 5942 Trumpet St., to be in violation of Florida Building Code Section 105.4.1.1– Expired Permits and signed the order imposing the fine.

E. [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).

Inspector Cerbone, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3811, 2772 W. Price Blvd., to be in violation of North Port City Code Chapter 70-19, Damage to Roads and Sidewalk and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 24-3811, 2772 W. Price Blvd., to be in violation of Florida Building Code Section 105.1 – Permit Required and signed the order imposing the fine.

- F. [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.)

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-4118, 8209 Galbut Ave., to be in violation of International Property Maintenance Code 304 (8) – Unsafe Conditions(Roofing) and signed the order imposing the fine.

- G. [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)

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-4223, 5181 Jensley Ave., to be in violation of Chapter 59-1 (c)(1), North Port City Code – Allowed Parking and signed the order imposing the fine.

- H. [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.)

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to the property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50046, 5004 Kingsley Rd., to be in violation of North Port City Code Chapter 70-56(H)– Assigned Numbers and signed the order imposing the fine.

- I. [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.)

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to the property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50049, 5004 Kingsley Rd., to be in violation of North Port City Code Chapter 59-1 (b)(4) – Prohibited Parking and signed the order imposing the fine.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50049, 5004 Kingsley Rd., to be in violation of Florida Building Code 40501.17 – Residential Swimming Barrier and signed the order imposing the fine.

- J. [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.)

Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00217, 8396 Trionfo Ave., to be in violation of North Port City Code 42 23 – Accumulation of Debris and signed the order imposing the fine.

- K. [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.)

Inspector Cerbone, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00240, 2212 Alliance Ave., to be in violation of North Port City Code Chapter 59-1(b)(1) – Prohibited Parking – Right of Way and signed the order imposing the fine.

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

Inspector Presson, being duly sworn, provided a presentation including violations and no contact with property owner.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50006, 4703 Las Almanos Ave., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- M. [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))

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 24-50007, 4075 Kessler Ter., to be in violation of Florida Building Code 105.4.1.1– Permit Has Expired and signed the order imposing the fine.

- N. [B-CECASE-24-50064](#) (JP) WILLIAM PETERS; 4481 Amanda Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Demolition | Permit Expired - 24-00000527(12/04/2024))
- Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.
- Based on evidence presented, Hearing Officer Toale found Case No. 24-50064, 4481 Amanda Ave., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.***
- O. [B-CECASE-24-50117](#) (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))
- Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.
- Based on evidence presented, Hearing Officer Toale found Case No. 24-50117, 1291 S. Haberland Blvd., to be in violation of 105.4.1.1, Florida Building Code – Permit has expired, and signed the order imposing the fine.***
- P. [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))
- Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.
- Based on evidence presented, Hearing Officer Toale found Case No. 24-50226, 1765 Naftal Rd., to be in violation of Florida Building Code 105.4.1.1– Permit Has Expired and signed the order imposing the fine.***
- Q. [B-CECASE-25-00025](#) (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))
- This case was brought into compliance with no further action required.***
- R. [B-CECASE-25-00079](#) (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))
- Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.
- Based on evidence presented, Hearing Officer Toale found Case No. 25-00079, 4394 Worcester Ave., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.***
- S. [B-CECASE-25-00098](#) (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))
- Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00098, 7575 W. Price Blvd., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- T. [B-CECASE-25-00099](#) (GO) CARPENTER HOMES LLC; 7650 W Price Blvd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 21-00012839(12/29/2024))

Inspector O'Neil, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00099, 7650 W.Price Blvd., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- U. [B-CECASE-25-00100](#) (JP) CARPENTER HOMES LLC; 2271 Longworthy Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00000806(12/29/2024))

Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00100, 2271 Longworthy Rd., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- V. [B-CECASE-25-00101](#) (JP) CARPENTER HOMES LLC; 2297 Longworthy Rd
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00000819(12/29/2024))

Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00101, 2297 Longworthy Rd., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- W. [B-CECASE-25-00117](#) (JP) RAYMOND SMITH; 4168 Bowen Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 22-00013296(12/30/2024))

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

- X. [B-CECASE-25-00142](#) (JP) MICHAEL LOWE; 4830 Londel Ave
105.4.1.1, Florida Building Code - Permit has expired.
(Residential New | Permit Expired - 19-00003002(01/01/2025))

Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00142, 4830 Londel Ave., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

- Y. [B-CECASE-25-00198](#) (JP) WILLIAM TRENTON SCHUMACHER C/O LYNDSEY MYERS GUARDIAN; 5498 Bayberry St
105.4.1.1, Florida Building Code - Permit has expired.
(Commercial Roof/Reroof | Permit Expired - 24-00008742(01/06/2025))

Inspector Presson, being duly sworn, provided a presentation including violations and no changes to property.

Based on evidence presented, Hearing Officer Toale found Case No. 25-00198, 5498 Bayberry St., to be in violation of Florida Building Code 105.4.1.1 – Permit Has Expired and signed the order imposing the fine.

9. CONTINUED 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)

Inspector Presson, being duly sworn, spoke to inspections and contact with property owner.

Paulene Estanus, property owner, being duly sworn, spoke to contractor role and request for continuance.

Based on evidence presented, Hearing Officer Toale continued Case No. 24-50252, 1120 Ring St., to the June 26, 2025 Code Enforcement Meeting.

10. PUBLIC COMMENT

There was no public comment.

11. ADJOURNMENT

Hearing Officer Toale adjourned the meeting at 9:32 a.m.

James E. Toale, Hearing Officer