



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Code Enforcement Hearing

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Thursday, June 26, 2025

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

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

### ALSO PRESENT

Police Legal Advisor Kimberly Runino, Code Enforcement Manager Kevin Raducci, Recording Secretary Leslie VanAtti, Board Specialist Shannon Gray, Code Enforcement Inspectors Louis Cerbone, Joshua Presson, and Gavyn O'Neil, and Chief Building Official David Greenbaum.

### 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. [25-2394](#) Approve the May 22, 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. [B-CECASE-25-00319](#) (GO) HOMES BY WEST BAY LLC: 17535 Glistening Ct  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00010084(02/05/2025))

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

- B. [CECASE-25-00515](#) (LC) SIDDHARTHA ROY;SUJATA ROY; 2929 ALHAVEN TER  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. N  
(White in color Cadillac, FL/CF53RC, parked in the city right of way.)

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

- C. [CECASE-25-00132](#) (LC):OYGYD SRQ LLC;:2467 ALLSUP TER  
70-21, NPCC - damage to any City road, right-of-way, drainage or utility structure and/or facility.  
(Parking trailers in front of vacant lot and damaging city right of way.)  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Trailers parked in city right of way.)  
*This case was brought into compliance with no further action required.*
- D. [CECASE-25-00501](#) (LC) INNA CHEBAN;KONSTANTIN CHEBAN;:5646 GALAMBOS ST  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(No light or heavy duty vehicle shall be parked on the public right-of-way.)  
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking  
(No heavy duty vehicle parking on residential property.)  
59-1 (c)(1) NPCC, Allowed parking  
(No heavy duty vehicle parking on residential property.)  
*This case was brought into compliance with no further action required.*
- E. [CECASE-25-00516](#) (LC) MANUEL MARRERO;ALEIDA ALVAREZ;KARINA MARCANE;  
2844 ALHAVEN TER N  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Lincoln MKX, FL/79CERQ, parked in the city right of way.)  
*This case was brought into compliance with no further action required.*
- F. [CECASE-25-00463](#) (LC) MM3 LLC: 4800 BRICKELL DR  
105.4.1.1, Florida Building Code - Permit has expired.  
(Permit is expired 22-00007122.)  
*This case was brought into compliance with no further action required.*
- G. [CECASE-25-00462](#) (LC) MM3 LLC; 4800 BRICKELL DR  
42-23 NPCC - Accumulation of Debris -  
(Called and spoke to someone at MVM construction and told them the dumpster needs to be removed and the trash in garage needs to be removed as well. Lcerbone 3-7-25 around 1:00 PM.)  
*This case was brought into compliance with no further action required.*
- H. [CECASE-25-00432](#) (LC) MIRON BOIANGU;LILIA GORELIK; 5045 PRIME TER  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. N  
(Prohibited parking in city right of way. Must remove all vehicles from city right of way.)  
59-1 (c)(1) NPCC, Allowed parking  
(Any vehicle parked property must be on an improved surface.)  
*This case was brought into compliance with no further action required.*

- I. [CECASE-25-00412](#) (LC) KYLE HILLMAN;KAYLA WOODS;;3042 LOPINTO ST  
70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.  
(Driving through and parking in city right of way.)  
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  
(Can not park any vehicle on lot that is not combined with main lot. Must combined lot.)  
*This case was brought into compliance with no further action required.*
- J. [CECASE-25-00344](#) (LC) KEILLY TRUJILLO; 1021 MCCRORY ST  
3.7.7 (B) ULDC, Permit. Constructing a 6-foot high fence or shorter on one-and-two-family properties does not require a building permit or zoning review.  
(No permit or engineering for fencing over 6ft.)  
*This case was brought into compliance with no further action required.*
- K. [CECASE-25-00261](#) (LC) MYE ENTERPRISES INC:13847 TAMIAMI TRL  
105.1, Florida Building Code - Permit required.  
(No Certification of Occupancy obtained for new business,Location shut down by David Greenbaum, Kevin Raducci and PD on 2/11/2025. )  
*This case was brought into compliance with no further action required.*
- L. [CECASE-25-00260](#) (LC) TAMIAMI INVESTMENT ONE LLC:13221 TAMIAMI TRL  
105.1, Florida Building Code - Permit required.  
(Certification of Occupancy not obtained for business)  
*This case was brought into compliance with no further action required.*
- M. [CECASE-25-00446](#) (GO) KAREN WAITE;;5278 REDWOOD TER  
42-23 NPCC - Accumulation of Debris  
(debris consisting of plastic storage containers, propane tank, engine oil, and other mechanical items stored in front of property.)  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Car parked in city right of way in front of property)  
*This case was brought into compliance with no further action required.*
- N. [CECASE-25-00422](#) (GO) HEATHER BURCH; 6275 N BISCAYNE DR  
42-22A NPCC - Excessive Growth of Grass/Weeds  
(Grass and weeds in the rear of the property towards the broken sheds

in over 12in in length and rodents and pests was seen by the inspector during time of inspection.)

IPMC 2021, 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code.

(Engine oil being stored in the grass in front of property, oil needs to be removed properly to ensure safety to the well water in the area.)

IPMC 2021, 302.8 Motor vehicles. Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

(Two classic trucks parked on unimproved surface in front of house with no plates)

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle.

(Two trucks and multiple golf carts in delapidated states across the property.)

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

(Trailers and trucks stored improperly on property.)

59-1(d) NPCC, Vehicles under repair

(Trucks where under repair have been left uncovered and stored improperly.)

42-23 NPCC - Accumulation of Debris

(Debris on property consisting of Plastic containers, bricks, concrete slabs, pipes, broken wood shelves, metal roofing, and other debris.)

42-74 NPCC - Registration of real properties at risk of abandonment -

42-72 Abandoned Property is considered to be a public nuisance.

(Neighbor has informed me that the owner has not been home in over a year.)

42-76 Maintenance Requirements - any items that give the appearance that the property is abandoned.

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

(Both sheds in the rear of the property are visibly damaged and need to be removed or repaired.)

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

- O. [CECASE-25-00362](#) (GO) DAVID PRESSLER;MILDRED PRESSLER; 5293 BASKET ST  
42-23 NPCC - Accumulation of Debris  
(Construction debris and tree debris all in the city right of way.)

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

- P. [CECASE-24-4264](#) (GO)DEE ROGER A; 6761 Marius Rd  
105.1, Florida Building Code - Permit required.  
(No permit for plumbing work. Permit was applied for 24-00013694 just waiting to be issued.)

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

- Q. [B-CECASE-25-00426](#) (GO) WEST IMPROVEMENT DISTRICT; PARCEL ID: 0785060101  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Sign | Permit Expired - 24-00005718(02/22/2025))

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

- R. [B-CECASE-25-00383](#) (GO) GREGORY HETMAN (CO-TTEE); GREGORY AND TRACY  
REVOCABLE TRUST; TRACY HETMAN (CO-TTEE); 19710 Quisto St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Electrical | Permit Expired - 23-00006924(02/15/2025))

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

- S. [B-CECASE-25-00332](#) (GO) TROY & JENNIFER KRUMENAUER; 13298 Pelto St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Tank | Permit Expired - 24-00007115(02/08/2025))

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

- T. [B-CECASE-25-00330](#) (GO) ZWIERCAN HOMES LLC; 6241 Surf Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 22-00006284(02/08/2025))

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

- U. [B-CECASE-25-00313](#) (GO) MARC & LESLIE HARRISON; 13471 Esposito St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Shutters | Permit Expired - 24-00007290(02/05/2025))

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

- V. [B-CECASE-25-00305](#) (GO) DAVID GREEN; JANET GREEN; 6787 Ketona Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential HVAC | Permit Expired - 24-00010088(02/04/2025))

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

- W. [B-CECASE-25-00301](#) (GO) ANCHOR RENTAL LLC; 5336 Illan Rd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 24-00004906(02/04/2025))

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

- X. [B-CECASE-25-00299](#) (GO) MIROSLAW RUSIECKI; 7131 Meroni Blvd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Roof/Reroof | Permit Expired - 22-00005097(02/04/2025))

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

- Y. [B-CECASE-25-00289](#) (GO) BALLENTINE LLC; 14876 Tamiami Trl  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Sign | Permit Expired - 24-00009477(02/03/2025))  
*This case was brought into compliance with no further action required.*
- Z. [B-CECASE-25-00423](#) (JP) CHARLES MASTERSON; 5657 Orpha St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Renovation/Alteration | Permit Expired - 23-00009505(02/22/2025))  
*This case was brought into compliance with no further action required.*
- AA. [CECASE-25-00434](#) (JP) OTLR 2 LLC; 4812 HILLMAN TER  
42-23 NPCC - Accumulation of Debris  
(Large accumulation of debris, consisting of furniture, garbage bags, boxes, and other miscellaneous household items. The residence appears to be vacant at this time.)  
*This case was brought into compliance with no further action required.*
- AB. [CECASE-25-00433](#) (JP) SONIA GRAY; 3041 LOPINTO ST  
3.7.3 (D) ULDC, Prohibited Activities  
(Rooster placed in a coop located in the rear of residence.)  
*This case was brought into compliance with no further action required.*
- AC. [CECASE-25-00470](#) (JP) PAUL BLEICHERT; LISA BLEICHERT; PARCEL ID: 1142259104  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Black tandem axle trailer OHIO/TTK5803 parked in the city right of way.)  
*This case was brought into compliance with no further action required.*
- AD. [CECASE-25-00411](#) (JP) TIMGMT ACQUISITIONS LLC; 4251 BILLINGHAM LN  
42-23 NPCC - Accumulation of Debris -  
(Accumulation of debris on property.)  
105.4.1.1, Florida Building Code - Permit has expired.  
(SFR Permit 22-9026 expired.)  
*This case was brought into compliance with no further action required.*
- AE. [CECASE-25-00490](#) (GO) POSH2LUX LLC; 8772 HERBISON AVE  
42-23 NPCC - Accumulation of Debris  
(Property has metal debris in the rear and sides of property from the damaged shutters that are falling off the property. The side of the property has bags that are improperly stored with unknown substance.)  
*This case was brought into compliance with no further action required.*
- AF. [CECASE-25-00658](#) (JP) PAUL FABRIE; ELIZABETH FABRIE; 2402 MANHEIM AVE  
42-22A NPCC - Excessive Growth of Grass/Weeds

(Grass and or weeds exceeds city code. Contractor was asked to leave, by person onsite stating they would cut the grass. Upon re-inspection two weeks later on 06/09/2025, lawn was still not mowed.)

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

- AG.** [CECASE-25-00296](#) (LC) WILLIAM DIRR; 8423 HERBISON AVE  
42-23 NPCC - Accumulation of Debris  
(Debris consisting of household items and construction debris on property.)  
70-56(H) NPCC - Assigned numbers  
(No address numbers on house.)

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

- AH.** [CECASE-25-00407](#) (GO) MERY SEVILLA; 4114 AZORA ST  
105.1, Florida Building Code - Permit required.  
(Permit Required Right of way use and culvert.)

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

- AI.** [CECASE-25-00252](#) (JP) AMANDA LOWER; DAVID LOWER; 1967 CARDWELL AVE  
42-23 NPCC - Accumulation of Debris  
(Debris consisting of misc household items in the driveway and front of residence.)

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

- AJ.** [CECASE-25-00445](#) (LC) DALE STRINGER; SANDRA STRINGER; 5040 REDWOOD TER  
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.  
(Vehicle parked in city right of way on a vacant lot. FL TAG 134 OUQ)

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

## **7. 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)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, stated this case was brought into compliance.

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

## **8. 1ST HEARING CASES**

- F.** [CECASE-25-00459](#) (LC) ZURIQUE LLC: PARCEL ID:0963066618:  
2-511. NPCC - Fines and liens Tree Protection Regulations.  
(Environmental Specialist Joe went to PID 0963066618 for the Natural



Resources site review for the Certificate of Zoning Compliance (CZC). Upon arrival, the lot was already cleared without permit)

Hearing Officer Toale announced the item.

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

Mr. Raducci, being duly sworn, questioned property owner regarding certificate of zoning, land clearing, and who directed the lot clearing.

Cassia and Ruben Silva, representative for Lakeshore Builders and property owner, being duly sworn, responded to questions regarding not ordering the lot to be cleared, certificate of zoning compliance application and rejection, site-visit of lot, and responded to questions regarding photo of property.

Mr. Cerbone spoke to who cleared the lot and responded to questions regarding lot zoning and size, and discussion with arborist regarding the number of trees removed.

Ms. Silva submitted photos into evidence and spoke to tree survey, timeline of tree removal, and adjacent property construction.

Mr. Toale advised on like cases and outcomes, and questioned Mr. Raducci and Mr. Greenbaum, regarding lien impact on property owner, and building permit processing.

Mr. Greenbaum, being duly sworn, responded to questions regarding certificate of zoning compliance and building permit application.

Mr. Toale found the lot to be residential, the lot is 10,000 sq ft, and the number of trees removed is unknown.

***Based on evidence presented, Hearing Officer Toale found Case No. 25-00459, to be in violation of North Port City Code, Chapter 2-511 – Tree Protection Regulations and imposed a fine of \$15,000.***

- V. [CECASE-25-01021](#) (LC) SERHII & ALLA ALIEKSIEIENKO; 1204 WOOD ROSE ST 105.1, Florida Building Code - Permit required.  
(Permit required for added living space. permit required for plumbing, electrical and a/c installation in garage conversion.)

Hearing Officer Toale announced the item.

Ms. Gray swore in Denis Rud of Rud Construction LLC translator for Serhill and Alla Aliksieienko.

Inspector Cerbone, being duly sworn, provided a presentation including inspections, violation, contact with the property owner, and submitted photos into evidence.

Mr. Rud, being duly sworn, verified the image with homeowners, first time home buyers, conversion to flex room, understanding the violation, change of structure, and steps needed for correction.

Mr. Cerbone spoke to conversion of nonliving space and air condition addition.

Mr. Toale spoke to an after the fact permit, inspections, possible deconstruction for compliance, and project time frame.



Mr. Rud spoke to after the fact permit process, next steps, drawings, permit submission, and building guidelines.

Mr. Greenbaum spoke to requirements to bring the property into compliance, filing process, fees, and consultation options.

Mr. Toale concluded the discussion by summarizing the violation, outlining the process for permit application, recommending a continuance of the case, provided a status update, and the next steps.

**Hearing Officer Toale continued Case No. 25-01021 to the September 25, 2025, Code Enforcement Hearing.**

- G. [CECASE-25-00368](#) (GO) Laura Lawson; 7435 Blutter RD  
105.1, Florida Building Code - Permit required.  
(Property built shed without a permit.)

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, provided a presentation including inspections, contact with property owner, and permit application status.

Mr. Toale questioned Ms. Barnett regarding relation with property owner and place of residence.

Stephanie Barnett, owner's daughter, being duly sworn, spoke to unity of title, permit application, previous conversation with staff, and relocation of shed.

Mr. Toale spoke to unity of title, shed's location, next steps, potential continuance, and violation.

Ms. Barnett spoke to additional information for compliance.

Mr. Raducci, being duly sworn, spoke to permit process, location, violation, and compliance requirement.

**Based on evidence presented, Hearing Officer Toale found Case No. 25-00368, 7435 Blutter Rd, to be in violation of Florida Building Code Chapter 105.1 – Permit Required and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on September 9, 2025.**

- A. [P-CECASE-25-00167](#) (JP) GAETAN PLOUFFE TRUST; GAETAN R (TTEE); 3671 Sesame St  
105.4.1.1, Florida Building Code - Permit has expired.  
(Certificate of Zoning Compliance | Permit Expired -  
24-00006399(01/04/2025))

Hearing Officer Toale announced the item.

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

**Based on evidence presented, Hearing Officer Toale found Case No. 25-00167, 3671 Sesame St, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$10 a day with a maximum of \$5,000 to commence on July 12, 2025.**

- B. [CECASE-25-00514](#)** (LC) MAKSYM FURIAKA; OLHA FURIAKA; 2816 VEDADO ST  
59-1(b)(2) NPCC, Prohibited parking - Heavy duty vehicle parking, except in compliance with section 59-1(c)(3).  
(Prohibited parking - Heavy duty vehicle parking)  
  
Hearing Officer Toale announced the item.  
  
Inspector Cerbone, 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. 25-00514, 2816 Vedado St, to be in violation of North Port City Code Section 59-1(b)(2) – Prohibited Parking and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on June 17, 2025.***
- C. [CECASE-25-00504](#)** (JP) CF KL 2019-3 LLC; 2332 KALANI ST  
42-23 NPCC - Accumulation of Debris  
(Accumulation of debris in the city right of way consisting of numerous black plastic garbage bags, plywood and other misc household items.)  
  
Hearing Officer Toale announced the item.  
  
Inspector O'Neil, 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. 25-00504, 2332 Kalani St, to be in violation of North Port City Code Section 42-23 – Accumulation of Debris and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on July 21, 2025.***
- D. [CECASE-25-00493](#)** (GO) TARAS FEDCHYSHYN; 8303 HERBISON AVE  
42-23 NPCC - Accumulation of Debris  
(Property has debris all over the property including front, both sides and rear. debris consists of metal, wood and other plastic debris.)  
59-1 (c)(1) NPCC, Allowed parking  
(Property has cars parked on unimproved surface in front of property. Property has more than 6 vehicles on property)  
  
Hearing Officer Toale announced the item.  
  
Inspector O'Neil, being duly sworn, provided a presentation including inspections, and contact with property owner.  
  
***Based on evidence presented, Hearing Officer Toale found Case No. 25-00493, 8303 Herbison Ave, to be in compliance of North Port City Code Section 42-23 – Accumulation of Debris and dismissed the violation.***  
  
***Based on evidence presented, Hearing Officer Toale found Case No. 25-00493, 8303 Herbison Ave, to be in compliance of North Port City Code Section 59-1(c)(1) – Allowed Parking and dismissed the violation.***
- E. [CECASE-25-00482](#)** (LC) PALLADIO DEVELOPMENT LLC; 2431 MANHEIM AVE  
IPMC 2021, 304 Exterior Structure - 304.1 General. 304.1.1 Unsafe conditions.  
(Unsafe conditions house needs to be boarded up.)  
105.4.1.1, Florida Building Code - Permit has expired.

(Permit is expired.)

Hearing Officer Toale announced the item.

Inspector Cerbone, being duly sworn, spoke to no contact with the property owner.

Mr. Toale queried inspector regarding Accela Issues.

Recess was taken from 10:08 a.m. until 10:20 a.m.

Inspector Cerbone provided a presentation including violations and photographs submitted into evidence.

**Based on evidence presented, Hearing Officer Toale found Case No. 25-00482, 2431 Manheim Ave, to be in violation of International Property Maintenance Code 2021 Section 304.1 – Exterior Structure; 304.1.1 – Unsafe Conditions and imposed a fine of \$250 a day with no maximum to commence on July 21, 2025.**

**Based on evidence presented, Hearing Officer Toale found Case No. 25-00482, 2431 Manheim Ave, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on July 21, 2025.**

H. [CECASE-25-00357](#)

(GO), Michael Lowe, 4830 Londer Avenue

42-23 NPCC - Accumulation of Debris

(Construction debris overflowing from a bag dumpster and other debris across the front of the property.)

IPMC 2021, 304 - Exterior Structure

(Property's bottom blocks are cracking and crumbling)

IPMC 2021, 304 - Exterior Structure

(Property does not have the proper anchorage.)

Hearing Officer Toale announced the item.

Inspector O'Neil, 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. 25-00357, 4830 Londer Ave, to be in compliance of North Port City Code Section 42-23 – Accumulation of Debris and dismissed the violation.**

**Hearing Officer Toale continued Case No. 25-00357 to August 28, 2025, Code Enforcement Hearing.**

I. [CECASE-25-00294](#)

(LC) DAVID BATES; 4255 GROBE ST

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way.

(camper on property)

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

(Pull behind camper on property with what appears to have someone living in it.)

Hearing Officer Toale announced the item.

Inspector Cerbone, 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. 25-00294, 4255 Grobe St, to be in compliance of North Port City Code Section 59-1(b)(1) –**

*Prohibited Parking and dismissed the violation.*

*Based on evidence presented, Hearing Officer Toale found Case No. 25-00294, 4255 Grobe St, to be in violation of North Port City Code Section 59-1(c)(1) – Allowed Parking and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on July 21, 2025.*

- J. [B-CECASE-25-00457](#) (JP) SHARON WOLF (TTEE); SHARON WOLF (TTEE); 5006 Rhapsody Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Door/Window | Permit Expired - 24-00010785(02/23/2025))

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, stated this case was brought into compliance.

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

- K. [B-CECASE-25-00455](#) (JP) ECHO CROSSING LLC; 1251 S Toledo Blade Blvd  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Sign | Permit Expired - 24-00010254(02/23/2025))

Hearing Officer Toale announced the item.

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

*Based on evidence presented, Hearing Officer Toale found Case No. 25-00455, 1251 S Toledo Blade Blvd, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on July 21, 2025.*

- L. [B-CECASE-25-00376](#) (JP) SERGEY GLUSHKO; EKATERINA GLUSHKO; SERGEY & EKATERINA GLUSHKO; 2683 Jablo Cir  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential Solar | Permit Expired - 24-00004631(02/12/2025))

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, stated this case was brought into compliance.

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

- M. [B-CECASE-25-00336](#) (JP) MANDY PITTMAN; 2518 Wilburn Ter  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential HVAC | Permit Expired - 24-00010125(02/08/2025))

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, stated this case was brought into compliance.

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

- N. [B-CECASE-25-00335](#) (JP) DHRUV PATEL; 2505 Hobblebrush Dr  
105.4.1.1, Florida Building Code - Permit has expired.  
(Door/Window | Permit Expired - 24-00009971(02/08/2025))

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, stated this case was brought into compliance.

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

- O. [B-CECASE-25-00328](#) (JP) ZWIERCAN HOMES INC: 4533 Denmark Ave  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 21-00005900(02/08/2025))

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale found Case No. 25-00328, 4533 Denmark Ave., to be in violation of Florida Building Code, Section 105.4.1.1 Permit has expired, and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on July 21, 2025.***

- P. [B-CECASE-25-00321](#) (GO) HBT OF PALMERA LLC: 18080 Foxtail Loop  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00010102(02/05/2025))

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, stated this case was brought into compliance.

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

- Q. [B-CECASE-25-00318](#) (GO) HBT OF PALMERA LLC: 18196 Foxtail Loop  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Gas | Permit Expired - 24-00009465(02/05/2025))

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, stated this case was brought into compliance.

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

- R. [B-CECASE-25-00316](#) (JP), Brightland Homes of Florida LLC, 3610 Winterville Circle  
105.4.1.1, Florida Building Code - Permit has expired  
(SFR permit 24-00008868 expired.)

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. 25-00316, 3610 Winterville Cir, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$50 a day with no maximum to commence on July 21, 2025.***

- S. [B-CECASE-25-00315](#) (JP) FLORIDA INVESTMENT FUND LLC: 3570 Shalimar Ter  
105.4.1.1, Florida Building Code - Permit has expired.  
(Residential New | Permit Expired - 24-00008432(02/05/2025))

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale found Case No. 25-00315, 3570 Shalimar Ter, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$50 a day with no maximum to commence on July 21, 2025.***

T. [CECASE-25-01001](#)

(KR) VLC HOLDINGS INC; 6726 JOEJEFF ST  
Unified Land Development Code Sec. 1-4. - Applicability  
(stockpiled materials, improperly located Fire Lane)  
Unified Land Development Code Sec. 1.1.8. Transitional Rules  
(stockpiled materials, improperly located Fire Lane)  
Unified Land Development Code Sec. 1-16. - Penalties for offenses  
(stockpiled materials, improperly located Fire Lane)

Hearing Officer Toale announced the item.

***This Case was heard with Case No. 25-01002.***

***Hearing Officer Toale continued Case No. 25-01001 to August 28, 2025, Code Enforcement Hearing.***

[CECASE-25-01002](#)

(KR) VLC HOLDINGS INC; 6726 JOEJEFF ST  
Unified Land Development Code Sec. 1-4. - Applicability  
(stockpiled materials, improperly located Fire Lane)  
Unified Land Development Code Sec. 1.1.8. Transitional Rules  
(stockpiled materials, improperly located Fire Lane)  
Unified Land Development Code Sec. 1-16. - Penalties for offenses  
(stockpiled materials, improperly located Fire Lane)

***Hearing Officer Toale continued Case No. 25-01002 to August 28, 2025, Code Enforcement Hearing.***

W. [B-CECASE-25-00307](#)

(GO) NORTH PORT OMV II LLC; 14949 Tamiami Trl  
105.4.1.1, Florida Building Code - Permit has expired.  
(Commercial Sign | Permit Expired - 24-00002353(02/05/2025))

Hearing Officer Toale announced the item.

Inspector O'Neil, being duly sworn, spoke to staff contact with property owner.

***Based on evidence presented, Hearing Officer Toale found Case No. 25-00307, 14949 Tamiami Trail, to be in violation of Florida Building Code Chapter 105.4.1.1 – Permit Expired and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on July 21, 2025.***

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

## **10. PUBLIC COMMENT**

There was no public comment.

**11. ADJOURNMENT**

Hearing Officer Toale adjourned the meeting at 10:41 a.m.

BY: \_\_\_\_\_

James E. Toale, Hearing Officer