



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes Code Enforcement Hearing

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Thursday, October 23, 2025

9:00 AM

City Commission Chambers

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### 1. CALL TO ORDER

Hearing Officer Toale called the meeting to order at 9:04 a.m.

### ALSO PRESENT

Police Legal Advisor Rubino, Code Enforcement Manager Raducci, Recording Secretary Cassell, Code Enforcement Inspectors Presson, and Brehon, White, Board Specialist Fritz, Assistant City Clerk Powell, and Chief Building Official Greenbaum.

### 2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Hearing Officer Toale.

### 3. PUBLIC COMMENT

Casey Dehelean: Spoke to abandoned house, drainage of the pool, mold, and danger to community.

### 4. APPROVAL OF MINUTES

- A. [25-2880](#) Approve the September 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. Fritz swore in all those wishing to provide testimony.

### 6. COMPLIANT CASES

- A. [CASE-25-00508](#) (JP), Marisela Rodriguez & Alejandro Cabrera, 6222 Bolander Terrace  
59-1(b)(2) NPCC - Prohibited parking  
(Heavy duty vehicle parking)  
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

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

- B. [CECASE-25-01454](#) (JP), Patricia Hillard, 2839 East Price Boulevard  
59-1(c)(1) NPCC - Allowed parking

(Parking on a lot that is not combined with principal structure. Parking on an unimproved surface.)

59-2 NPCC - Damage to the public right-of-way

(Driving through right-of-way causing damage to right-of-way)

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

C. [CECASE-25-01473](#)

(JP), Donald & Beth Fanelli, 6184 Hollywood Avenue

42-23 NPCC - Accumulation of Debris

(Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc. items in front of and next to the garage area.)

59-1(b)(1) NPCC - Prohibited parking

(Brown GMC Sierra, with no registration parked in the city right-of-way)

105.1 Florida Building Code - Permit required

(Unpermitted shed on property)

IPMC 2021, 302.7 - Accessory structures

(Unsafe / dilapidated white privacy fence next to the garage area)

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

D. [CECASE-25-01389](#)

(JP), SFR Propco FKH, 3508 Donahue Avenue

59-1 (b)(1) NPCC - Prohibited parking

(White boat on trailer parked in the City right-of-way)

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

F. [CECASE-25-01069](#)

(AB), David & Avid Franklin, 2037 North Chamberlain Boulevard

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

(Two trailers being stored on unimproved surfaces in front of the property. One of the trailers is blocking the front door.)

ACTION: Fifty (50) days to achieve compliance (no later than October 16, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 17, 2025.

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

E. [CECASE-25-01723](#)

(JP), Fox & Bellack Investments LLC, 3738 Donahue Avenue

59-1(b)(1) NPCC - Prohibited parking

Prohibited parking in the right-of-way. Tan car, black SUV, and boat.)

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

(Parking on unimproved surfaces.)

59-2 NPCC - Damage to the public right-of-way

(Damage to the public right-of-way. Need to replace grass with sod or reseed.)

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

## **10. GENERAL BUSINESS**

- A. [25-2846](#) Case No. 25057779 Trespass Appeal-Harris- 6207 W Price Blvd, North Port, FL 34287 (Morgan Family Community Center)

Hearing Officer Toale announced the item.

Ms. Rubino, being duly sworn, spoke to dismissal due to insufficient evidence.

***Based on evidence presented, Hearing Officer Toale dismissed Case No. 25057779.***

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

- T. [CECASE-25-02093](#) (AB), Giliardi Da Rosa, 0990032123  
2-511 NPCC - Fines and liens  
(Arborist states property has cut 4000 square feet worth of trees for a fine of \$6000.)

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.

Giliardi Da Rosa, property owner, being duly sworn, spoke to issue with clearing company, fees, and lot usage.

Mr. Toale asked questions and discussion with staff and the property owner.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-02093 to be in violation of Section 2-511 North Port City Code, and imposed a fine of \$6,000.***

- A. [CASE-25-00848](#) (AB), Estero Development Partners, 1454 Ronald Street  
42-77(a) NPCC - Abandoned property  
(Property is not properly sealed which allows anyone to walk in.)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.  
42-23 NPCC - Accumulation of Debris  
(Debris piled up in front of property consisting of bags, wood and concrete debris)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning September 22, 2025.  
IPMC 2021, 304 - Exterior structure  
(Properties roof is not fully intact, and property is not properly sealed causing the structure to be unsafe and may cause harm to any children that might enter.)  
ACTION: Twenty-five (25) days to achieve compliance (no later than September 21, 2025) or a \$250/day fine up to no maximum beginning September 22, 2025.

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, requested a continuation.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 25-00848 to the December 11, 2025 Code Enforcement Meeting.***

- R. [CECASE-25-01855](#) (JP), Estero Development Partners LP, 1121246303  
42-22A NPCC - Excessive growth of grass/weeds  
(Excessive growth of grass and weeds throughout the property and in the City right-of-way.)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, requested a continuation.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 25-01855 to the December 11, 2025 Code Enforcement Meeting.***

- S. [CECASE-25-02010](#) (AB), Estero Development Partners, 3678 Malinda Terrace  
42-23 NPCC - Accumulation of Debris  
(Construction debris improperly stored on the property)  
42-22A NPCC - Excessive Growth of Grass/Weeds  
(Overgrown construction site)  
IPMC 2021, 304 - Exterior Structure  
(Property is not properly secured causing unsafe conditions while not being worked on)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, requested a continuation.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 25-02010 to the December 11, 2025 Code Enforcement Meeting.***

- C. [CECASE-25-01351](#) (GW), James Pillar, 7504 Berwick Street  
59-1(c)(1) NPCC - Allowed parking  
(Blue car parked on front lawn)  
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

James Pillar, property owner, being duly sworn, spoke to violation clarification.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01351 to be in violation of 59-1(c)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

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

- A. [CECASE-25-00339](#) (JP), Dmitriy & Liliya Savchenko, 1128227004  
42-23 NPCC - Accumulation of Debris  
(Large amount of debris / rubbish scattered about the city right-of-way and into the street)  
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.  
70-21 NPCC - Driving through right-of-way  
(RV being driven through the city right-of-way)  
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.  
59-1 (b)(1) NPCC - Prohibited parking - right-of-way  
(RV parked in the city right of way)  
ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, noted no changes to the property, contact with property owner, and requested a continuance.

Dmitriy Savchenko, property owner, being duly sworn, stated no objection to continuation and spoke to violation.

Hearing Officer Toale spoke to communication with inspector, progress, and timeline.

***Based on evidence presented, Hearing Officer Toale, continued Case No. 25-00339 to the December 11, 2025, Code Enforcement Meeting.***

## **1ST HEARING CASES**

- L. [CECASE-25-01634](#) (AB), Darryl Spellman, 2251 Crittendon Street  
105.1 Florida Building Code - Permit required  
(Permit needed for storage containers)

Hearing Officer Toale announced the item.

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

Darryl Spellman, property owner, being duly sworn, spoke to contact with Mr. Raducci, voicemails left with inspector, permit violation, hurricane damage, survey, and alterations.

Ms. Rubino, being duly sworn, spoke to code interpretation.

Mr. Spellman spoke to setback requirement and timeline.

Mr. Raducci, being duly sworn, spoke to survey and staff recommendation of continuance.

***Based on evidence presented, Hearing Officer Toale continued Case No. 25-10634 to the December 11, 2025 Code Enforcement Meeting.***

- D. [CECASE-25-01429](#) (GW), Debbie Dunlavy & Charles Roberts, 3705 South Biscayne Drive  
IPMC 2021, 302.7 - Accessory structures  
(PVC fence in disrepair, missing section)  
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

Shawn Roberts, relative of property owner, being duly sworn, spoke to purchases and compliance timeline.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01429 to be in violation of 302.7 2021 International Property Maintenance Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

- I. [CECASE-25-01548](#) (AB), Lazaro Dominguez & Flora Fabre, 1665 Milan Street  
70-19 NPCC - Damage to right-of-way  
(Hole created in the city right-of-way next to the culvert)  
ACTION: Seventy-five (75) days to achieve compliance (no later than January 6, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning January 7, 2026.  
42-24(a)(1)(a) NPCC - Maintenance of stormwater drainage area  
(Public Works said culvert has structural failure and needs to be replaced)  
ACTION: Seventy-five (75) days to achieve compliance (no later than January 6, 2026) or a \$10/day fine up to a maximum of \$1,000.00 beginning January 7, 2026.

Hearing Officer Toale announced the item.

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

Flora Fabre, property owner, being duly sworn, spoke to application, culvert issues, and installation timeline.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01548 to be in violation of Section 70-19 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 7, 2026.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01548 to be in violation of Section 42-24(a)(1)(a) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on January 7, 2026.***

## **7. CONTINUED CASES**

- B. [CECASE-25-00905](#) (JP), Donald & Amy Culshaw, 1142260218  
2-511 NPCC - Fines and liens, Tree Protection Regulations  
(Complete land clear)

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to inspections, violations, arborist fines assessment, and communication with property owner.

**Based on evidence presented, Hearing Officer Toale, found Case No. 25-00905 to be in violation of Section 2-511 North Port City Code, and imposed a fine of \$2,400.**

### **1ST HEARING CASES - CONTINUED**

- A. [CECASE-25-01336](#) (GW), Jennifer Cochrane, 5902 Hobhill Avenue  
59-1(c)(1) NPCC - Allowed parking  
(Camper parked on front lawn.)

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, spoke to compliance.

**Based on evidence presented, Hearing Officer Toale, found Case No. 25-01336 to be in compliance with 59-1(c)(1) North Port City Code, and dismissed the violation.**

- B. [CECASE-25-01350](#) (GW), Mark & Michele Mc Pherson, 5947 Espanola Avenue  
105.1 Florida Building Code - Permit required  
(Permanent shed erected without a permit)

Hearing Officer Toale announced the item.

Inspector White, being duly sworn, requested a continuation.

**Based on evidence presented, Hearing Officer Toale, continued Case No. 25-01350 to the December 11, 2025 Code Enforcement Meeting.**

- E. [CECASE-25-01433](#) (AB), Marcelo & Peggy Landivar, 2324 Briant Street  
IPMC 2021, 302.7 - Accessory structures.  
(Pool cage in disrepair allowing access to anyone who does not belong there)  
ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

**Based on evidence presented, Hearing Officer Toale, found Case No. 25-01433 to be in violation of 302.7 2021 International Property Maintenance Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.**

- F. [CECASE-25-01435](#) (GW), Jay Martin, 0974181611  
42-23 NPCC - Accumulation of Debris

(Wooden pallets on right-of-way)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01435 to be in violation of 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

G. [CECASE-25-01446](#)

(JP), Steven & Lori Bradley, 3530 Adelaide Avenue  
105.1 Florida Building Code - Permit required

(Permit required for shed and any electrical work done to or in shed.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$50/day fine up to a maximum of \$5,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01446 to be in violation of 105.1 Florida Building Code, and imposed a fine of \$50 a day with a maximum of \$5,000 to commence on November 18, 2025.***

H. [CECASE-25-01518](#)

(AB), Miron Boiangu & Lilia Gorelik, 5045 Prime Terrace  
70-21, NPCC - Driving through right-of-way

(Multiple vehicles parking and driving through the City right-of-way in front of the property)

59-1(b)(1) NPCC - Prohibited parking

(Multiple vehicles parking and driving through the City right-of-way in front of the property)

59-1(b)(4) NPCC - Prohibited Parking

(BMW with no tags)

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

(Vehicles parked on unimproved surface. Too many vehicles parked on the property.)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to compliance.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01518 to be in compliance with 70-21, 59-1(b)(1), 59-1(b)(4), 59-1(c)(1) North Port City Code, and dismissed the violations.***

J. [CECASE-25-01598](#)

(JP), Bradley Santos & Rosanella Borja, 1421 Oregon Lane  
42-23 NPCC - Accumulation of Debris



(Accumulation of debris in the City right-of-way, consisting of wood and other miscellaneous items.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

59-1(b)(1) NPCC - Prohibited parking

(A Toyota SUV and a Chevrolet truck parked in the City right-of-way)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01598 to be in violation of Section 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01598 to be in violation of Section 59-1(b)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

**K. [CECASE-25-01601](#)**

(JP), Clinton Sr. & Marlene Bryce, 1387 Oregon Lane

70-56(H) NPCC - Assigned numbers

(Assigned numbers are not fixed to the residence.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01601 to be in violation of Section 70-56(H) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

**M. [CECASE-25-01662](#)**

(AB), Joseph & Sylvia Perry, 3372 Cunliffe Road

62-50, NPCC - Refuse container(s)

(Containers improperly placed in the front of the property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

42-23 NPCC - Accumulation of Debris

(Debris consisting of miscellaneous items on the left side of the property in front and rear of the property.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General  
(Dilapidated walls in need of repair.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01662 to be in violation of Section 62-50 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01662 to be in violation of Section 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01662 to be in violation of Section 304 2021 International Property Maintenance Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

N. [CECASE-25-01685](#)

(JP), Thomas Mock, 1129233705

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

(Trailer with debris stored on vacant lot with no principal structure)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01685 to be in violation of Section 59-1(c)(1) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

O. [CECASE-25-01695](#)

(AB), Andrii Pysmennyi & Yelizaveta Pysmenna, 1498 Purple Lane

105.1 Florida Building Code - Permit required

(Permit required for above ground pool in the rear of the property)

Hearing Officer Toale announced the item.

Inspector Brehon, being duly sworn, spoke to compliance.

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

P. [CECASE-25-01765](#)

(AB), Bettr Homes Construction LLC, 5441 Ansonia Terrace

42-23 NPCC - Accumulation of Debris

(Construction debris left on the property improperly stored.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00

beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General

(Concrete slab is not free of plumbing and is considered an unsafe structure.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$250/day fine with no maximum beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01765 to be in violation of Section 42-23 North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01765 to be in violation of Section 304 2021 International Property Maintenance Code, and imposed a fine of \$250 with no maximum to commence on November 18, 2025.***

- Q. [CECASE-25-01779](#) (AB), Ann Arbor Trust II, 2224 Ann Arbor Road  
70-56(H) NPCC - Assigned numbers

(Property is missing house numbers.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning November 18, 2025.

IPMC 2021, 304 Exterior Structure - 304.1 General.

(Exterior walls on the second story of the property is falling apart, and is causing a concern to neighboring properties.)

ACTION: Twenty-five (25) days to achieve compliance (no later than November 17, 2025) or a \$250/day fine up to a no maximum beginning November 18, 2025.

Hearing Officer Toale announced the item.

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

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01779 to be in violation of Section 70-56(H) North Port City Code, and imposed a fine of \$10 a day with a maximum of \$1,000 to commence on November 18, 2025.***

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01779 to be in violation of Section 304 2021 International Property Maintenance Code, and imposed a fine of \$250 a day with no maximum to commence on November 18, 2025.***

## **2ND HEARING CASES**

- B. [CECASE-25-01119](#) (JP), Striver Rise LLC, 1405 Winthrop Street  
42-23 NPCC - Accumulation of Debris

(Accumulation of debris consisting of construction debris throughout the

property)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to no changes.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01119 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.***

**C. [CECASE-25-01216](#)**

(JP), Bettr Homes Construction LLC, 3937 Honeybee Street  
42-23 NPCC - Accumulation of Debris

(Accumulation of debris consisting of household items overflowing from a dumpster on an abandoned construction site onto the city right-of-way)

ACTION: Twenty-five (25) days to achieve compliance (no later than October 19, 2025) or a \$10/day fine up to a maximum of \$1,000.00 beginning October 20, 2025.

Hearing Officer Toale announced the item.

Inspector Presson, being duly sworn, spoke to no changes.

***Based on evidence presented, Hearing Officer Toale, found Case No. 25-01216 to be in violation of Section 42-23 North Port City Code, and signed the order imposing the fine.***

## **GENERAL BUSINESS - CONTINUED**

**B. [25-2967](#)**

Discussion and Possible Action Regarding Approval of the Code Enforcement Hearing Meeting Schedule for 2026.

Hearing Officer Toale announced the item.

***Hearing Officer Toale approved the schedule as presented.***

## **11. PUBLIC COMMENT**

There was no public comment.

## **12. ADJOURNMENT**

Hearing Officer Toale adjourned the meeting at 10:40 a.m.

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James E. Toale, Hearing Officer