



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Thursday, September 26, 2024

9:00 AM

City Commission Chambers

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**MEETING PROCEDURE:** By placing your name and the case number you are interested in, you may express your comments during the course of the meeting. Comments on items not scheduled on the agenda will be heard under Public Comment. Comments on all scheduled agenda items will be heard immediately following the presentation by staff or petitioner. Please wait until you are recognized by the Hearing Officer, state your name and address so that your comments may be properly recorded, and limit your remarks to a period of three (3) minutes or less. The Hearing Officer will act on an agenda item after comments from city staff, the petitioner, and the public have been heard. Hearing procedures can be found at

<https://www.northportfl.gov/Building-Planning/Code-Enforcement/Code-Enforcement-Hearing>

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC COMMENT

#### 4. APPROVAL OF MINUTES

- A. [24-1376](#) Approve Minutes for the August 22, 2024 Code Enforcement Hearing Meeting

Attachments: [Minutes](#)

#### 5. REVIEW OF PROCEDURES AND ADMINISTRATION OF OATH

#### 6. COMPLIANT CASES

- A. [Case No 24-1136](#) (NL) MILLARD W EHEART; 4047 SUBURBAN LN  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit 17-6437 INT-COMplete SYSTEM CHANGE OUT)
- B. [Case No 24-1329](#) (GO) RICHARD KURTZ; 4316 MIDLAND ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed Silver Titan parked in the City Right-of-way in front of this undeveloped lot. Vehicle must be removed.)
- C. [Case No 24-1814](#) (KS) TRUST 1162; 1123 LASSETER ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to state facts concerning this violation)
- D. [Case No 24-1860](#) (NL) KRISTIN HOWETT; 5461 HAFTEL ST  
Sec. 53-265(A)(2) Unified Land Development Code – Temporary uses

and special events

(No permit for storage pod in the driveway which is required for any storage pod on property in excess of Seven(7) days)

Chapter 42-23, North Port City Code; Accumulation of Debris

(Debris in driveway consisting of garbage bags and other miscellaneous items)

59-1 (c)(1), City Code Allowed parking

(Camper parked in front yard not on an improved surface)

- E. [Case No 24-1882](#) (GO) OLGA DESYATNIKOVA, OLEG DESYATNIKOV; 2790 BADGER LN  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White Dodge with Connecticut tag # BA 90372 as well as Black Trailer with Maine Tag # C 4055666 parked in City Right-of-way)  
59-1 (c)(1), City Code Allowed parking  
(Black truck and boat parked on property on unimproved surface)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Accumulation of debris in City Right-of-way consisting of a couch)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Accumulation of debris on right side of property consisting of car parts and tires)
- F. [Case No 24-1903](#) (JP) CYNTHIA M NOBLE; 7527 HANCHEY ST  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- G. [Case No 24-1936](#) (GO) ARETHA HANSEN; 4318 WALL LN  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Silver Nissan with FL tag HVV L97 parked in City Right-of-way)
- H. [Case No 24-1957](#) (NL) ANTHONY DARREN ALDRIDGE, MILDRED M ALDRIDGE; 8254 SENATE AVE  
59-1 (c)(1), City Code Allowed parking  
(Red Chevy Truck parked on an undeveloped lot of which has no principal structure)
- I. [Case No 24-2020](#) (JP) FRANCISCO GRUNEIRO LLC; 8489 SHUMOCK AVE  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- J. [Case No 24-2057](#) (KS) FERNANDO A FROMETA III; 2398 REDSTONE AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Red Unlicensed dodge pick up truck parked in the City Right-of-way, And White unlicensed Dodge parked in the City Right-of-way across the street from residence)  
59-1 (c)(1), City Code Allowed parking  
(Unlicensed, Black Passenger vehicle parked in driveway)
- K. [Case No 24-2071](#) (NL) CARPENTER HOMES LLC; 7651 EINSTEIN ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way

- (White crown victoria, plate number z82cqc parked in the City Right-of-way in front of an undeveloped lot)
- L. [Case No 24-2085](#) (JP) TAMMY A RILEY (E LIFE EST); 5444 GABO RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit for 23-14849 INT-COMplete SYSTEM CHANGE OUT)
- M. [Case No 24-2153](#) (KS) BRUCE ERIC JOHNSON, IRIS BALDERA; 1141 BEATTY AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on this undeveloped lot consisting of windows that have been dumped)
- N. [Case No 24-2214](#) (GO) CLAY BLOCK INVESTMENT LLC; 4258 KENVIL DR  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides  
(Debris on this construction site consisting of miscellaneous building materials)
- O. [Case No 24-2241](#) (NL) BEWLEY FAMILY REVOC TRUST, ERIN BEWLEY (TTEE); 3291 HORACE AVE  
59-1 (c)(1), City Code Allowed parking  
(Vehicle parked in the driveway on jacks, with no tires)
- P. [Case No 24-2258](#) (JP) WENDIGO LLC; 6610 HARMONY RD  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- Q. [Case No 24-2263](#) (JP) ALEKSANDER KIRIYENKO, YEVGENIYA KIRIYENKO; 5948 ESPANOLA AVE  
59-1 (c)(1), City Code Allowed parking  
(Tandem axle box trailer (FL/Y41GWS) parked on this property on an unimproved surface)
- R. [Case No 24-2265](#) (GO) MICHAEL C & JOYCE B KIM; 3504 BROWNWOOD TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(2 (Two) Vehicles parked in city right of way White KIA Colorado Tag BWT G21 as well as an Unlicensed White Toyota. White Toyota No Tag)
- S. [Case No 24-2268](#) (GO) DORI HOMES GROUP LLC; 5386 EASTER TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Black Subaru FL Tag 14D BF parked in the City Right-of-way in front of this undeveloped lot. Vehicle must be removed)
- T. [Case No 24-2274](#) (GO) YULIYA GORDIYCHUK; 2478 MARGARET LN  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for the work being done in the City Right-of-way)  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on the neighboring property consisting of various miscellaneous items)  
59-1 (c)(1), City Code Allowed parking

- (Parking on this undeveloped lot of which has no principle structure and is not a combined parcel)
- U. [Case No 24-2292](#) (NL) BRADLEY BARRETT; 7786 EINSTEIN ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris around the property consisting of a pile of loose, miscellaneous pieces of wood that are laying against the side of the house)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(debris in the City Right-of-way consisting of multiple cardboard boxes, trash bags, and other miscellaneous items)
- V. [Case No 24-2333](#) (JP) V2 HOME IMPROVEMENTS LLC; 8698 BESSEMER AVE  
Section 45-5A, Unified Land Development Code  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- W. [Case No 24-2337](#) (KS) JASEN & AMY COLLINS; 1284 FITZGERALD RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Detached white cargo trailer, FL tag BL1-3LG, parked/stored in the right of way on the Palestine rd. side of this corner property. Also, a white KIA passenger car, FL tag NLH-F11 parked in the right of way on the Palestine rd. side)  
59-1 (c)(1), City Code Allowed parking  
(Jayco travel trailer with unknown tag, hooked up and being parked/stored on the undeveloped parcel behind this residence Additionally, there is a white ford pickup with a black utility trailer parked/stored on this undeveloped lot as well, of which has no principal structure and is not owned by same owner)
- X. [Case No 24-2346](#) (GO) BODU BOND LLC; 2373 YALTA TER  
Section 45-5A, Unified Land Development Code  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- Y. [Case No 24-2385](#) (NL) JEFFREY SCOTT VOWELL; 2351 MORTON RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Trailer parked in City Right-of-way)
- Z. [Case No 24-2398](#) (GO) KONRAD KORZENIOWSKI; 4215 JASLO AVE  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides  
(No dumpster on this construction site as required per code)  
Section 311.1 Florida Building Code, Toilet Facilities for Workers - Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type shall conform to ANSI Z4.3  
(No porta potty on this construction site as required per code)

- AA.** [Case No 24-2406](#) (JP) VERSATILE ACQUISITIONS LLC; 8003 BOCA GRANDE AVE  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- AB.** [Case No 24-2473](#) (GO) EGF LLC C/O ALTUS GROUP; 16101 TAMIAMI TRL  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Large amount of debris scattered through out the this property consisting of household trash, wood, construction materials, and other miscellaneous items. People coming on and off property, as well as fires being started on this property. Please contact us to rectify this situation)
- AC.** [Case No 24-2480](#) (JP) MICHAEL F RIVERA & MARY E POPE; 8521 GAILLARD AVE  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required  
(No permit for the white, stand alone, vinyl fence, installed on this property)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Roofing Permit 22-00020170)
- AD.** [Case No 24-2494](#) (NL) GIHAN S JOHNSON; 2302 DE GARMO ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(debris consisting of a dilapidated tarp on the roof of which has pieces blowing off onto neighboring properties. Tarp needs to be removed and/or replaced)
- AE.** [Case No 24-2512](#) (NL) MICHAEL & CATHLEEN A PETRUCCI; 2209 MCTAGUE ST  
59-1 (c)(1), City Code Allowed parking  
(Two (2) vehicles parked in the city-right-of-way, in front of this undeveloped lot. Chevy Tahoe Plate number 98EHFF, as well as a White Ford Industrial van plate number 46AWJR. Vehicles must be removed)
- AF.** [Case No 24-2529](#) (JP) OP SPE PHX1 LLC; 6153 MYRTLEWOOD RD  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- AG.** [Case No 24-2563](#) (JP) BETTR HOMES CONSTRUCTION LLC; 8126 CHESEBRO AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Also a black tandem axle dump trailer was parked in City Right-of-way in front of this construction site)
- AH.** [Case No 24-2565](#) (GO) MARIUSZ BALKOWSKI; 3342 SIKESTON AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Two vehicles parked in the City Right-of-way in front of this undeveloped lot. Black Dodge FL Tag 97D DLK as well as a White Kia FL tag 08B TLD)
- AI.** [Case No 24-2579](#) (NL) SAMANTHA CICCHETTI; 8219 LATOUR AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Tan Ford FL tag HZMG28 parked in City Right-of-way in front of this undeveloped lot. Vehicle must be removed.)

- AJ.** [Case No 24-2587](#) (GO) JAVIER NUNEZ (TTEE) GONZOXJ REVOCABLE TRUST; 7188 HARCOURT CIR  
Section 53-240(A)(3) Unified Land Development Code, Special Structures  
(Chain link fence installed on this property of which has no principal structure)
- AK.** [Case No 24-2607](#) (GO) KORNELIYA DANKANICH; 3923 LOTHAIR AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Boat and trailer parked in City Right-of-way with Fla Tag CG5 9DQ)
- AL.** [Case No 24-2608](#) (GO) MM3 LLC; 4800 BRICKELL DR  
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion  
(Silt fence down on both sides of property. Silt fence must be repaired or replaced)
- AM.** [Case No 24-2612](#) (KS) CONFIDENTIAL 119.071FS; 1656 FINLET AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on property consisting of cinder blocks, tools, wood, mattresses, as well as tires)
- AN.** [Case No 24-2629](#) (JP) JOSEPH F TUCKER; 4694 NELE ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed Tan Chevy Tahoe parked in city right away at this residence)
- AO.** [Case No 24-2644](#) (NL) RONNIE MAZUR; 7525 TASCOS DR  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to this residence)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Roofing Permit #23-7985. Expired 9/2023 with inspections still due)
- AP.** [Case No 24-2671](#) (GO) GREGORY OTIS GAGE; 3475 W PRICE BLVD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Trailer parked in City Right-of-way, in front of this residence)
- AQ.** [Case No 24-2697](#) (GO) JAMES B & PEGGY S CARDWELL; 4268 ALFA TER  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Materials stored on pallets of which are covered with plastic tarps and sitting in driveway)
- AR.** [Case No 24-2706](#) (GO) THOMAS LYNN LEWIS II, JOCELYN EVELYN CARLEEN LEWIS;  
5105 DENSAW RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Blue Toyota Tacoma parked in City Right-of-way, FL tag SPC97.  
Additionally, there is a Black, unlicensed, Hyundai parked in the City Right-of-way as well)
- AS.** [Case No 24-2727](#) (GO) CHRISTIAN L & ELIZABETH GROVER; 3900 PEPPER LN  
59-1 (c)(1), City Code Allowed parking  
(Two (2) fords One(1) hauling trailer and one (1) boat trailer parked on an

- unimproved surface)
- AT.** [Case No 24-2746](#) (JP) CHRISTOPHER ROSS; 3535 MONTCLAIR CIR  
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 City Right-of-way with no Right-of-way use permit, causing damage to swale)  
59-2, City Code, Damage to the public right-of-way  
(Driving through City Right-of-way with no Right-of-way use permit, causing damage to swale)  
59-1 (c)(1), City Code Allowed parking  
(Black GMC Sierra FL/CH17CR parked on property, not on an improved surface)
- AU.** [Case No 24-2774](#) (NL) DEBORAH G RICHTER; 4143 POMEROY ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Fence Permit 23 -21479 issued 11/29/2023)
- AV.** [Case No 24-2781](#) (GO) EUSEBLO PEREZ PERALTA; 2778 FLAGAMI LN  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris in the front yard consisting of two (2) AC units, pallets, paint, boxes, plastic, and other miscellaneous items)
- AW.** [Case No 24-2784](#) (GO) PLATTE LIVING TRUST; LAWRENCE E & LINDA M PLATTE (TTEE)  
2601 CINCINNATI 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 City Right-of-way, with no culvert, or right-of-way use permit)  
59-2, City Code, Damage to the public right-of-way  
(Damage to City Right-of-way with Tire Ruts, from driving through to access right side of property)
- AX.** [Case No 24-2788](#) (GO) GEORGE N ESSLER; 3299 SHAWNEE TER  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Silver Kia ( FL TAG 57D UUP) parked in City Right-of-way in front of undeveloped lot. Vehicle must be removed)
- AY.** [Case No 24-2790](#) (GO) FAITH CHRISTIAN CHURCH-GEORGE; 3736 PERICLES AVE  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way

- (Black Buick (FL Tag LYV P16) parked in City Right-of-way, partially in roadway, in front of this undeveloped lot. Vehicle must be removed)
- AZ.** [Case No 24-2818](#) (JP) LARRY D LEVINE (E LIFE EST); 8787 AGRESS AVE  
Chapter 105.1, Florida Building Code - Permit required  
(Carport area being enclosed with cinder blocks / room addition without proper permitting)
- BA.** [Case No 24-2824](#) (GO) KENNETH J & CINDY J BOWEN; 1402 ARREDONDO ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- BB.** [Case No 24-2826](#) (GO) GARFIELD VILLAFANA, BERNADINE J MORENO; 4033 PINCUSHION ST  
59-1 (c)(1), City Code Allowed parking  
(Red jeep parked on this property, not on an improved surface)
- BC.** [Case No 24-2882](#) (NL) ROBERT A & THERESA R SMITH; 2108 CLOVELON ST  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid waste containers improperly stored at the street outside the time frame permissible per city code)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Hot water heater permit #22-4094 has expired.)
- BD.** [Case No 24-2883](#) (KS) JAMES G JOYCE; 4079 KENNETT ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris in the drive3way consisting of furniture and other miscellaneous items. Additionally, there is debris throughout the property, and a trailer on the property filled with debris as well)  
59-1 (c)(1), City Code Allowed parking  
(Inoperable, derelict, pick up truck, parked on side of property not covered with a non transparent tarp)
- BE.** [Case No 24-2915](#) (JP) LAURA MELANSON; 6351 MYRTLEWOOD RD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Debris in the City Right-of-way consisting of furniture. Please contact North Port Solid Waste Department to arrange for a bulk pick up.)
- BF.** [Case No 24-2963](#) (NL) SEAN MURPHY, JESSICA COFFEE; 6349 SAN SALVADOR RD  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- BG.** [Case No 24-2965](#) (NL) HILDA A MOLINA-QUINTANA; 6098 SAN SALVADOR RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit 05-10667 SINGLE FAMILY RESIDENCE DETACHED / NEW 11/28/2005 IS)
- BH.** [Case No 24-2986](#) (GO) ABUNDANT LIFE IRREVOCABLE CONTRACT BTO DATED 12-10-2018; 5716 N SALFORD BLVD



- Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit 19-2346 for CULVERT / RIGHT OF WAY 03/18/2019 IS)  
59-1 (c)(1), City Code Allowed parking  
(White Kia (FL Tag LXI Y95) as well as a Grey Ford F150 ( FL Tag IRM60)  
parked in City Right-of-way in front of the undeveloped lot)
- BI.** [Case No  
24-2987](#) (NL) AMY KRUEGER JAWORSKI, COREY FORMAN; 8307 GLOVER  
AVE  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit # 21-8253 expired. 8253 is for an int complete system  
change out done by SWFL AC services LLC as well as Expired Permit  
#21-8140 expired 8140 is for an INT system change out Done by  
Endurance Air.)
- BJ.** [Case No  
24-3001](#) (GO) CHRISTIAAN & HOEUNG MYRBERG; 4898 ESCALANTE DR  
59-1 (c)(1), City Code Allowed parking  
(Ford ( FL #CC7 0JM) parked on unimproved surface in front of property)
- BK.** [Case No  
24-3030](#) (NL) JONATHON PASICK; 7541 MINARDI ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit 22-7034 for roof mounted solar)
- BL.** [Case No  
24-3032](#) (NL) CEDRIC E & MAVIS T WOON; 7546 JAYMAN RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Permit 23-0638 for water heater change out is expired)
- BM.** [Case No  
24-3034](#) (NL) BLAGOJ B DIMKOVSKI, VERICA & MICHAEL DIMKOVSKI; 7849  
JAYMAN RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Permit 23-9297 INT reroof shingle to shingle, has expired)
- BN.** [Case No  
24-3038](#) (NL) US SFE ASSET COMPANY I LLC; 2369 N BISCAYNE DR  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit 18-4252 for three(3) sq of shingles replaced, as well as  
two (2) sheets of drywall)
- BO.** [Case No  
24-3039](#) (NL) ZWIERCAN HOMES INC; 7478 PARAGON RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Residential new construction permit 21-1999 expired on 4-30-24)
- BP.** [Case No  
24-3112](#) (NL) URBAN PROPERTY HOLDINGS INC; 7426 PARAGON RD  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Ford F150 (temp tag 685672) parked in the city right-of-way in front of this  
undeveloped vacant lot. Vehicle must be removed.)
- BQ.** [Case No  
24-3157](#) (JP) ANNA CECELIA SIEDEL, MARCUS ANTHONY DESHAWN  
SIEDEL; 3366 TALLY HO RD  
59-1 (c)(1), City Code Allowed parking  
(RV trailer parked on front lawn, and not on an improved surface)

## **7. CONTINUED CASES**

- A. [Case No 23-2099](#) (GO) GEORGE W III GOODSPEED, LYNNSEE MARIE TAYLOR; 7270 HIAWATHA TER  
Section 53-240(A)(3) Unified Land Development Code, Special Structures ( Accessory / Lot with Principal Fence/gate on vacant lot with no accessory structure which is un-permitted.)  
**Attachments:** [Case Files 23-2099](#)
- B. [Case No 23-4679](#) (NL) BERNADETTE GILCHRIST; 3747 TREE CT  
Section 53-240(A)(3) Unified Land Development Code, Special Structures (Fence and three (3) sheds located on this property, with no permits and no principal structure.)  
59-1 (c)(1), City Code Allowed parking  
(Camper parked on this property, with no principal structure.)
- C. [Case No 24-398](#) (GO) BURKE GROUP LLC; 1593 HOLLISTER AVE  
Section 53-240(A)(3) Unified Land Development Code, Special Structures (Structure built on this property, as well as a fence, with no principal structure.)  
59-1 (c)(1), City Code Allowed parking  
(Vehicle parked on this property with no principal structure.)  
**Attachments:** [Case Files 24-398.pdf](#)
- D. [Case No 24-1184](#) (NL) ALAN & KATHLEEN QUACKENBUSH; 3326 TUSKET AVE  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for the storage containers on property)
- E. [Case No 24-1756](#) (KS) SAMANTHA M BRANT, DAVID M BUCK; 4423 KENNETT ST  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

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

- A. [Case No 24-645](#) (GO) RUS INTERIORS AND SURFACES INC; 4661 FAIRLANE DR  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides  
(Accumulation of miscellaneous debris on this construction site)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit 22-7501 for SFR Residential)
- B. [Case No 24-1633](#) (GO) JUANITA & ROBERT FULTON SR; 1076 SAVIA ST  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on this property consisting of a blue tattered tarp)
- C. [Case No 24-1746](#) (NL) EDWARD RODRIGUEZ; 4393 LAURINA ST  
59-1 (c)(1), City Code Allowed parking  
(Large boat to the left side of the driveway is not on an improved service)

- D. [Case No 24-1818](#) (GO) JENNIFER L CARON; 2654 ASHLAND LN  
59-1 (c)(1), City Code Allowed parking  
(Vehicle parked on unimproved surface. Black Chevy no visible tag)  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Truck and trailer parked in swale white Dodge. FL tag Blizz4RD Trailer tag  
RCS U2 Silver Chevy parked in swale no tag)
- E. [Case No 24-1838](#) (NL) CHARLES R BLACKBURN; 5858 GAFFNEY AVE;  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(Debris in the City Right-of-way consisting of a large pile of stone)
- F. [Case No 24-2018](#) (JP) SAMUEL T SEPP; 8169 DOROTHY AVE  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- G. [Case No 24-2064](#) (NL) RONALD D ALEXANDER; 5665 N BISCAYNE DR  
Chapter 105.1, Florida Building Code - Permit required  
(Dredge and fill without a permit as well as Right-of-way work done and  
culvert installed with no permit)  
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 the city right of way with no Right-of-way use permit)  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater  
drainage area  
(Debris in City Right-of-way)  
59-1(b)(2), North Port City Code, Prohibited parking – Heavy duty vehicle  
parking, except in compliance with section 59-1(c)(3)  
(Tractor/Backhoe parked on residential lot)
- H. [Case No 24-2097](#) (NL) JAMES DUDLEY TURPIN, MELISSA BETH TURPIN; 8287  
ESTATES DR  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permits:  
18 00008135 GARAGES (DET/ATCHED OR CARPORT)  
18 00008133 NON-STRUCTURAL FENCE  
18 00007815 LANDCLEARING RESIDENTIAL)
- I. [Case No 24-2227](#) (JP) CARPENTER HOMES LLC; 2911 GREENDALE RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR Permit 22-821 is expired)
- J. [Case No 24-2282](#) (GO) LINVAL & VADNIE PHILLIPS; 1840 BLUEBIRD AVE  
Sec. 42-22B Impinging Growths It shall be unlawful for any owner of any lot  
to permit impinging growth upon improved City right-of-way, sidewalks

and/or streets, or road right-of-way easement except that branches of trees at least eight (8) feet above the surface of a sidewalk or at least fourteen (14) feet above the surface of the portion of the street used for vehicular traffic, whether planted in the right-of-way area or upon private property, may be permitted with authorization by the City and in accordance with any applicable City Code.

(Tree on left side of the property at the intersection of Zuyder and Bluebird is causing a line of site issue for vehicles at intersection)

- K.**     [Case No  
24-2294](#)     (GO) MAGGIE ROBERTS; 3969 MARKLE AVE  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Debris in the City Right-of-way consisting of a chair, a wood book case, and other miscellaneous items)  
59-1 (c)(1), City Code Allowed parking  
(Unlicensed vehicle parked in driveway of this residence)
- L.**     [Case No  
24-2361](#)     (JP) TRUST U/A/D 11/13/2006; 4299 BULLARD ST  
R4501.17, Florida Building Code Pursuant to Sections R4501.17.1 through R4501.17.3 of the Florida Building Code, this pool has been inspected and deemed to be unsafe, creating a life/safety issue.  
(The inground pool in the rear of this property is missing a protective barrier, of which is required per Code. Screens must be fixed, or another form of approved safety barrier installed)
- M.**     [Case No  
24-2410](#)     (GO) ARTHUR FERREIRA ALVES; 3727 COQUINA AVE  
Chapter 105.1, Florida Building Code - Permit required  
(Work being done on the patio in the rear of the home, with no permit)
- N.**     [Case No  
24-2427](#)     (JP) ESTERO DEVELOPMENT PARTNERS LP; 2440 BRONCO LN  
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion  
(Silt fence down on the front of this construction site, as well as partially down on the side. Barrier must be repaired, or replaced)
- O.**     [Case No  
24-2429](#)     (GO) VANCITO C JEFFRIES, TRENITA JEFFRIES; 2822 PALOMAR ST  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Silver Fiat FL tag REY Z17, parked in the City Right-of-way in front of this residence. Additionally, there is a Boat and trailer parked on unimproved surface on this property)
- P.**     [Case No  
24-2438](#)     (JP) ANNA KURNIAWKA; 6270 JORDAN ST  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing

Building Code as required for existing buildings:

\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects  
(Holes in the roof under carport and other areas as well, causing this house to be in a dilapidated state and overall unsafe)

**Q.** [Case No  
24-2450](#)

(NL) ALVYN STWARD ARROYO TAVARA; 6345 PLAMENDON AVE  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit 21-5124 for Gazebo permit)  
Sec. 1-19, Unified Land Development Code Local, state and Federal permits required  
(No permit on file for the wooden fence around perimeter of property)  
Chapter 62-50, North Port City Code Refuse container  
(Solid waste containers improperly stored at the street outside the time frame permissible per city code)

**R.** [Case No  
24-2469](#)

(KS) SIERRA LANE CAPITAL, C/O ACQURA LOAN SERVICES; 2690 NAGENGAST ST  
2012 International Property Maintenance Code Section 108.1.3 - Structure Unfit for Human Occupancy  
(Mold, mildew, bug, and rodent infestation are present on this property)  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Broken glass about the premises and grounds. All doors and windows have been broken out allowing persons access to the interior which has been severely vandalized. All interior walls, doors, and appliances, including electrical components have been damaged. This property poses a health, safety, and welfare issue to the public)

**S.** [Case No  
24-2513](#)

(NL) MATTHEW WHITE; 2210 MCTAGUE ST  
Chapter 62-50, North Port City Code Refuse container(s)  
(Solid waste containers improperly stored at the street outside the time frame permissible per City Code)  
R4501.17, Florida Building Code Pursuant to Sections R4501.17.1 through R4501.17.3 of the Florida Building Code, this pool has been inspected and deemed to be unsafe, creating a life/safety issue

- (No Swimming barrier around this pool which is required per City Code)
- T. [Case No 24-2539](#) (GO) JOHN & DENISE CANNON; 4408 ASTERIA TER  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- U. [Case No 24-2546](#) (NL) ESTERO-RCG DEVELOPMENTS; 5785 TIDWELL ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Single Family Residential Permit #21-9978 is expired)
- V. [Case No 24-2614](#) (JP) HUGH SPARKS, MURISA KIPPIN; 8396 TRIONFO AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on the front and side of the house consisting of cabinets, shelves, and a refrigerator with doors still intact. All debris must be removed from the property)
- W. [Case No 24-2712](#) (GO) ENOC & MARIE TOBY; 2042 S CHAMBERLAIN BLVD  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- X. [Case No 24-2722](#) (JP) DWELL WELL INC; 6145 DEMING AVE  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Roof is in a dilapidated state with visible signs of deterioration)
- Y. [Case No 24-2780](#) (KS) MARTHA TEJEDA, VICTOR PRADRO FERNANDEZ, JOHNMART SOTO; 5536 GREENHOUSE AVE  
59-1 (c)(1), City Code Allowed parking  
(Two(2) covered, stored, vehicles on this undeveloped Drive by, I observed 2 covered stored vehicles on the vacant parcel #1124105435, approximately 10 and 15 ft. into the lot, of which is not a combined parcel, and not owned by the same property owner.)  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for the newly installed driveway extension on the left side of the driveway)
- Z. [Case No 24-2793](#) (NL) SECOND CHANCE CLERICAL LLC; 5279 GADBOYS AVE  
Section 45-5A, Unified Land Development Code - Land Clearing

- (Attend the required Code Enforcement Hearing to states facts concerning this violation)
- AA.** [Case No 24-2830](#) (GO) VICTOR CAPELLAN MC KINNEY; 2443 COMET LN  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(White, Unlicensed, Toyota, parked in City Right-of-way at this residence)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permits: 22- 10484 SOLAR PHOTOVOLTAIC as well as permit 22-1011 LANDCLEARING RESIDENTIAL)
- AB.** [Case No 24-2833](#) (GO) SVIATOSLAV PYLYPIAK, JULIA PYLPIAK; 3743 WAFFLE TER  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Permit: 22-9365 SWIMMING (POOL,SPA,ETC.))
- AC.** [Case No 24-2906](#) (JP) SANDRA BRADY; 6402 OTIS RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired Fence Permit #23-5330)
- AD.** [Case No 24-3013](#) (KS) B&L NORTH PORT LLC; 3628 KACHER RD  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- AE.** [Case No 24-3035](#) (NL) TRUST US INVESTMENTS LLC; 7955 JAYMAN RD  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR permit 22-1953 expired on 10-28-23)
- AF.** [Case No 24-3068](#) (GO) WEST SHORE TOLEDO LLC; 3605 ISLAND CLUB DR A  
Chapter 105.1, Florida Building Code - Permit required  
(No permit on file for the A/C change out for this unit)
- AG.** [Case No 24-3312](#) (KS) ROBINSON DELGADO; 3306 EWEN DR  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)
- AH.** [Case No 24-3460](#) (JP) DEIVIS ESPINOZA GONZALEZ; 2739 ORCHARD CIR  
Section 45-5A, Unified Land Development Code - Land Clearing  
(Attend the required Code Enforcement Hearing to states facts concerning this violation)

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

- A.** [Case No 24-221](#) (DG) ESTERO DEVELOPMENT PARTNERS LP; 3418 JOHANNESBERG RD  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris  
(Accumulation of miscellaneous debris on this construction site, as well as dumpster is overflowing)  
Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion.

(No silt fence on this construction face)

Attachments: [Case Files 24-221.pdf](#)

- B.** [Case No 24-147](#) (KS) BARBARBA PIERKOWSKI; 7873 MCPHAIL AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris consisting of miscellaneous items and trash scattered throughout the front of residence and in driveway.)  
59-1 (c)(1), City Code Allowed parking  
(Purple, unlicensed, inoperable vehicle on blocks)
- C.** [Case No 24-1450](#) (NL) NINE SUNSHINE INVESTMENT LLC; 3586 W PRICE BLVD  
Section 42-24(a)(5) North Port City Code - Maintenance of stormwater drainage area  
(Debris in the City Right-of-way consisting of a mattress, box spring, and small kids pool.)
- D.** [Case No 24-1522](#) (GO) HEXAGON DEVELOPERS LLC; 2153 MISTLETO LN  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired SFR Permit 22-11488)
- E.** [Case No 24-1532](#) (KS) JASON & JAMIE FOSTER; 2582 HOBBLEBRUSH DR  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(A/C Permit #20-10696 has expired)
- F.** [Case No 24-1557](#) (GO) LEOPOLD O WAGNER (LIFE EST), JANEY S JACOBS & DEBORAH L WAGNER; 5004 KINGSLEY RD  
Chapter 70-56, North Port City Code Assigned numbers  
(House numbers affixed to residence are not visible due to overgrowth of vegetation. Please trim back vegetation or move assigned numbers to a location where they are visible from the street)
- G.** [Case No 24-1561](#) (JP) ALEKSEY & NATALIYA GROSHEV; 4213 GROBE ST  
59-1 (c)(1), City Code Allowed parking  
(Black Chevrolet truck FL/IJ2981 parked in front yard on an unimproved surface unimproved surface. Additionally, there is a White sedan, unknown make/model/ registration parked in side yard covered in tarps, on an unimproved surface.)
- H.** [Case No 24-1581](#) (KS) CAPRI INTERNATIONAL CONSTRUCTION INC; 2690 INLAND AVE  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or



rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Neglected, incomplete, construction site. Concrete slab with exposed rebar, PVC piping, overgrowth, construction debris, and piles of concrete blocked stacked on slab. This is in violation of IPMC 304.1 unsafe structure and safety and welfare hazard.)

Section 105.4.1.1, Florida Building Code- Permit has expired  
(Expired permit SFR 22-14217)

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides

(debris throughout construction site, with no dumpster or other garbage containment on site.)

- I. [Case No 24-1599](#) (JP) JASON L MEAD, BONNIE J SCATES; 6328 PAN AMERICAN BLVD 59-1 (c)(1), City Code Allowed parking  
(Tan Cadillac parked in front yard not on an improved surface)  
Chapter 70-56, North Port City Code Assigned numbers  
(No visible assigned numbers affixed to residence)
- J. [Case No 24-1679](#) (KS) JOHN EDWARD SHCLARR; 1733 KADASHOW AVE  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Abandoned construction site without window or door frames. The abandoned structure causes a possible hazardous for persons entering.  
There is also no retaining fences or posted warning signage)
- K. [Case No 24-1683](#) (KS) ESTERO DEVELOPMENT PARTNERS LP; 2948 DAPHNE RD  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or

rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Construction site incomplete, concrete slab walls have no visible supporting elements and incapable of support nominal loads to resist all load effects and there is no supporting roof rafters)  
33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides  
(Debris on construction site consisting of deteriorating building materials. Additionally, site remains overgrown.)  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR permit 21-10582 is expired)

- L. [Case No 24-1699](#) (JP) YAROSLAV & SVETLANA VOYTUKHOV; 3478 NEKOOSA ST Chapter 42-23, North Port City Code; Accumulation of Debris (Debris in side yard consisting of a large pile of tree limbs and cut tree trunk)
- M. [Case No 24-1740](#) (NL) CARPENTER HOMES LLC; 7650 W PRICE BLVD Section 105.4.1.1, Florida Building Code- Permit has expired (Expired Permit #22 00013251 IRRIGATION as well as permit #21 00012839 SINGLE FAMILY RESIDENCE DETACHED / NEW)
- N. [Case No 24-1747](#) (KS) DELAND DEVELOPERS 2 LLC; 3332 FERGUS ST Section 105.4.1.1, Florida Building Code- Permit has expired (Permit # 22-00005146 for SFR has expired)  
42-85 North Port City Code - Adoption of standards by reference. International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Construction site appears to be neglected and unsafe. Property overgrown, with concrete block construction materials stacked in the City Right-of-way. The concrete slab is exposed and has rebar sticking up all around.)
- O. [Case No 24-1798](#) (NL) HEXAGON DEVELOPERS LLC; 3086 POINT ST Section 105.4.1.1, Florida Building Code- Permit has expired (Expired Permit 22 11386 SINGLE FAMILY RESIDENCE DETACHED / NEW)

- P. [Case No 24-1827](#) (NL) CHRISTOPHER P BURKE; 5181 JENSLEY AVE  
Chapter 42-23, North Port City Code; Accumulation of Debris  
(Debris on this undeveloped lot consisting of a boat which appears to have been dumped here.)
- Q. [Case No 24-1830](#) (KS) HEXAGON DEVELOPERS LLC; 1228 KIRKWOOD ST  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Neglected construction site of which is grossly overgrown with rotting building materials and other debris strewn about. Structure is unsecured, no windows or doors, and overall unsafe. This unsafe, incomplete structure is a hazard to public health, safety, and welfare of the neighboring residences.)
- R. [Case No 24-1979](#) (KS) CORAL BLUE HOMES LLC; 3458 WHITMAN ST  
Section 105.4.1.1, Florida Building Code- Permit has expired  
(SFR permit issued #22-1576 July 2022 and expired December 25,2023)  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:  
\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.  
(Construction site is incomplete, concrete slab foundation, block walls, windows and roof installed. No doors and structure and is not secure. Rotting building materials are on the grounds. Violation of IPMC 304.1 as structure is a hazard to pose a threat to public health, safety and welfare)
- S. [Case No 24-2004](#) (KS) MARZAN CONSTRUCTIONS LLC; 3808 ALBATROS LN  
42-85 North Port City Code - Adoption of standards by reference.  
International Property Maintenance Code, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair,

structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

\* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

(Incomplete structure, concrete block walls are not supported with rafters, rebar exposed, site overgrown, and building materials scattered about.)

Section 105.4.1.1, Florida Building Code- Permit has expired

(SFR permit #22-10656 is expired)

33-7(D)(1)(C) Unified Land Development Code - Piling and storage of debris; landscaped berms. The pile of debris shall be completely enclosed on all four (4) sides

(debris on this site consisting of construction materials of which are scattered throughout the property)

T. [Case No  
24-2223](#)

(KS) ESTERO DEVELOPMENT PARTNERS LP; 4413 SCOTTISH TER  
2012 International Property Maintenance Code Section 108.1.1 - Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(Incomplete, neglected construction site. The structure, slab, block, rafter and plywood roof are unsecured, no windows or doors, no silt fencing and with decaying building materials about the property. The plywood roofing was deteriorating and possibly a hazard to neighboring properties should there be inclement weather.)

Section 105.4.1.1, Florida Building Code- Permit has expired

(The SFR permit to Blacktip construction, # 21-10000 issued 8/13/21 has expired on April 13, 2024)

Section 33-7C(3), Unified Land Development Code Silt screens are not installed properly, site is at risk of potential erosion.

(Erosion control fencing is down around this construction site)

## **10. GENERAL BUSINESS**

## **11. PUBLIC COMMENT**

## **12. ADJOURNMENT**

No stenographic record by a certified court reporter is made of these meetings. Accordingly, anyone seeking to appeal any decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. (SEE: F.S. 286.0105) Note: Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office 48 hours in advance of the meeting. (SEE F.S. 286.26)

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services.

**AMERICAN WITH DISABILITIES ACT OF 1990 -** The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

**ADVISORY BOARD CURRENT VACANCIES**

Art Advisory Board 5 Regular; 2 Alternate; 1 Youth  
Auditor Selection Committee 2 Regular; 2 Alternate  
Charter Review Advisory Board 2 Regular; 2 Alternate; 1 Youth  
Citizen Tax Oversight Committee 2 Regular  
Community Economic Development Advisory Board None  
Environmental Advisory Board 1 Regular; 2 Alternate; 1 Youth  
Firefighters' Pension Trust Fund Board of Trustees None  
Historic and Cultural Advisory Board 3 Regular  
Police Officers' Pension Trust Fund Board of Trustees 1 Regular  
Parks and Recreation Advisory Board 2 Alternate; 2 Youth  
Planning and Zoning Advisory Board 1 Regular; 1 Alternate  
Veterans Park Advisory Committee 1 Alternate  
Zoning Board of Appeals 3 Regular; 2 Alternates