



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### Code Enforcement Hearing

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Thursday, October 24, 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 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 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](#)

- C. [Case No 24-1414](#) (KS) RYSZARD KRAWIEC, ANNA & KATHERINE KRAWIEC; 8608 LEOPOLD AVE  
Chapter 105.1, Florida Building Code - Permit required  
(Shed on the rear of this property with no permit. Additionally, there is no permit for the roof and over hang to the residential structure as well.)
- D. [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.)
- 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)
- F. [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.)
- G. [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)
- H. [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)

- I. [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 an over all unsafe)
- J. [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)
- K. [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)
- L. [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)

## **7. CONTINUED CASES**

- A. [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.)
- B. [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)

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

- A. [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)
- B. [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)
- C. [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)
- D. [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)
- E. [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)

- F. [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)
- G. [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)
- H. [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)
- I. [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)
- J. [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)

- K. [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)
- L. [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.))
- M. [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)
- N. [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)
- O. [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)
- P. [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)
- Q. [Case No 24-3622](#) (KS) JAMES B CARDWELL; 4268 ALFA TER  
59-1 (c)(1), City Code Allowed parking  
(Utility trailer with unknown tag, parked on the left side of this residence not on an improved surface)  
59-1 (b)(1), North Port City Code, Prohibited parking - Right-of-way  
(Unlicensed Black cargo trailer, stored in the City Right-of-way, in front of the undeveloped lot across the street from residence)  
59-2, City Code, Damage to the public right-of-way  
(Damage to the city right-of-way with tire ruts leading from the road to the right side of the residence)

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

- A. [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)

**B.** [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](#)

**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  
24-1599](#)

(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)

- I. [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)
- J. [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)
- K. [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)



- L. [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 IRRIGATIO as well as permit #21 00012839 SINGLE FAMILY RESIDENCE DETACHED / NEW)
- M. [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.)
- N. [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)
- O. [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.)

- P. [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)
- Q. [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)
- R. [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: 4 Regular; 2 Alternate; 1 Youth  
Auditor Selection Committee: 2 Regular; 2 Alternate  
Charter Review Advisory Board: 1 Regular; 2 Alternate; 1 Youth  
Citizen Tax Oversight Committee: 1 Regular  
Community Economic Development Advisory Board: None  
Environmental Advisory Board: 1 Regular; 2 Alternate; 1 Youth  
Firefighters' Pension Trust Fund Board of Trustees: None  
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, 2 Alternate  
Veterans Park Advisory Committee: 1 Alternates  
Zoning Board of Appeals: 3 Regular; 2 Alternates  
Historic & Cultural Advisory Board: 3 Regular; 2 Alternates