

AGENDA

CHARLOTTE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

Administration Center, County Commission Meeting Room #119
18500 Murdock Circle, Port Charlotte, Florida 33948-1094

HEARING MINUTES OF February 7, 2024

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

I. CALL TO ORDER

SPECIAL MAGISTRATE DEREK ROONEY CALLED THE HEARING TO ORDER AT 9:00 A.M

II. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

SUZAN GOWANS ADMINISTERED THE OATH

III. NEXT MEETING DATE

March 6, 2024

IV. OLD BUSINESS

COD-23-01940, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-76: & FBC Section 105.1] **CHRIS HAMLET & DAVID KALIN PRESENT** RM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

COD-23-01688, Brian Chenault & Kristian Chenault, 1264 Armsdale Ave, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e)] **BRIAN CHENAULT PRESENT** DF

DISMISSED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

V. CONFLICT CASES

COD-23-02234, FEDERAL HOME LOAN MORTGAGE CORP., 3513 Syracuse St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 2-5-72; & IPMC Sections 304.1 & 304.2] PD

ORDERD. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

COD-23-02363, Michael Barrett, 3370 Idlewild St, Port Charlotte [Sections 3-9-33(e), 3-9-76, 3-9-79.1 & 2-5-72] PD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

COD-23-01876, BJ'S WHOLESALE CLUB INC, 19500 Cochran Blvd, Port Charlotte [Sections 3-9-42(e) & 3-9-79.1] DS

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 5 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

COD-23-02072, Richard Miller, Harold Miller & Barbara Miller, 12220 Benham Ave, Port Charlotte [Sections 3-9-79.1, 3-6-26 & 3-6-35.8] WW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist and issuance of a 2-year cease and desist order for repeat zoning violations.

COD-23-02193, Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda, [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] **MARK SCHMITT PRESENT** RH

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

VI. CONSENT – AFFIDAVITS OF NONCOMPLIANCE FINES

All matters listed under this item are considered to be routine and action will be accomplished by one motion without separate discussion of each item. If discussion is desired by the Magistrate that item(s) will be removed from the Consent Agenda and considered separately.

1. **PUO-23-00004**, John Suiter & Joyce Suiter, 471 Bocilla Dr, Placida – Second Affidavit of Non-Compliance - \$4,520.00 GR
2. **COD-22-01401**, Mirlande Valere & Yves Valere, 3402 Idlewild St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
3. **COD-22-02091**, Mark Kiel & Donna Schwan, 144 Barre Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
4. **COD-23-00861**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Affidavit of Non-Compliance - \$18,781.66 PD
5. **COD-23-00881**, Gary Shallow & Kasey Shallow, 27213 N. Twin Lakes Dr, Punta Gorda – Affidavit of Non-Compliance - \$6,891.86 **GARY SHALLOW PRESENT** PD
6. **COD-23-01238**, IRENE JEAN INVESTMENTS LLC, 4385 Guard St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
7. **COD-23-01368**, TRUST NUMBER 4333 L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
8. **COD-23-01369**, TRUST NUMBER 4325 L.D. HOWE TRUSTEE, 4325 Eaglet Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
9. **COD-23-01462**, NARIN IMPRASERT, NIPAPAN IMPRASERT & NARIS IMPRASERT, 144 Revere St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
10. **COD-18-03432**, Christine Marfut, 21219 Glendale Ave, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$270.00 JCM
11. **COD-20-02797**, Adam Tener, 21370 Percy Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$70.00 JCM
12. **COD-21-01903**, Abdal Rahim Zaben, 2162 Lakeshore Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
13. **COD-21-02518**, Adam Tener, 21370 Percy Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$13,520.00 JCM
14. **COD-22-00775**, GLADYS MARIA PEREZ, 21938 Hernando Ave, Port Charlotte –Third Affidavit of Non-Compliance - \$270.00 JCM
15. **COD-22-00858**, Bernard Dipalma, 2503 Conway Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM

16. **COD-22-00990**, Heather Olson Trustee, 21472 Mallory Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$170.00 JCM
17. **COD-22-01103**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Third Affidavit of Non-Compliance – \$70.00 **STEPHEN BJORK PRESENT** JCM
18. **COD-22-02192**, Caelee Beatty Trustee, 21219 Meehan Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DAN BORLOWSKI PRESENT** JCM
19. **COD-22-02405**, Vincent Koener Jr., 21290 Percy Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **VINCENT KOENER JR PRESENT** JCM
20. **COD-16-02661**, Raymond Busbey & Sandra Busbey, 1393 Fireside St, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$70.00 TJ
21. **COD-19-01718**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 TJ
22. **COD-20-00883**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 **ANGELO AURIEMMA PRESENT** TJ
23. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 TJ
24. **COD-23-00419**, Maliki Wilkinson, 1352 or 1356 or 1360 Danilova Dr or 1373 or 1377 Flodden Dr or 27156 or 27172 Amsterdam Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
25. **COD-23-00545**, Isabel Gonzalez & Reidy Gonzalez, 23194 Midway Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 TJ
26. **COD-23-01074**, Laurence Allen & Patric Allen, 24247 Riverfront Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
27. **COD-23-01086**, JJD REALTY SWF LLC, 27096 Ann Arbor Ave, Unit A or Unit B, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ
28. **COD-23-01229**, Michelle Whaley, 3082 Perdue Terrace, Punta Gorda -Affidavit of Non-Compliance - \$70.00 TJ
29. **COD-23-01396**, UNIQUE PAINTING INVESTMENTS LLC, 3360 Peace River, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ
30. **COD-23-01665**, Brian Campbell, Pharon Vaicaitis a/k/a Pharon Campbell & Jaclyn Campbell, 22293 Adorn Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
31. **COD-23-01721**, IT'S WHERE IN THE SKY LLC, 27101 Sunnybrook Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ
32. **COD-23-01817**, JASPER STONES INVESTMENTS LLC, 2334 Dorsey Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ

33. **COD-23-01823**, Stanley Nembhard & Francella Nembhard, 1198 Ardella St, Port Charlotte – Affidavit of non-Compliance - \$164.54 TJ
34. **COD-23-01933**, Jose Javier Ramos-Mercado & Yamila Jimenez, 370 Hyacinth St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 TJ
35. **COD-20-02249**, John Bebon Jr., 3101 Bourbon St, Englewood – Third Affidavit of Non-Compliance - \$13,015.56 JD
36. **COD-20-02290**, Ryan Underwood, 9806 Gulfstream Blvd, Englewood – Affidavit of Non-Compliance - \$70.00 JD
37. **COD-20-02993**, Drew Collom, 3120 Waterside Dr, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
38. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood – Third Affidavit of Non-Compliance - \$8,120.21 JD
39. **COD-23-00058**, Pamela Baker, 8295 Pelican Rd, Englewood – Affidavit of Non-Compliance - \$3,879.67 **PAMELA BAKER PRESENT** JD
40. **COD-23-01474**, Jessica Delfino, 762 Baja Viejo, Englewood – Affidavit of Non-Compliance - \$2,365.13 JD
41. **COD-23-01594**, Cathleen McCormack Estate, 3161 Tenth St, Englewood – Affidavit of Non-Compliance - \$20,462.34 JD
42. **COD-23-01808**, Michael Brown, 10060 Bay Ave, Englewood – Affidavit of Non-Compliance - \$4,808.65 JD
43. **COD-17-03770**, Kristin Gabriellini, 2443 Tamarind St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 DF
44. **COD-21-01548**, Tonya Marx, 18049 Cochran Blvd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 DF
45. **COD-22-00902**, Solange Glockson, 18675 Ashcroft Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DF
46. **COD-22-01374**, Gary Alexander & Judith Alexander, 18321 Wolbrette Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 **GARY ALEXANDER PRESENT** DF
47. **COD-22-01383**, Millicent Campbell, 4225 Rose Arbor Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DF
48. **COD-22-01525**, William Fitch, 1140 Aletha Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 DF
49. **COD-23-00801**, Trac Nguyen & Diep Thi Bich Le, 4120 Munson St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF

50. **COD-23-01850**, URBANICA CONSTRUCTION & SERVICES LLC, 2306 Omar St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **URBANICA LLC PRESENT** DF
51. **COD-23-01883**, Kumar Chandoo, Devanand Chandoo, Vyjanti Chandoo & Shamila Chandoo, 19521 Edgewater Dr or 3555 Lake View Blvd, Port Charlotte – Affidavit of Non-Compliance - \$596.04 DF
52. **COD-23-01986**, Peter Ruggeri, 3447 Yukon Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
53. **COD-23-02008**, William Wood & Cynthia Dunn, 19374 Abhenry Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
54. **COD-23-02143**, Dionisio Montes, 17413 Sabrina Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
55. **COD-20-01759**, ESTATE OF MARY HELMS, 16050 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RM
56. **COD-20-02003**, Michelle Staples-Godwin, 2133 Dixie Ave, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 RM
57. **COD-22-00257**, Christine Watts, 11246 Grapefruit Lane, Punta Gorda – Third Affidavit of Non-Compliance - \$3,293.31 RM
58. **COD-21-00718**, Semsu Moala & Luatasi Ofa Ki Wonga Muli Moala, 12070 Gordon Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST
59. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte - Fifth Affidavit of Non-Compliance - \$4,520.00 ST
60. **COD-22-00101**, Edward Feehan Jr. & Kimberly Feehan, 12197 Cochran Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
61. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
62. **COD-22-00580**, Samuel Grillo, 7501 St. Regis Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
63. **COD-23-00301**, Viridiana Delafuente & Rigberto Guittierez, 17173 Hillsborough, Port Charlotte – Second Affidavit of Non-Compliance - \$22,520.00 ST
64. **COD-23-00425**, John Souza, 480 Fletcher St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
65. **COD-18-01682**, Ruth Eversley, 29255 Polk Dr, Punta Gorda, Ninth Affidavit of Non-Compliance - \$70.00 RH
66. **COD-21-02029**, Christy Sayer, 6721 Bernadean Blvd, Punta Gorda -Second Affidavit of Non-Compliance - \$4,520.00 **CHRISTY SAYER PRESENT** RH

- 67. **COD-21-03060**, Carlton Marvin Trust, 5718 or 5724 Swaying Palm Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 **DAVID WEAVER PRESENT** RH
- 68. **COD-22-01585**, Laneta Clark, 48673 Bermont Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **LANETA CLARK & MICHAEL HAYMANS PRESENT DISMISSED** RH
- 69. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda – Second Affidavit of Non-Compliance – 4,520.00 RH
- 70. **COD-23-01065**, Elmer Toth & Amilca Reyes, 15475 Mango Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **ELMER TOTH PRESENT CONTINUED** RH

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC’S AT 11:17AM

VII. NEW BUSINESS

- A. **DOH-22-00025**, Andrew Phung, 2031 Collingswood Blvd, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance including payment of any associated fees to the Department of Health or thereafter fined \$50 for each day the violation continues to exist.

- B. **DOH-23-00025**, Marie Rowley-Vallon, 2441 Woodyglen St, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance including payment of any associated fees to the Department of Health or thereafter fined \$50 for each day the violation continues to exist.

- C. **COD-22-01126**, Marlene Sebasty & Debra Huff, 28374 Pasadena Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] GR

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- D. **COD-23-02791**, TUCKERS GRADE & US 41 LLC, 12001 or 12011 or 12021 or 12031 or 12041 or 12051 or 12061 or 12071 or 12081 or 12091 or 12101 or 12111 or 12121 or 12131 Tamiami Trail, Punta Gorda [Sections 3-9-5(b), 3-9-76, 3-9-45; & FBC Section 105.1] GR

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 5 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- E. **COD-23-02948**, Eduardo Frank Vidal, 12259 Green Gulf Blvd or 27014 Tribune Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1 & FBC Section 110.1] **EDUARDO FRANK VIDAL PRESENT** GR

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$250 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- F. **COD-23-02365**, LIMANS 024 LLC, 2144 Harbor Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 302.7, 304.1, 304.2, 304.13 & 304.13.1] JCM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- G. **COD-23-01930**, Rose Klempner & Kim Klempner, 2070 Carpetgreen St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 304.1 & 304.6] DF **ROSE KLEMPNER PRESENT**

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- H. **COD-23-02393**, Andrew Phung, 2031 Collingswood Blvd, Port Charlotte [Sections 3-9-33(e), & 3-9-76; & IPMC Sections 301.2, 302.7, 304.1, 304.6, 304.7, 304.13 & 304.18] DF

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- I. **COD-23-02431**, Tina West & Justin Mendenhall, 4128 Durant St, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76, 3-9-77 & 3-9-79.1; & FBC Section 105.1; & IPMC Sections 301.2 & 303.1] DF

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- J. **COD-23-02596**, Jennifer Spears, 17441 Billiar Ave, Port Charlotte [Section 3-9-33(e)]DF
JENNIFER SPEARS & DONNA ARTRIP PRESENT

CONTINUED. The County recommends the Respondent be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- K. **COD-23-02800**, Ander Jackson & Kelsey Goetz, 2298 Omar St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **ANDER JACKSON PRESENT** DF

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- L. **COD-23-02845**, Larry Dale Lee, 18522 Hotelet Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] DF

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- M. **COD-23-02519**, John Bylaska & Sandra Bylaska, 13383 Commonwealth Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1]**JOHN BYLASKA JR PRESENT** ST

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- N. **COD-23-02613**, Deborah Foley, 21255 Dearborn Ave, Port Charlotte [Sections 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1] **CHADWICK FOLEY PRESENT** ST

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- O. **COD-23-02683**, Michael Cychosz, 18285 Cordoba Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **MICHAEL CYCHOSZ PRESENT** ST

CONTINUED. The County recommends the Respondent be found in violation of the cited code sections and given 5 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- ~~P. **COD-23-01586**, Jean Hudler, 547 Highland Ave, Port Charlotte [IPMC Sections 303.1 & 303.2] **CONTINUED** PD~~

~~The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.~~

- Q. **COD-23-02330**, Raul Salcedo, 22176 Oneida Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-5(b); & FBC Section 105.1] **RAUL SALCEDO PRESENT** PD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- R. **COD-23-02506**, Jean Guillaume, 22545 Utica Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] PD

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- s. **COD-23-02751**, Robert Unger, 3333 Port Charlotte Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **ROBERT UNGER PRESENT** PD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- t. **COD-22-00256**, Franklin Grove Jr. & Ethel Grove., 15387 Mango Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76 & 3-9-79.1] **FRANKLIN GROVE JR PRESENT** RM

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- u. **COD-23-00912**, Patricia Hopwood, 4702 S. Fairway Dr, Punta Gorda [Sections 2-5-72, 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1 & 304.1.1] RM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- v. **COD-23-01427**, Todd Benjamin Scott Trustee, 27182, 27186 or 27190 Treadmill Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 5 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- w. **COD-23-01481**, Phillip Melo & Amanda Arca, 27460 Nassau Dr, Punta Gorda [Sections 3-6-24, 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] RM

PHILLIP MELO PRESENT

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- x. **COD-23-02197**, Mark Casamento, 12202 Ripple Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] RM

MARK CASAMENTO PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- y. **COD-23-02301**, John Girardi, 15387 Orangeade Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] **JOHN GIRARDI PRESENT** RM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- z. **COD-23-02379**, Rosemarie Kluever, 3201 Amanda St, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 304.2, 304.6, 304.13, 304.14 & 304.15] RM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 5 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- AA. **COD-23-00553**, Corey Till & Crissy Cardone, 28442 Coco Palm Dr, Punta Gorda [Section 3-9-33(e); & FBC Sections 105.4.1 & 110.3] RH

ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- BB. **COD-23-01514**, Troy Hayes, 8084 Austrian Blvd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] RH

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

cc. **COD-23-02306**, John Partridge, 7107 Acorn Blvd, Punta Gorda [Sections 3-9-5(b) & 3-9-30(e); & FBC Sections 105.1, 105.4.1 & 110.3] RH

ROBERT LANG PRESENT

CONTINUED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist.

dd. **COD-23-02395**, Michelle San Miguel & Mariana Colon, 331 Howard St, Punta Gorda [Sections 3-9-5(b), 3-9-34(e) & ~~3-9-76~~; & FBC Section 105.1] RH

DISMISS CODE 3-9-76 MICHELLE SAN MIGUEL & RANDY HEWITT PRESENT ORDERED. The County recommends the Respondents be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

ee. **COD-23-02992**, Benjamin Scott Todd Trustee, 27054 San Pablo Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] RH

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

ff. **COD-23-00052**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood [Sections 3-6-26, 3-6-24 & 3-5-91] WW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist and issuance of a 2-year cease and desist order for repeat zoning violations.

gg. **COD-23-00882**, ENCORE-MCCALL LLC, 1725 S. McCall Rd, Englewood [Sections 3-9-42(e) & 3-9-76; & IPCM Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 304.1, 304.1.1, 304.6, 304.7, 304.10, 304.13, 305.1.1, 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 309.1, 601.1, 601.2, 604.3 & 605.1] JC

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

HH. **COD-23-01738**, KARLA ELIZABETH PINA, 2635 Placida Rd, Englewood [Section 3-9-5(b); & FBC Section 105.1] JC

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist.

II. **COD-23-01290**, Christopher Beers, 370 Blarney St, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist.

JJ. **COD-23-01580**, David Grathoff, 21344 Midway Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPCM Sections 301.2, 302.7, 303.1, 303.2, 304.1, 304.7, 304.13, 304.13.1 & 304.13.2] TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 1:36PM.

MINUTES APPROVAL CERTIFICATION

I, Suzan Gowans, Senior Administrative Assistant for Charlotte County, hereby approve and certify these minutes to be true and accurate account of the Code Enforcement Special Magistrate Hearing held on February 7, 2024.

Suzan Gowans
Suzan Gowans

02/09/2024
Date Approved

NEXT MEETING DATE

March 6, 2024

XII ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.