

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 MARCH 2, 2022

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.

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

2. **SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY**
SUZAN GOWANS ADMINISTERED THE OATH

3. **NEXT MEETING DATE**
APRIL 6, 2022

- IV. **OLD BUSINESS**

COD-18-01022, Cynthia Smith, 16060 Hibiscus Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 **ORDERED** TJ

COD-21-02158, C. Kinney & B. Worth, 21826 Edgewater Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **ORDERED** PD

- V. **CONFLICT CASES**

- 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. **COD-20-00911**, Mihai Arhire & Mihaela Diamandi, 8179 Walbert St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 GW
 2. **COD-20-01102**, Thomas Plummer & Rachel Galiyas, 1151 Delmore St, Port Charlotte – Third Affidavit of Non-Compliance – \$70.00 GW
 3. **COD-20-01272**, MEGA TOWERS CONSTRUCTION LLC, 14522 Ingraham Blvd or 9316 Impala Cir, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 GW
 4. **COD-20-02496**, SUNNYBROOK PARTNERS, 6440 Sunnybrook Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 GW

5. **COD-20-02504**, SUNNYBROOK PARTNERS, 4120 S. McCall Rd, Englewood – Second Affidavit of Non-Compliance - \$9,020.00 GW
6. **UTL-19-00017**, Rhonda Adams, 23078 Bayshore Rd, Port Charlotte -Fifth Affidavit of Non-Compliance - \$4,520.00 GR
7. **UTL-20-00009**, Carla Kauffman, 1357 Eagle St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
8. **UTL-21-00006**, FKH SFR PROPCO B-HLD LP, 2582 Lake View Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 GR
9. **COD-18-00254**, Robert Gannon, 4386 Sibley Bay St, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 PD
10. **COD-20-01549**, Jimmy Cruz & Luis Cruz, 325 Timbruce Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
- ~~11. **COD-21-00582**, Alexis Gardner & Jeremy Sears, 22135 Riverhead Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD~~ **DISMISSED**
12. **COD-21-01816**, Robert Baust, 21080 Higgs Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
13. **COD-20-02217**, Marisol Difo, 21040 Gertrude Ave, Port Charlotte – Affidavit of Non-Compliance - \$0.00 **MARISOL DIFO PRESENT** RL
14. **COD-20-02751**, VERO ATLANTIC LLC, 21959 Felton Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$260.00 RL
15. **COD-17-01553**, Gary Alexander & Judith Alexander, 18321 Wolbrette Cir, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 SR
16. **COD-20-01469**, Timothy Engquist, 4122 Yucatan Cir, Port Charlotte – Affidavit of Non-Compliance - \$2,510.95 SR
17. **COD-21-00650**, Miguette Charles Joseph, 2324 Brown St, Port Charlotte – Affidavit of Non-Compliance - \$0.00 **MIGUETTE JOSEPH PRESENT** SR
18. **COD-21-00989**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SR
19. **COD-21-01028**, Diane Barklow, 4034 Yucatan Cir, Port Charlotte – Second Affidavit of Non-Compliance - \$0.00 **DIANE BARKLOW PRESENT** SR
- ~~20. **COD-21-01807**, Stephanie Quezada, 4500 Sweetbay St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 SR~~ **DISMISSED**
21. **COD-20-02013**, Kenneth Kendall, 1451 Salyers St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ

- 22. **COD-20-02315**, Barrett Guilmette, 23476 Quasar Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **BARRETT GUIMETTE PRESENT CONTINUED UNTIL APRIL** TJ
- 23. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Amended Affidavit of Non-Compliance - \$70.00 TJ
- 24. **COD-21-00504**, Richard Graham, 27249 Whitman Ave, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 TJ
- 25. **COD-21-01322**, Dwayne Murff & Loisteen Murff, 23268 Avacado Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
- 26. **COD-21-01559**, Julie Hennessey & Cathy Mclean, 25892 Aysen Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
- 27. **COD-21-01955**, Victoria Kirby, 21496 Dranson Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **VICTORIA KIRBY PRESENT** TJ
- 28. **COD-21-02204**, Christopher Henry Aniskewicz Jr., 1314 Maracaibo St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
- 29. **COD-13-00254**, Michael Basilotto, 424 Camino Real, Englewood – Eleventh Affidavit of Non-Compliance - \$6,595.00 JD
- 30. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood – Affidavit of Non-Compliance - \$13,124.31 JD
- 31. **COD-16-00979**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Tenth Affidavit of Non-Compliance - \$70.00 ST
- ~~32. **COD-19-00345**, Emmanuel Tovar, 1090 Bristol St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 **DISMISSED** ST~~
- 33. **COD-20-01839**, Ortha Beener & Charles Washington, 20348 Quesada Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
- 34. **COD-20-02118**, Ronald Fisher, 19972 Kenilworth Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$ 70.00 ST
- 35. **COD-20-02879**, MACLEAN INVESTMENT GROUP LLC, 30080 Bermont Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 ST
- 36. **COD-20-03145**, Dorcas Gray, 18449 Lincoya Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
- 37. **COD-21-00002**, Douglas Partin, 400 Kensington St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
- 38. **COD-21-00447**, Verna Pierre, 1049 Decatur St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST

- 39. **COD-21-00718**, Semisi Moala & Lokwm Moala, 12070 Gordon Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **SEMISI MOALA PRESENT** ST
- 40. **COD-19-03843**, Thomas Hawkinson Trustee, 33597 Omega Ln, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RM
- ~~41. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Ln, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **CONTINUED UNTIL APRIL** RM~~
- 42. **COD-20-02293**, Clinton Williams, 398 Rio Vista Ave, Punta Gorda – Second Affidavit of non-Compliance - \$4,520.00 RM
- 43. **COD-20-03195**, David Jamison, 2020 Rose Ave, Englewood – Affidavit of Non-Compliance - \$70.00 RM
- ~~44. **COD-19-00225**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED UNTIL SEPTEMBER** WW~~

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S 9:44AM

VII. NEW BUSINESS

- A. **COD-21-02897**, Michael Greenan & Angela Greenan, 21915 Cellini Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] RL

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 \$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.

- B. **COD-21-02982**, Volodymyr Dobryansky, 2650 Lakeshore Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **CRAIG ARLIN & NELSON MESP PRESENT** RL

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 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.

- ~~C. **COD-21-02488**, Gary Adam McDaniel, 470 Rio Villa Dr, Punta Gorda [Sections 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & FBC Sections 105.1 & 110.1] BB~~

~~**CONTINUED UNTIL APRIL**~~

~~**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.**~~

- D. **COD-21-02960**, Randy George & Donna Farber-George, 12377 Paramount Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76 & 3-9-79.1] BB

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 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-21-02997**, Virgil Thomas, 28128 Senator Dr or 12493 Mizell Ave, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] BB

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 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-21-02876**, James Geanoulis, 18333 or 18341 Dakota Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76 & 3-9-79.1] ST

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 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 10:11 AM

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 December 2nd, 2021.


Suzan Gowans


Date Approved

X NEXT MEETING DATE

April 6, 2022

March 3, 2022, 9:58 AM

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.