

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 6, 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
APRIL 4, 2024

IV. OLD BUSINESS

COD-23-02683, Michael Robert Cychosz, 18285 Cordoba Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] ST

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 \$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

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-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$70.00 PD
2. **COD-17-01909**, Danny Neal & Glenda Neal, 850 Fairfax Terrace, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$70.00 PD
3. **COD-20-01549**, Jimmy Cruz & Luis Cruz, 325 Timbruce Lane, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 PD

4. **COD-21-02705**, Marlon Vaccaro & Colleen Vaccaro, 23365 Rountree Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
5. **COD-22-01256**, James Verhoeven, 4380 Jackson St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 PD
6. **COD-22-01482**, Jovica Jovic & Biljama Jovic, 242 Beeney Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
7. **COD-22-02472**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Third Affidavit of Non-Compliance - \$2,765.20 PD
8. **COD-23-00746**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
9. **COD-21-01820**, Cecilia Garcia, 2297 Ednor St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
10. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 JCM
11. **COD-22-02242**, ADVOCATE INSURANCE & RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 JCM
12. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 JCM
13. **COD-23-00253**, Sharon Finn, 2606 Conway Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
14. **COD-23-00271**, PEACE FOX LLC, 3301 or 3305 Peace River Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 TJ
15. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Second Affidavit of Non-Compliance – \$4,520.00 TJ
16. **COD-23-00584**, William Lapenotiere & Miles Lapenotiere, 21222 Giddings Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
17. **COD-23-00595**, DEEDGRABBERCOM INC., 1025 Marcus St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
18. **COD-23-00766**, IT'S WHERE IN THE SKY LLC, 22080 Laramore Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 **CONTINUED** TJ
19. **COD-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 TJ
20. **COD-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 TJ

21. **COD-23-01501**, Maica Thi Cao, 22476 Bradford Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$20.00 **LAM NGUYEN PRESENT** TJ
22. **COD-23-01502**, Lam Nguyen, 22460 Bradford Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$20.00 **LAM NGUYEN PRESENT** TJ
23. **COD-23-01584**, Patsy Crews, 2134 Alaric St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
24. **COD-23-01873**, Larry Korhonen, 3270 Dover Dr, Punta Gorda -Affidavit of Non-Compliance - \$70.00 **DISMISSED LARRY KORHONEN PRESENT** TJ
25. **COD-23-01879**, Edith Pinnock, 1365 Mager St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
26. **COD-23-01942**, MARILYN HOWE TRUSTEE, 21535 Voltair Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
27. **COD-23-02212**, Angela Harris, 1296 Sheehan Blvd, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **ANGELA HARRIS PRESENT** TJ
28. **COD-23-02416**, ANTHONY NOTO, 27296 or 27300 Sunnybrook Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ
29. **COD-23-00380**, Maryann Carr, 1337 Seagull Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD
30. **COD-23-01710**, Andrey Gladkov, 10348 Kidron Ave, Englewood – Affidavit of non-Compliance - \$70.00 JD
31. **COD-15-01623**, Larry Dale Lee, 18522 Hotelet Circle, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$120.00 DF
32. **COD-21-00989**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 DF
33. **COD-22-00939**, Johnell Goggins & James Goggins, 3198 Sudbury St, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **JAMES & JOHNNELL GOGGINS PRESENT** DF
34. **COD-23-01744**, Donna Kallnischkies, 18415 Avon Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
35. **COD-23-01810**, Karl Menzer, 18243 Wintergarden Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED UNTIL JUNE KARL MENZER PRESENT** DF
36. **COD-23-02121**, Shawn Richard, 5168 Chaves Circle, Port Charlotte – Affidavit of Non-Compliance - \$170.00 DF
37. **COD-22-00791**, Michael Wise L/E, 29186 Marylu Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$ 25,070.00 RM

- 38. **COD-22-01454**, Alan Indermuehle, 15521 Sunkist Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$ 1,113.75 **ALAN INDERMUEHLE PRESENT** RM
- 39. **COD-23-00676**, Daniel Kachmar, 2611 Larkspur Ct, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RM
- 40. **COD-14-01221**, Lisa Gianfrancisco, 7075 Treadway Rd, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 ST
- 41. **COD-21-01383**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 ST
- 42. **COD-21-02673**, Karla Snyder & Susanne Snyder, 21025 Evanston Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
- 43. **COD-22-00101**, Edward Feehan & Kimberly Feehan, 12197 Cochran Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
- 44. **COD-22-01353**, Holly Wollschlager, 453 Liddy St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
- 45. **COD-23-01592**, Michael Miller & Linda Miller, 7430 Watson Lane, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
- 46. **COD-23-02010**, Charles Adkins Sr. & Charles Adkins Jr., 11042 Greenway Ave, Englewood – Affidavit of Non-Compliance - \$20.00 **CHARLES ADKINS PRESENT** ST
- 47. **COD-23-02106**, Guy Mario Charles, 1134 Yorkshire St, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **GUY CHARLES PRESENT** ST
- 48. **COD-22-02016**, LAND & LAWN LLC, 41390 and 41330 Cook Brown Rd, Punta Gorda – Affidavit of Non-Compliance - \$270.00 **RYAN DUGAN PRESENT** WW

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:17AM

VII. NEW BUSINESS

- A. **COD-23-01097**, GDG HOMES LLC, 21256 Mulberry Ave, Port Charlotte [Sections 3-5-91, 3-9-100.3(d) & 3-9-76] GW

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 for each day the violation continues to exist.

- B. **COD-23-01601**, CS HOME BUILDERS LLC, 13159 Estrano Dr, Punta Gorda [Sections 3-5-91, 3-9-100.3(d) & 3-6-24] GW

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.

- C. **COD-22-01181**, ROTONDA GOLF PARTNERS LLC, 80 Clubhouse Rd, Rotonda West [Sections 3-9-100.3 & 3-9-100.3(g)] SR

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 for each day the violation continues to exist.

- D. **COD-23-00703**, Sean Goodman & Courtney Tarpein, 3423 Cabaret St, Port Charlotte [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] SR

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.

- E. **COD-23-00704**, William Byrnes, 3439 Cabaret St, Port Charlotte [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] **WILLIAM BYRNES PRESENT** SR

ORDERED. 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 for each day the violation continues to exist.

- F. **COD-23-01624**, Kohl Family Revocable Living Trust, 2272 Cedarwood St, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76; & FBC Section 105.1] DF

DISMISS CODE 3-9-5(b) & FBC CODE 105.1

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.

- G. **COD-23-02361**, Karl E.G Anderson Sr. Estate, 18326 Arapahoe Circle, Port Charlotte [Sections 3-5-91, 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1 & 3-9-100.3(d)] DF

ROBERT LEWIS 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.

- H. **COD-23-02414**, SETTI INVESTMENTS GROUP LLC, 18295 Arapahoe Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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 \$100 for each day the violation continues to exist.

- I. **COD-23-02781**, Steven Filkins & Sandra Suchy, 3109 Felda St, Port Charlotte [Sections 3-9-5(b), 3-9-100(b) & 3-9-100(d): & FBC Section 105.1] 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.

- J. **COD-23-02923**, Pauline Weber & Rachel Green, 19385 Midway Blvd, Port Charlotte [FBC Sections 105.4 & 110.3] 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 for each day the violation continues to exist.

- K. **COD-23-02980**, William Cobb & Lorraine Cobb, 18379 Goodman Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **WILLIAM COBB PRESENT** 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.

- L. **COD-23-02550**, Roderick Walter Cook, 3244 Gillot Blvd, 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.

- M. **COD-23-02711**, Peter Rothwell, 265 Collingswood Blvd, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

- N. **COD-23-02792**, Shawn Ryan Guffey, 45 Eppinger Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1} **SHAWN RYAN GUFFEY PRESENT** ST

ORDERED. 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.

- O. **COD-23-02819**, Christopher Huntoon, 12162 Richards Ave, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

- P. **COD-23-02875**, Elias Beirouti, 18348 Jefferson Ave, Port charlotte [Sections 3-9-33(e) & 3-9-76] ST

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 \$50 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.

- Q. **COD-23-02933**, Michael Bradley, 14448 Stephens Rd, Port Charlotte [Sections 3-9-5(b), 3-9-76 & 3-9-79.1: & FBC Section 105.1] **MICHAEL BRADLEY PRESENT** ST

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 180 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.

- R. **COD-24-00117**, Todd Scott Trustee, 15501 Tilden Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] ST

ORDERED. The County recommends 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 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.

- s. **COD-23-01205**, Tamara Gomez, 3544 Middletown St, Port Charlotte [FBC Sections 105.4 & 110.3] **TAMARA GOMES 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.

- t. **COD-20-00598**, Carol Root Trustee, 26436 Versaille Court, Punta Gorda [FBC Sections 105.4 & 110.3] 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.

- u. **COD-23-01915**, Argenis Ramirez & Estephanie Ramirez, 2366 Broadpoint Dr, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] TJ

ARGENIS RAMIREZ 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.

- v. **COD-23-02438**, Laura Nowak, 173 Date St, Port Charlotte [Sections 3-2-115 & 3-9-34(e); & IPMC Sections 301.2, 302.7, 304.1, 304.7, 304.13, 304.13.1, 304.13.2, 304.14 & 304.15] 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.

- w. **COD-23-02627**, Cliff Mims Jr. Estate, 1313 Ramsdel St, Port Charlotte [Sections 3-2-115, 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 304.7 & 304.14] 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.

- x. **COD-23-02932**, Jonathan Sanchez & Maura Guerra, 23516 or 23526 Olean Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **MAURA GUERRA PRESENT** TJ

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 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-23-03045**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, 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 \$50 per day for each day the violation continues to exist.

- Z. **COD-23-03069**, BLUE CONFETTI INVESTMENT LLC, 1486 Atlas St, Port Charlotte [Sections 3-9-33(e) & 3-9-76: & IPMC Sections 301.2 & 302.7] 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.

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.

- AA. **COD-23-01099**, DRI HOLDINGS LLC, 22097 Belinda Ave, Port Charlotte [Section 3-9-5(b): & FBC Section 105.1] **MICHAEL DOUGLAS PRESENT** JCM

ORDERED. 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 \$100 for each day the violation continues to exist.

- BB. **COD-24-00092**, Garrett Kunold, 21106 Ionia Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] JCM

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 12:02PM.

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

March 8, 2024
Date Approved

NEXT MEETING DATE

April 4, 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.