

## 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 APRIL 6, 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](mailto: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

**MAY 4, 2022**

#### IV. OLD BUSINESS

**COD-19-02959**, Christopher Law & Shelby Law, 28229 Jacinto Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **CHRISTOPHER LAW PRESENT** BB

**COD-20-02315**, Barrett Guilmette, 23476 Quasar Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ

#### 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-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$70.00 PD
2. **COD-18-03914**, Cynthia Mitchell & Christopher Marquis, 3372 Elkcarn Blvd, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 PD
3. **COD-20-02158**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD

4. **COD-21-00293**, Douglas Poole & Diana Poole, 760 Conreid Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
5. **COD-20-01392**, TRUST NUMBER 162731 L.D. HOWE TRUSTEE, 1631 Shadow Ln, Englewood – Affidavit of Non-Compliance - \$120.00 JD
- ~~6. **COD-20-02256**, Ben Gault & Gloria Humphries, 1948 Maryland Ave, Englewood – Second Affidavit of Non-Compliance - \$70.00 **DISMISSED** JD~~
7. **COD-20-02444**, Robert Melvin IV. & Adriene Melvin, 320 Capstan Dr, Placida – Third Affidavit of Non-Compliance - \$70.00 JD
8. **COD-20-03108**, Charles Isaac Trustee, 1961 Mississippi Ave, Englewood – Affidavit of Non-Compliance - \$70.00 JD
9. **COD-18-03432**, Christine Marfut, 21219 Glendale Ave, Port Charlotte – Eighth Affidavit of Non-Compliance – \$270.00 RL
10. **COD-20-02797**, Adam Tener, 21370 Percy Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 RL
11. **COD-21-00483**, Emily Sherfey, 21027 Ionia Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 RL
12. **COD-21-02117**, Carleta McCain, 21354 Glendale Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CARLETA MCCAIN PRESENT** RL
13. **COD-21-02730**, Lois Doczy, 21922 Cellini Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RL
14. **COD-21-02761**, Tracy Dunne, 22110 Beverly Ave, Port Charlotte – Affidavit of Non-Compliance - \$170.00 RL
15. **COD-17-03770**, Kristin Gabriellini, 2443 Tamarind St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 SR
16. **COD-20-00687**, Stephen Annexstein & Rose Sprinkles, 18520 Grand Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SR
17. **COD-20-01852**, Anthony Targowski, 4218 O'Neill St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **ANTHONY TARGOWSKI PRESENT** SR
18. **COD-21-00708**, Roseann Bertucci, 4259 Kilpatrick St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SR
19. **COD-21-01610**, Juniace Etienne & Hilda Cenecharles, 757 Essex Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 SR
20. **COD-21-02304**, Warren Gibbons, 19170 Punta Gorda Ct, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **WARREN GIBBONS PRESENT** SR

21. **COD-20-00057**, Rita Gardner Life Estate, 1467 Sheehan Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 TJ
22. **COD-20-00883**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
23. **COD-21-01425**, William Conrad, 21448 Bryn Mawr Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **WILLIAM CONRAD PRESENT** TJ
24. **COD-21-02148**, THE BUYING COMPANY, LLC, 1269 Dorchester St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 TJ
25. **COD-21-02175**, Carey Newsome Jr. & Susan Hamm, 1492 Pulaski St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
26. **COD-21-02550**, Vicki Spieldenner, 222 Norman St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
27. **COD-21-02903**, Michael Hawkins, 23272 McCandless Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
- ~~28. **COD-19-01686**, Sarah Facey Trustee, 20570 Tappan Zee Dr, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 **DISMISSED** ST~~
29. **COD-19-03783**, Holly Wollschlager, 453 Liddy St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 ST
- ~~30. **COD-20-01175**, Andrew Dove & Candace Dove, 7321 Bolten Ln, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DISMISSED** ST~~
31. **COD-20-01411**, David Jason Williams, 14321 Weeksonia Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST
32. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
33. **COD-20-00296**, Kevin Martin Lindstrom Living Trust, 31710 Washington Loop Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$ 4,520.00 BB
34. **COD-20-01601**, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 BB
35. **COD-20-02003**, Michelle Staples-Godwin, 2133 Dixie Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 BB
36. **COD-20-02112**, Rosie Rouland, Rosilee Rouland, Thelma Rouland, April Poore & Roy Poore, 6200 Padula St, Punta Gorda – Third Affidavit of Non-Compliance - \$10,200.15 BB
37. **COD-21-00147**, David Potts Jr. L/E, 29186 Marylu Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 BB

38. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Ln, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **CHRISOPHER SLATTERY PRESENT** RM

**SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S 9:58AM**

**VII. NEW BUSINESS**

- A. **DOH-16-00087**, John Sullivan, 18782 Mac Gill Ave, 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 or thereafter fined \$50 per day for each day the violation continues to exist.**

- ~~B. **COD-21-01495**, 5 OAKS INDUSTRIAL PARK, 25191 Olympia Ave, Punta Gorda [Section 3-9-42(e)] **CONTINUED UNTIL MAY** GW~~

~~**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-21-01652**, LOST LAGOON DEVELOPMENT LLLP, 17512 Toledo Blade Blvd, Port Charlotte [Sections 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 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.**

- ~~D. **COD-21-02409**, Thomas Conrad & Lisa Conrad Trustees, 25191 Olympia Ave, Units D & J, Punta Gorda [Section 3-9-42(e)] **CONTINUED UNTIL MAY** GW~~

~~**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.**~~

- E. **COD-21-02794**, Evelyn Bustinera & Orlando Rondon, 20338 Quesada Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] ST

**EVELYN BUSTINERA 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 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-22-00208**, Nadiya Kobal, 15121 Chamberland 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 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-21-01921**, Lauren Apple, 853 Mensh Terrace, Port Charlotte [Sections 3-5-33(e) & 3-9-76; & FBC Sections 105.4 & 110.3] 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 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-22-00134**, Martina Kuche, 161 Barre Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 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-20-02249**, John Bebon Jr., 3101 Bourbon St, Englewood [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] JD

**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.**

- J. **COD-21-01327**, Patrick O'Donnell & Tracy O'Donnell, 19188 New Haven Ct, Port Charlotte [FBC Sections 105.4 & 110.3] SR

**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-21-02923**, Eduardo Perez, 1232 Armsdale Ave, Port Charlotte [Section 3-9-33(e)]  
**EDUARDO PEREZ PRESENT** SR

**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 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-21-03034**, Paul Belvitch & Debra Belvitch, 5010 Administration St, Port Charlotte [Sections 3-9-33(e), 3-6-24 & 3-6-26] **DISMISSED** SR~~

~~**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.**~~

- M. **COD-21-03061**, Raymond Miller Jr, 4373 Wischamper St, Port Charlotte [Sections 3-2-314, 3-2-315, 3-9-33(e) & 3-9-79.1] **RAYMOND MILLER SR. PRESENT** SR  
**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 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-22-00031**, Pauline Weber & Rachel Green, 19385 Midway Blvd, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Sections 105.4 & 110.3] SR~~

~~**CONTINUED UNTIL NOVEMBER**~~

~~**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-22-00044**, Timothy Engquist, 4122 Yucatan Cir, Port Charlotte [IPMC Sections 301.2, 303.1, 303.2 & 304.1] SR

**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-20-02885**, Mauricio Gutierrez & Sheila Escobar, 21439 Carleton Ave, Port Charlotte [Section 3-9-5(b); & FBC Sections 105.1, 105.4, 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.3, 105.4.1.4 & 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 for each day the violation continues to exist.**

- Q. **COD-22-00025**, William Kringle Jr. & Amber Kringle, 20432 Kinderkernac Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] TJ

**WILLIAM KRINGLE JR. PRESENT**

**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 45 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.**

- R. **COD-22-00028**, Alexis Cabrera, 1301 Hinton St, Port Charlotte [Sections 3-2-214, 3-2-215, 3-9-33(e) & 3-9-76] 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.**

- S. **COD-22-00151**, Antonette Stantone, 23152 Quasar Blvd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-79.1] **DISMISS CODE 3-9-5(b)** 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.**

- T. **COD-21-02899**, Dawn Collins, 21670 Augusta Ave, Port Charlotte [IPMC Sections 301.2 & 304.6] RL

**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**

- u. **COD-22-00004**, Kenneth Strelchun, 22095 Marshall Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **KENNETH STRELCHUN PRESENT** RL  
**CONTINUED UNTIL MAY**

**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. 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-22-00010**, Marilyn Redmond Life Estate, 2248 Picnic St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **MARILYN REDMOND PRESENT** RL

**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 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.**

## XII ADJOURNMENT

**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 11:02 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 April 4th, 2022.

Suzan Gowans  
Suzan Gowans

04/07/2022  
Date Approved

### NEXT MEETING DATE

May 4, 2022

## 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.