

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 DECEMBER 6, 2023

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
FEBRUARY 7, 2024
- IV. OLD BUSINESS

~~COD-22-01825, JANA KRCHOVA S.R.O., 6380 Coliseum Blvd, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] _____ **CONTINUED** _____ ST~~

~~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.~~

~~COD-23-01940, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76, 3-9-79.1; & FBC Section 105.1] _____ **CONTINUED** _____ RM~~

~~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-20-01272**, MEGA TOWERS CONSTRUCTION LLC, 14522 Ingraham Blvd or 9316 Impala Circle, Port Charlotte – Seventh Affidavit of Non-Compliance - \$120.00 GW
2. **COD-21-02305**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Fifth Affidavit of Non-Compliance - \$9,020.00 GW
3. **COD-22-00413**, Milbert Jorge De La Cruz Gomez, 49331 Bermont Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 GW
4. **COD-22-02181**, Adam Reiber, Tristan Reiber, Whitney Steadman & Joshua Poole, 30452 or 30454 or 30460 or 30462 or 30468 or 30470 or 30476 or 30478 Oil Well Rd, Punta Gorda – Affidavit of Non-Compliance - \$10.00 **ADAM REIBER PRESENT** GW
5. **COD-23-01651**, Mikhail Pritykin, 103 Opal Dr, Englewood – Affidavit of Non-Compliance - \$70.00 GW
6. **COD-21-02705**, Marlon Vaccaro & Colleen Vaccaro, 23365 Rountree Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
7. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
8. **COD-22-01218**, James Verhoeven, 4377 Sibley Bay St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
9. **COD-22-01256**, James Verhoeven, 4380 Jackson St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 PD
10. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$381.00 PD
11. **COD-23-00269**, DJC ESTATES LLC, 4492 Ganyard St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 **DARREN SCHUTT PRESENT** PD
12. **COD-23-00746**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Affidavit of Non-Compliance - \$10.00 **JORGE SIMON PRESENT** PD
13. **COD-23-01370**, 266 BEENEY ROAD LLC, 266 Beeney Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
14. **COD-23-01566**, Joseph Hitsman & Luann Hitsman, 620 Sharon Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
15. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$70.00 JCM

16. **COD-20-02070**, Austen Hammer, 21405 Midway Blvd, Port Charlotte –Second Affidavit of Non-Compliance - \$4,520.00 JCM
17. **COD-21-02465**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$450.00 JCM
18. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
19. **COD-22-01270**, Marcus Clark, 21290 Glendale Ave, Port Charlotte – Fifth Affidavit of Non-Compliance – \$250.00 JCM
20. **COD-23-01380**, Tara Weiss, 21914 Haines Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$250.00 JCM
21. **COD-23-01484**, BUMFORD NP LLCA, 21622 Augusta Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **BLAIR MILLIKEN PRESENT** JCM
22. **COD-23-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 JCM
23. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Punta Gorda – Eleventh Affidavit of Non-Compliance - \$70.00 TJ
24. **COD-20-02013**, Kenneth Kendall, 1451 Salyers St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 TJ
25. **COD-21-02846**, James Kuchler, 2265 or 2269 Talbrook Terrace, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
26. **COD-23-00407**, Barrett Guilmette, 23476 Quasar Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **BARRETT GUILMETTE PRESENT** TJ
27. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
28. **COD-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
29. **COD-23-01501**, Maica Thi Cao, 22476 Bradford Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
30. **COD-23-01502**, Lam Nguyen, 22460 Bradford Ave, Port Charlotte – Affidavit of non-Compliance - \$70.00 TJ
31. **COD-23-01885**, Jaime Antonio Baldizon, 23013 Alabaster Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
32. **COD-20-01392**, TRUST NUMBER 162731 L.D. HOWE TRUSTEE, 1631 Shadow Lane, Englewood – Fifth Affidavit of Non-Compliance - \$120.00 JD

33. **COD-20-03108**, Charles A Isaac Trustee, 1961 Mississippi Ave, Englewood – Fifth Affidavit of Non-Compliance - \$70.00 JD
34. **COD-21-01572**, Susan O'Connor, 1295 Blue Heron Dr, Englewood – Fourth Affidavit of Non-Compliance - \$4,520.00 JD
35. **COD-22-00153**, Darryl Blech & Helen Blech Trustees, 274 Long Meadow Lane, Rotonda West – Affidavit of Non-Compliance - \$70.00 **STEVEN CORP PRESENT** JD
36. **COD-19-00564**, L.D. HOWE TRUSTEE, 18292 Yale Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 DF
37. **COD-19-03510**, Ryan Williams & Rodney Williams, 2078 Tigard St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 DF
38. **COD-21-00989**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 DF
39. **COD-21-03082**, Donald Dacko, 4040 Dotham St, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 DF
40. **COD-22-00442**, Gladys Perez & Israel Colon II, 2160 Barksdale St, Port Charlotte – Third Affidavit of Non-Compliance - \$ 120.00 DF
41. **COD-22-01985**, Avi Ayash & Ester Ayash, 2410 Dando St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 DF
42. **COD-23-00290**, Dorothy Reed, 17352 Robinson Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DF
43. **COD-23-01716**, Roger Philips & Sandra Philips, 2122 Wonderwin St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
44. **COD-23-01758**, Jose Evangelista & Stella Evangelista, 19463 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$905.71 DF
45. **COD-23-01759**, Jose Evangeilsta & Stella Evangelista, 19471 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$1,093.67 DF
46. **COD-23-01810**, Karl Menzer, 18243 Wintergarden Ave, Port Charlotte – Affidavit of Non-Compliance - \$10.00 **KARL MENZER PRESENT** DF
- ~~47. **COD-20-01759**, ESTATE OF MARY HELMS, 16050 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED** RM~~
- ~~48. **COD-22-00257**, Christine Watts, 11246 Grapefruit Lane, Punta Gorda – Third Affidavit of Non-Compliance - \$3,293.31 **CONTINUED** RM~~
49. **COD-18-01947**, Marisa Sinclair, 1112 Shearer St, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 ST

- 50. **COD-22-00632**, Pedro Santiago, 4535 Nutsedge Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
- 51. **COD-22-01202**, Deborah Jahn, 9310 Rosebud Circle, Port Charlotte -Second Affidavit of Non-Compliance - \$4,520.00 ST
- 52. **COD-22-01566**, Alan Tomczak & Patricia Tomczak, 11323 Zola Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
- 53. **COD-23-01786**, Joseph Gonzalez, 323 Barrett St, Port Charlotte – Affidavit of Non-Compliance - \$1,118.64 ST
- 54. **COD-19-03129**, James Lilley, 233 Sunset Blvd, Punta Gorda – Seventh Affidavit of Non-Compliance - \$70.00 RH
- 55. **COD-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda – Affidavit of Non-Compliance - \$10.00
CHARLIE LE PRESENT RH
- 56. **COD-23-00964**, Sidney Diane Riegel, 11342 Pepper Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
- 57. **COD-22-00406**, R.P. HUGHES AND COMPANY LLC, 102 Harness Rd or 13 Freeboard Rd, Placita -Second Affidavit of Non-Compliance - \$9,020.00 **RADEK SANOVER PRESENT** JC

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:21AM

VII. NEW BUSINESS

- A. **COD-23-00109**, Kevin Rouse & Jessica Rouse, 14115 or 14123 Massey Ave, Port Charlotte [Sections 3-5-91, 3-9-100.3(d)(4) & 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 \$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.

- B. **COD-23-02475**, Yileny Collcuchi & Eric Carroyo, 27076 or 27080 Dubonet Dr, Punta Gorda [Sections 3-6-24, 3-9-33(e) & 3-9-76] **ERIC CARROYO PRESENT** GR

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-23-01215, Alexandria Mills, 23227 Delavan Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1]~~ ~~CONTINUED~~ TJ

~~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.~~

- d. ~~COD-23-01527, Ronald Moore & Joayne Moore, 890 Queensway Rd S., Port Charlotte [Section 3-9-5(b); & FBC Section 105.1]~~ ~~CONTINUED~~ TJ

~~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.~~

- e. COD-23-01879, Edith Thompson Pinnock, 1365 Mager St, Port Charlotte [Sections 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 any 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-23-01942, Marilyn Howe Trustee, 21535 Voltair Ave Port Charlotte [Sections 3-2-115, 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 302.7 & 304.7] 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.

- g. COD-23-02212, Angela Harris, 1296 Sheehan Blvd, Port Charlotte [Sections 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.

- H. **COD-23-02416**, Anthony Noto, 27296 or 27300 Sunnybrook Rd, Punta Gorda [Sections 3-9-34(e), 3-9-76 & 3-9-79.1] 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 \$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.

- I. **COD-23-00429**, Bonnie Collini, 1255 Flamingo Dr, Englewood [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & 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 & 304.13] **BONNIE COLLINI PRESENT** JD

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.

- J. **COD-23-01225**, JJD REALTY 53 LLC, 5039 N. Beach Rd, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

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.

- K. **COD-23-01252**, Gail Murray & Stacy Olney, 10406 Valerie Ave, Englewood [Sections 3-9-33(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 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-23-01710**, Andrey Gladkov, 10348 Kidron Ave, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

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.

- M. **COD-23-02094**, Kristin Gabriellini & Marie Gabriellini, 2443 Tamarind St, Port Charlotte
[Sections 3-9-33(e) & 3-9-76] DF

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.

- N. **COD-23-02208**, Nicholas Wavra & Heidi Wavra, 18879 Ackerman Ave, Port Charlotte
[IPMC Sections 309.1 & 309.3] 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 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-23-02300**, Doroty Bruno & Beverly Bruno, 2152 Pellam Blvd, Port Charlotte
[Sections 3-9-33(e) & 3-9-76] DF

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.

- P. **COD-23-02010**, Charles Adkins Sr. & Charles Adkins Jr, 11042 Greenway Ave,
Englewood [Sections 3-9-33(e)(d)(7), 3-9-79.1, 3-9-76 & 3-9-69(g)(14)] 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.

- Q. **COD-23-02164**, Kim- Ngan Tran, 136 Concord Dr, Port Charlotte [Sections 3-9-33(e) &
3-9-76] PD

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R. ~~COD-23-02425~~, Susan Kovacs, 22273 Yonkers Ave, Port Charlotte [Section 2-5-72] PD

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s. ~~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] ~~CONTINUED~~ RM

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t. ~~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] ~~CONT~~ RM

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

~~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. ~~COD-23-01481~~, Phillip Melo & Amanda Arca, 27460 Nassau Dr, Punta Gorda [Sections 3-6-34, 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] ~~CONTINUED~~ RM

~~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.~~

w. ~~COD-23-02195~~, Mark Casamento, 12235 Escuela Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] ~~CONTINUED~~ RM

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x. ~~COD-23-02196~~, Mark Casamento, 12229 Escuela Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] ~~CONTINUED~~ RM

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

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z. ~~COD-23-02198~~, Mark Casamento, 12208 Ripple Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] ~~CONTINUED~~ RM

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AA. ~~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

~~CONTINUED~~

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BB. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **TERRY GARDNER PRESENT** RH

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 120 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.

CC. **COD-23-02007**, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76] RH

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.

DD. **COD-23-02448**, Areli Magallanes, 4895 Duncan Rd, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] **ABDORDO MAGALLANES 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.

EE. **COD-23-02027**, SOUTHERN STYLE HOMES LLC, 2535 Sulstone Dr or 27016 or 27020 or 27022 or 27024 or 27026 or 27030 Rushmore Ave, Punta Gorda [Sections 3-9-42(e) & 3-9-76; & FBC Sections 105.1, 105.4 & 110.3] **JAMES JONES PRESENT** DS

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 60 days to apply for Special Exception and 180 days from the date of this order to obtain a site plan approval consistent with his Special Exception 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 11:45AM.

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 6, 2023.

Suzan Gowans
Suzan Gowans

12/07/2023
Date Approved

NEXT MEETING DATE

February 7, 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.