

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 JUNE 5, 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
AUGUST 7, 2024

IV. OLD BUSINESS

COD-21-03082, Donald Dacko, 4040 Dotham St, Port Charlotte – Third Affidavit of Non-Compliance - \$20.00 **DONALD DACKO PRESENT** DF

COD-23-01810, Karl Menzer, 18243 Wintergarden Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$20.0 **KARL MENZER PRESENT** DF

COD-22-00967, Jason Warram & Jessica O'Sell, 1488 or 1492 Flarian Dr, Punta Gorda [Sections 3-5-9, 3-9-100.3(d) & 3-5-268] **JASON WARRAM PRESENT** GW

ORDERED. The County recommends 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 \$0 for each day the violation continues to exist.

V. CONFLICT CASES

COD-23-02972, Jose Carvalho & Neida Carvalho, 16180 Begonia Dr Or 30570 or 30580 or 30590 or 30600 Orange Blossom Blvd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-348, 3-6-24 and 3-9-30(e)] **NEIDA CARVALHO PRESENT** 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 \$50 per day for each day the violation continues to exist.

COD-24-00320, Nicholas Smith, 282 Tait Terrace, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] 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 per day for each day the violation continues to exist.

COD-23-02446, Joseph Casey, 13437 or 13443 Sulky Dr, Punta Gorda [Sections 3-5-91, 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Sections 105.1 & 110.1] GR

JOSEPH CASEY PRESENT

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.

COD-24-00195, FEDERAL NATIONAL MORTGAGE ASSOCIATION, 13982 Naylor Ave, Port Charlotte [Sections 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 \$100 for each day the violation continues to exist.

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-23-01601**, CS HOME BUILDERS LLC, 13159 Estrano Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 GW
2. **COD-21-02158**, C. Kinney & B. Worth, 21826 Edgewater Dr, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 PD
3. **COD-22-01218**, James Verhoeven, 4377 Sibley Bay St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$8,383.32 PD
4. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$362.40 PD
5. **COD-23-01205**, Tamara Liseth Gomez, 3544 Middletown St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **TAMARA LISETH GOMEZ PRESENT** PD
6. **COD-23-01566**, Joseph Hitsman & Luann Hitsman, 620 Sharon Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$3,800.33 PD
7. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$70.00 JCM

8. **COD-2008-884**, William Rusch & Janice Rusch, 2501 Sistina St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$120.00 TJ
9. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Punta Gorda – Twelfth Affidavit of Non-Compliance - \$70.00 TJ
10. **COD-19-01523**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$4,520.00 **CONTINUED UNTIL AUGUST 7, 2024** TJ
11. **COD-19-01718**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 TJ
12. **COD-20-02013**, Kenneth Kendall, 1451 Salyers St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 TJ
13. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 TJ
14. **COD-21-02846**, James Kuchler, 2265 or 2269 Talbrook Terrace, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 TJ
15. **COD-23-00009**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
16. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ
17. **COD-23-00584**, William Lapenotiere & Miles Lapenotiere, 21222 Giddings Ave, Port Charlotte - Third Affidavit of Non-Compliance - \$70.00 TJ
18. **COD-23-00709**, Yordanis Perez, 22293 Columbus Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
19. **COD-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 TJ
20. **COD-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 TJ
21. **COD-23-01665**, Brian Campbell, Pharon Vaicaitis A/K/A Pharon Campbell & Jaclyn Campbell, 22293 Adorn Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
22. **COD-23-01823**, Stanley Nembhard & Francella Nembhard, 1198 Ardella St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,614.05 TJ
23. **COD-23-01879**, Edith Pinnock, 1365 Mager St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **DISMISSED** TJ
24. **COD-23-02416**, Anthony Noto, 27296 or 27300 Sunnybrook Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 TJ

25. **COD-23-02438**, Laura Nowak, 173 Date St, Port Charlotte – Affidavit of Non-Compliance - \$70.00
TJ
26. **COD-23-02627**, Cliff Mims Jr. Estate, 1313 Ramsdel St, Port Charlotte – Affidavit of Non-Compliance - \$70.00
TJ
27. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood – Fourth Affidavit of Non-Compliance - \$9,020.00
JD
28. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood – Third Affidavit of Non-Compliance - \$120.00
JD
29. **COD-23-01474**, Jessica Delfino, 762 Baja Viejo, Englewood – Second Affidavit of Non-Compliance - \$4,520.00
JD
30. **COD-23-01594**, Cathleen McCormack Estate, 3161 Tenth St, Englewood – Second Affidavit of Non-Compliance - \$4,520.00
JD
31. **COD-23-01808**, Michael Brown, 10060 Bay Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00
JD
32. **COD-16-00979**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00
ST
33. **COD-20-02118**, Ronald Fisher, 19972 Kenilworth Blvd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00
ST
34. **COD-23-02683**, Michael Cychosz, 18285 Cordoba Ave, Port Charlotte – Affidavit of Non-Compliance - \$808.85
ST
35. **COD-23-02711**, Peter Rothwell, 265 Collingswood Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00
ST
36. **COD-23-02875**, Elias Beirouti, 18348 Jefferson Ave, Port Charlotte – Affidavit of Non-Compliance - \$506.50
ST
37. **COD-24-00104**, Samuel Piazza, 11889 Xavier Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00
ST
38. **COD-19-03510**, Ryan Williams & Rodney Williams, 2078 Tigard St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00
DF
39. **COD-21-02804**, Clement Smith & Yanick Smith, 18377 Winsom Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00
DF
40. **COD-23-01930**, Rose Klempner & Kim Klempner, 2070 Carpetgreen St, Port Charlotte – Affidavit of Non-Compliance - \$70.00
ROSE KEMPNER PRESENT
DF
41. **COD-23-02414**, SETTI INVESTMENTS GROUP LLC, 18295 Arapahoe Circle - Affidavit of Non-Compliance - \$120.00
DF

42. **COD-23-02781**, Steven Filkins & Sandra Suchy, 3109 Felda St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 DF
43. **COD-23-02923**, Pauline Weber & Rachel Green, 19385 Midway Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
44. **COD-21-03060**, Carlton Marvin Trust, 5718 or 5724 Swaying Palm Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$24,343.36 **DAVID WEAVER PRESENT** RH
45. **COD-22-00256**, Franklin Grove Jr. & Ethel Grove, 15387 Mango Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
46. **COD-23-00548**, Mary Williams & Forest Getter V., 7507 Sweden Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
47. **COD-23-01183**, AF DATA SYSTEM GMBH, 15516 Mango Dr, Punta Gorda - \$9,020.00 RH
48. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda- Affidavit of Non-Compliance - \$70.00 **TERRY GARDNER PRESENT** RH
49. **COD-19-01291**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta Gorda – Eighth Affidavit of Non-Compliance - \$11,769.15 RM
50. **COD-21-02818**, David Soosh, 6213 Padula St, Punta Gorda – Fourth Affidavit of Non-Compliance - \$3,663.94 RM
51. **COD-22-02498**, David Brown, 1527 Hickory Ave, Punta Gorda – Affidavit of Non-Compliance - \$6,930.86 **DAVID BROWN PRESENT** RM
52. **COD-23-00579**, John Horner Sr., 13560 Santa Marie Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **JOHN HORNER JR. PRESENT** RM
53. **COD-23-02379**, Rosemarie Kluever, 3201 Amanda St, Punta Gorda – Affidavit of Non-Compliance - \$8,557.04 RM
54. **COD-20-02003**, Michelle Staples-Godwin, 2133 Dixie Ave, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 MG
55. **COD-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
56. **COD-23-02138**, Donald Vaughn Jr. & Kelly Vaughn, 5680 Sabal Palm Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **DONALD VAUGHN PRESENT** MG
57. **COD-23-00882**, ENCORE-MCCALL LLC, 1725 S. McCall Rd, Englewood – Affidavit of Non-Compliance - \$120.00 JC

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:07AM

VII. NEW BUSINESS

- A. **COD-23-02419**, Douglas Zook & Deana Zook, 36051 Washington Loop, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-6-24, 3-9-30(e) & 3-9-76] **CONTINUED** GW

The County recommends 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.

- B. **COD-24-00809**, 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 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. **DOH-24-00002**, Edward Caudill, 327 Harbor Blvd, Port Charlotte [Sections 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 for each day the violation continues to exist.

- D. **COD-23-01463**, Keith Benner, 27300 Madison St, Punta Gorda [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 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.

- E. **COD-23-02259**, Rhoda Dacosta, 2133 Rio De Janeiro Ave, Punta Gorda [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 \$50 per day for each day the violation continues to exist.

- F. **COD-23-02398**, Robert Lafata Sr., 166 Strasburg Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.5, 108.1.3, 301.2, 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.

- G. **COD-23-02765**, HPA BORROWER 2017-1 LLC, 27051 Curitiba Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-72; & FBC Section 105.1; & IPMC Sections 301.2 & 303.2] TJ
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 \$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.

- H. **COD-24-00432**, LMD GROUP INVESTMENTS CORP, 24167 Harborview Rd, Port Charlotte [IPMC Sections 301.2, 302.7, 303.1 & 303.2] 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 \$100 per day for each day the violation continues to exist.

- I. **COD-24-00534**, Jeny Nelson, 1619 Adrian 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 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-24-00758**, Shane Harris & Kathleen Harris, 27202 or 27206 or 27210 Townsend Terrace, 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 \$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.

- K. **COD-23-02861**, Pamela Smiley, 160 Charlotte St, Punta Gorda [Sections 3-9-34(e) & 3-9-76 & 3-9-79.1] 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 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-23-03042**, Gustavo Flores-Juarez, 5741 Beechwood St, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & 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. 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-24-00022**, Linda Wallace, 1315 Woodlawn Ave, Punta Gorda [Sections 3-9-37(e) & 3-9-76] **LINDA WALLACE PRESENT** RH

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.

- N. **COD-24-00130**, Don Broman, 6150 Golf Course Rd, Punta Gorda [Sections 2-5-72, 3-9-5(b) & 3-9-33(e); & IPMC Sections 108.1.1, 108.1.5, 301.2, 304.1.1, 304.6 & 304.7] RH
DISMISSED CODE 2-5-72

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.

- O. **COD-24-00380**, Dmitry Dembin & Rosa Dembin, 109 Morningstar Dr, Punta Gorda [Sections 3-9-24(e) & 3-9-76] **DMITRY & ROSA DEMBIN PRESENT** 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 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-24-00422**, Marcos Ramos, 6627 Orange Blossom Lane, Punta Gorda [Sections 3-9-5(b) & 3-9-37(e); & 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.

Q. **COD-24-00440**, Dylan Roy, 5915 Sabalwood Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] 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 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-24-00556**, Lizdelia Pagan, 15420 Olive Circle, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] 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 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-23-00537**, PIRIE CAPITAL VENTURES LLC, 1401 S. McCall Rd, Unit 301, 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 for each day the violation continues to exist.

T. **COD-23-01877**, Maryjo Lee Trust, 2900 Tenth St, Englewood [Sections 3-9-34(e), 3-9-76 & 3-9-79.1] **PHIL HALCOMB PRESENT** JD

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.

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-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood [Sections 3-9-5(b) & 3-9-76; & 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 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-23-02126**, LMD GROUP INVESTMENTS CORP, 1922 Mississippi Ave, Englewood [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, 302.7, 304.1 & 304.1.1] 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 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-24-00430**, Harley Pyles & Susan Pyles, 4097 Yucatan Circle, 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 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-24-00468**, Hin-Cheung Hung, 4032 Flamingo Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **CONTINUED** DF

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-24-00935**, William Fitch, 1140 Aletha Ave, Port Charlotte [Section 2-5-72] 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 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-24-00968**, Sabrina Muxlow, 4382 Wischamper St, Port Charlotte [Sections 3-6-24, 3-9-33(e) & 3-9-79.1] DF

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.

- AA. **COD-23-03048**, ESTERO DEVELOPMENT PARTNERS LP, 5281 Gillot Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] ST

REID SCHWIZER 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 \$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.

- BB. **COD-24-00331**, Samuel Belsito, 1445 Liggett Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 454.2.17; & IPMC Section 301.2, 302.7, 303.1 & 303.2] ST

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 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.

- CC. **COD-24-00355**, Jean Augustin & Guerline Augustin, 15216 Wymore Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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 for each day the violation continues to exist.

- DD. **COD-24-00363**, Gina Elliott-Morella, 11977 Xavier Ave, Port Charlotte [Section 3-9-5(b); & FBC Sections 105.1 & 454.2.17; & IPMC Sections 301.2, 302.7, 303.1 & 303.2] 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 for each day the violation continues to exist.

EE. **COD-22-02463**, Kurt Benner, 1405 Persay Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

CONTINUED UNTIL SEPTEMBER

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.

FF. **COD-24-00258**, Curtis Lee Robbins, 16060 or 16070 or 16080 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b), 3-9-76; & FBC Sections 105.1, 105.4 & 110.3; & 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

CURTIS LEE ROBBINS PRESENT

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.

GG. **COD-24-00445**, Mary Helms, 16050 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b) & 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] 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 \$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.

HH. **COD-24-00446**, Ronald Eugene, 16040 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b) & 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] 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 \$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.

- II. **COD-24-00870**, Victoria Caraway, 15666 Aron Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

VICTORIA CARAWAY PRESENT

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. 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.

- JJ. **COD-24-00731**, Joseph McGrew & Todd McGrew, 6073 or 6083 Alan Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-76] MG

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.

- KK. **COD-23-00156**, James Remich & Gary Remich, 135 Duxbury Ave, Port Charlotte [IPMC Sections 108.6, 110.1, 301.2, 302.1, 304.1, 304.1.1, 304.2, 304.4, 304.5, 304.6, 304.7, 304.13, 304.15, 501.2, 505.1 & 604.3] 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.

- LL. **COD-24-00010**, Scott Southers, 151 Rodgers Ave, Port Charlotte [IPMC Sections 301.2 & 302.7] 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.

- MM. **COD-24-00269**, Teo Sock Cheng, 22251 Albany Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] 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.

NN. **COD-24-00589**, Jorge Simon, 742 S. Ellicott Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD

JORGE SIMON 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.

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 June 5, 2024.



Suzan Gowans



Date Approved

NEXT MEETING DATE
AUGUST 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.