

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 AUGUST 7, 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

SEPTEMBER 4, 2024

IV. OLD BUSINESS

COD-23-01735, PROMPT WRECKERS SERVICE AND SALES INC, 11040 Pinetrail Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 **CONTINUED** JC

COD-23-01736, SHARON MURRAY, 11119 or 11129 Tamiami Trail, Punta Gorda – Affidavit of Non-Compliance - \$120.00 **CONTINUED** JC

COD-23-00887, Neida Lopez, 29290 Clara Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED** MG

COD-23-02363, Michael Barrett, 3370 Idlewild St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED** PD

PUO-24-00002, Dustin Dunnahoe & Brianna Dunnahoe, 1405 Sulstone Dr, Punta Gorda [Section 3-8-42(a)(f)] **CONTINUED** GR

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 and pay any associated fees; or thereafter be fined \$50 per day for each day a violation exists.

PUO-24-00003, Kim Greenwood, 27129 Solomon Dr, Punta Gorda [Section 3-8-42(a)(f)] GR **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 and pay any associated fees; or thereafter be fined \$50 per day for each day a violation exists.

COD-23-02912, Edna Johnson, 1423 Seagull Dr, Englewood [Sections 2-5-72, 3-9-37(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] **CONTINUED** JD

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-24-01034, Khang Le, 23106 Ambassador 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 for each day the violation continues to exist.

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-23-02317**, John Res, 1551 or 1555 Belasco Ct, Punta Gorda – Affidavit of Non-Compliance - \$70.00 GR
2. **COD-23-02885**, Jason Thomsen, 15460 Gregus Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 SR
3. **PUO-23-00004**, John Suiter & Joyce Suiter, 471 Bocilla Dr, Placida – Fourth Affidavit of Non-Compliance - \$70.00 GR
4. **DOH-23-00017**, Tracy Blackburn, 2268 Collingswood Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 GR
5. **DOH-23-00025**, Marie Rowley-Vallon, 2441 Woodyglen St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
6. **COD-23-02948**, Eduardo Frank Vidal, 12259 Green Gulf Blvd, Punta Gorda – Affidavit of Non-Compliance - \$270.00 **EDUARDO FRANK VIDAL PRESENT** GR
7. **COD-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 PD
8. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 PD
9. **COD-22-02091**, Mark Kiel & Donna Schwan, 144 Barre Dr, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD

10. **COD-23-00746**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
11. **COD-23-01368**, TRUST NUMBER 4333 L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
12. **COD-23-01369**, TRUST NUMBER 4325 L.D. HOWE TRUSTEE, 4325 Eaglet Rd, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
13. **COD-23-01462**, Narin Imprasert, Nipapan Imprasert & Naris Imprasert, 144 Revere St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
14. **COD-24-00005**, LMD GROUP INVESTMENTS CORP, 21668 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
15. **COD-18-03432**, Christine Marfut, 21219 Glendale Ave, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$270.00 JCM
16. **COD-20-02797**, Adam Tener, 21370 Percy Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 JCM
17. **COD-21-02518**, Adam Tener, 21370 Percy Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$170.00 JCM
18. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM
19. **COD-22-01103**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
20. **COD-23-00732**, KB PROPERTY GROUP LLC, 22055 Marshall Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
21. **COD-23-02917**, THE BUYING COMPANY LLC, 3132 Crestwood Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
22. **COD-22-01343**, Maureen Townsend, 2957 Peace River Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$9,020.00 TJ
23. **COD-23-00407**, Barrett Guilmette, 23476 Quasar Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$2,291.10 **BARRETT GUILMETTE PRESENT** TJ
24. **COD-23-01086**, JJD REALTY SWF LLC, 27096 Ann Arbor Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 TJ
25. **COD-23-01290**, Christopher Beers, 370 Blarney St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 **DISMISSED** TJ
26. **COD-23-01817**, JASPER STONES INVESTMENTS LLC, 2334 Dorsey Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 TJ

27. **COD-23-01885**, Jaime Antonio Baldizon, 23013 Alabaster Ave, Port Charlotte -Third Affidavit of Non-Compliance - \$120.00 TJ
28. **COD-23-02668**, Donald McGeachy & Eugenie McGeachy, 1051 Venture Court, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
29. **COD-18-01947**, Marisa Sinclair, 1112 Shearer St, Port Charlotte – Tenth Affidavit of Non-Compliance - \$70.00 ST
30. **COD-21-00718**, Semisi Moala & Lokwm Moala, 12070 Gordon Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 ST
31. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 **NATALIE JEAN-MARY PRESENT** ST
32. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST
33. **COD-22-00632**, Pedro Lopez Santiago, 4535 Nutsedge Rd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
34. **COD-22-01353**, Holly Wollschlager, 453 Liddy St, Port Charlotte – Third Affidavit of Non-Compliance-\$70.00 **ASHTON WOLLSCHLAGER PRESENT** ST
35. **COD-23-00425**, John Souza, 480 Fletcher St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
36. **COD-23-02024**, Alan Partee, 1243 Casper St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
37. **COD-23-02613**, Deborah Foley, 21255 Dearborn Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
38. **COD-24-00250**, Christopher Morgan & Julie Brown, 10481 St. Paul Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CHRISTOPHER MORGAN PRESENT** ST
39. **COD-24-00338**, PORT CHARLOTTE FREEDOM INVESTMENTS LLC, 8373 or 8375 Agate St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 ST
40. **COD-20-03108**, Charles Issac Trustee, 1961 Mississippi Ave, Englewood – Sixth Affidavit of Non-Compliance - \$70.00 JD
41. **COD-23-01351**, Anthony Caputo L/E, 1 Clubhouse Rd, Rotonda West – Affidavit of Non-Compliance - \$70.00 JD
42. **COD-22-01374**, Gary Alexander & Judith Alexander, 18321 Wolbrette Circle, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 DF
43. **COD-22-01447**, Carlos Marrero Jr & Jennifer Marrero, 2039 Carpetgreen St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF

44. **COD-22-01525**, William Fitch, 1140 Aletha Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 DF
45. **COD-23-01624**, Kohl Family Revocable Living Trust, 2272 Cedarwood St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
46. **COD-23-02143**, Dionisio Montes, 17413 Sabrina Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 DF
47. **COD-24-00453**, Simone Montinat, 1149 Vernon Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 DF
48. **COD-23-00890**, Sharon Himmel & Denis Carmody L/E, 16045 Nasturtium Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
49. **COD-23-02605**, Kristie Lavigne, 12267 Borax Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **KRISTIE LAVIGNE & BRIAN FREEDMAN PRESENT** RH
50. **COD-18-01682**, Ruth Eversley, 29255 Polk Dr, Punta Gorda – Tenth Affidavit of Non-Compliance - \$70.00 MG
51. **COD-22-01592**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
52. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
53. **COD-23-02007**, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
54. **COD-24-00523**, Bruce Mathews Jr & Valerie Miller, 1613 Hickory Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
55. **COD-22-00406**, R.P HUGHES AND COMPANY LLC, 102 Harness Rd or 13 Freeboard Rd, Placida – Fourth Affidavit of Non-Compliance - \$120.00 **R.P HUGHES PRESENT** JC

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 9:46AM

VII. NEW BUSINESS

- A. **COD-24-00254**, JRE PORT CHARLOTTE LLC, 2335 or 2343 or 2351 Aaron St, Port Charlotte [Sections 3-9-100(g) & 3-9-100.3(d)] 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-24-00177**, Darryl Nickles, 1149 Taffy 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 any 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-24-00509**, Roger Jones & Shona Furlough, 11230 or 11234 or 11238 Third Ave, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **JIM KAZLAUSKAS PRESENT** RH

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 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- D. **COD-24-00512**, Roger Jones & Shona Furlough, 11219 Second Ave, Punta Gorda [Sections 3-9-33(e) & 3-9-76] **JIM KAZLAUSKAS PRESENT** RH

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 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-24-00675**, Daniel Dunn, 9308 Mandy St, Punta Gorda [Sections 3-9-5(b), 3-9-37(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 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-23-00200**, Earl Lapointe, Patricia Wasnich & Jessica Francis, 2039 Laurel Ave, Englewood [Sections 3-9-37(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] 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 any 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-23-01012**, Charles Droste & Barbara Droste, 9181 Griggs Rd, Lot 64, 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 for each day the violation continues to exist.

- H. **COD-23-01254**, Charles Mullin & Kelly Mullin, 1080 Haste Lane, Englewood [Section 3-9-5(b); & FBC Section 105.1] **CHARLES MULLIN 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.

- I. **COD-23-01970**, Renate Sears, 8326 Osprey Rd, 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 \$100 per day 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.

- J. **COD-23-02025**, Dale Bulk & Sherry Bulk, 8250 Archie St, Englewood [Section 3-9-5(b); & FBC Section 105.1] **CONTINUED** JD

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-23-02087**, Terry Smith & Jeannette Smith L/E, 6249 Richledge St, Englewood [Sections 3-9-33(e) & 3-9-76] **TERRY SMITH & JEANNETTE SMITH 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 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-24-00626**, 1900 WISCONSIN AVENUE LLC, 2000 Wisconsin Ave, Englewood [Sections 2-5-72, 3-9-34(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] 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 any 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-24-00468**, Hin-Cheung Hung, 4032 Flamingo 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 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-24-00747**, Stephen Dufresne II, 17421 Sabrina Circle, Port Charlotte [IPMC Sections 301.2, 302.7, 303.1 & 303.2] **STEPHEN DUFRESNE II 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 for each day the violation continues to exist.

- O. **COD-24-00962**, Cassie Berke, 4397 Wischamper 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 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.

- P. **COD-24-00997**, Genevieve Yoder, 18081 Bracken 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 any 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-24-01017**, Patrick Howanitz, 18542 Satsuma Ave, 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 any 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-24-01094**, Armando Estudante & Lucilia Estudante, 3377 Pellam Blvd, Port Charlotte [Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] DF

PAUL SILVA & ROBERT O'CONNOR 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.

- S. **COD-24-00162**, James Guzowski & Nicole Guzowski Trustees, 16176 La Barge Circle, 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 \$50 for each day the violation continues to exist.

- T. **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 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. 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.

- U. **COD-24-00655**, Jesse Jones & Kristen Jones, 6496 Coliseum Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-5(b) & 3-9-76; & 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. 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.

- V. **COD-24-00792**, Nelson Garcia, 20396 Wingate Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] ST

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 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.

- w. **COD-24-00813**, Jon Rekdal, 4340 Garden Rd, Port Charlotte [Sections 3-6-24, 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Sections 105.1, 105.4 & 110.3] ST

JON REKDAL & DONNA ARTRIP ESQ 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 any 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-24-01187**, Clifford Andrews & Cory Winkelmann, 310 Manly St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **CLIFFORD ANDREWS PRESENT** ST

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.

- y. **COD-24-01196**, Roza Akopyan, 245 Day Break Circle, Port Charlotte [Sections 3-9-33(e) & 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.

- z. **COD-24-01197**, Roza Akopyan, 253 Day Break Circle, Port Charlotte [Sections 3-9-33(e) & 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.

- AA. **COD-24-01219**, Nazim Khan, 1473 Adalia Terrace, Port Charlotte [Sections 3-5-91, 3-6-24, 3-9-33(e), 3-9-5(b) & 3-9-100.3] 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 for each day the violation continues to exist.

BB. **COD-24-00317**, Virgil Thomas, 28122 Senator Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

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 \$250 per day 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.

CC. **COD-24-00205**, Donald Painter, 217 Fairway Rd, Rotonda West [Section 3-6-24(a)] WW
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 and issuance of a 2-year cease and desist order for repeat zoning violations.

DD. **COD-24-00834**, Yaron Yehoda, 2124 Pinegrove Circle, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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 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-24-00944**, Elizabeth Anerine & William Davis Sr., 5480 Deer Run Rd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] MG

ELIZABETH ANERINE & WILLIAM DAVID SR 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.

FF. **COD-24-00959**, Jeffrey Bailey, 6638 Orange Blossom Lane, Punta Gorda [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & IPMC Section 302.7] MG

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.

GG. **COD-24-00999**, ROADS GREAT NO WATER VIEW CB 2101 PUNTA GORDA TRUST, 2101 Calle Bonito, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 302.3, 304.2, 304.6 & 304.10] MG

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 any 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-24-01029**, Stuart Cole, 6659 Orange Blossom Lane, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 2-5-72; & IPMC Sections 301.2, 304.6, 304.13, 304.13.1 & 304.14] MG

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.

II. **COD-22-01919**, Joseph Peake Jr, 23050 Seneca Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.6, 110.1, 301.2, 302.7, 304.1, 304.2, 304.5, 304.6, 304.7, 304.10 & 305.4] PD

TIM PUTZIER 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 any 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-23-01586**, Jean Hudler, 547 Highland Ave, Port Charlotte [Section 3-9-5(b); & 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 for each day the violation continues to exist.

KK. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte [IPMC Sections 301.2, 304.1.1, 304.2, 304.6 & 304.7] 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.

LL. **COD-24-00381**, Jason Mead & Donna Hart, 354 Lasayette Dr, Port Charlotte [IPMC Sections 301.2, 301.3, 304.1, 304.2, 304.4, 304.6 & 304.7] 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-24-01139**, SUPREME BUILDERS OF FL LLC, 111 Poinsettia Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **MICHAEL GARCIA PRESENT** PD

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.

NN. **COD-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] **CONTINUED** JCM

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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

OO. **COD-23-02527**, Moria Tolliver, 27047 Sheffield Court, 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 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.

PP. **COD-23-02704**, Robert Gaskell & Leta Gaskell, 1080 Broadview St, Port Charlotte [Sections 3-9-33(e)&3-9-76] TJ

ROBERT GASKELL 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.

QQ. **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

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.

RR. **COD-24-00290**, Dale Smith, 1550 Harmony Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **DISMISSED CODE 3-9-76 STARLET SMITH PRESENT** 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.

ss. **COD-24-00406**, Joseph Cerniglia, 21507 Landis Ave, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] **CONTINUED** TJ

JOSEPH CERNIHLIA & STEPHANIE CERNIGLIA PRESENT

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.

tt. **COD-24-00711**, Lifaite Charles L/E, 25285 Marilia Dr, Punta Gorda [FBC Sections 105.1, 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.

uu. **COD-24-00988**, SBP FLORIDA PROPERTIES LLC, 2521 Alcalay 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 \$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.

vv. **COD-23-02812**, ENDCOM INC, 1909 Beach Rd, Englewood [Section 3-9-50] JC

JIM BOWER 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 \$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.

ww. **COD-24-01280**, MARCHELLI ENTERPRISE INC, 4017 or 4021 or 4025 or 4029 or 4033 or 4037 S. Access Rd, Englewood [Sections 3-9-42(e), 3-9-5(b), 3-9-76 & 1-10-18; & FBC Section 105.1] **BRYAN PARDEE PRESENT** JC

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 \$500 per day 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 12:34PM.

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 August 8, 2024.

Suzan Gowans
Suzan Gowans

08/08/24
Date Approved

NEXT MEETING DATE
SEPTEMBER 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.