

**MINUTES OF THE REGULAR MEETING OF THE
CHARLOTTE COUNTY CODE ENFORCEMENT BOARD
18500 Murdock Circle, Room 119
Port Charlotte, Florida**

February 2, 2011, 9:00 a.m.

❖*Cases may not always be heard in the order as they appear on the agenda*❖

I. CALL TO ORDER

Chairman *Alan LeBeau* called the meeting to order at 9:00 am.

II. ROLL CALL

Members Present:

Alan LeBeau
Richard Adomatis
Kathy Damewood
Suzy Hackett
Joan Hayes
Peter Taylor

III. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

Mike Wilson, Board Attorney, administered oath to those who gave testimony.

IV. NEXT MEETING DATE

March 2, 2011

V. APPROVAL OF MINUTES

Richard Adomatis moved to approve the minutes of **December 1, 2010** and **January 5, 2011**. The motion was seconded by *Joan Hayes* and was passed unanimously.

VI. OLD BUSINESS

A. **Case No. 2009-255, Jesse Cueto, 5430 Hoffman Street, Port Charlotte – Affidavit of Non Compliance - \$118.50 – The Board needs to issue an Order to Vacate - due to incorrect code violation listed in the Affidavit of Non-Compliance. This case was heard before the December 1, 2010, Code Board**

Suzy Hackett moved to vacate the Affidavit of Non-Compliance. The motion was seconded by *Richard Adomatis* and was passed unanimously.

VII. 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 a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately. **Each case has been assessed with an additional \$18.50 for the cost of recording the lien.**

- A. ❖ **Case No. 2009-193**, *Joshua Emil & Deja Emil, 611 Eifel Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$118.50*
- B. **Case No. 2009-255**, *Jesse Cueto, 5430 Hoffman Street, Port Charlotte – Amended Affidavit of Non Compliance - \$118.50*
- C. **Case No. 2009-351**, *Walter May & Elaine May, 18154 Brazil Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$118.50*
- D. **Case No, 2009-403**, *Frederick Szlachcic, 1409 Yorkshire Street, Port Charlotte – Second Affidavit of Non Compliance - \$5,618.50*
- E. **Case No, COD-10-00024**, *Alitzah Owens as Trustee of the 21398 Gladis Avenue Residential Land Trust, 21298 Gladis Avenue, Port Charlotte – Second Affidavit of Non Compliance - \$11,218.50*
- F. **Case No. 2009-06-0198C**, *Indymac Venture LLC, 489 Blossom Avenue, Port Charlotte – Affidavit of Noncompliance - \$218.50*
- G. **Case No. COD-10-00280**, *Deutsche Bank National Trust Company as Trustee on behalf of the Harbor View Mortgage Loan Trust 2006-5, 21155 Bersell Avenue, Port Charlotte – Affidavit of Noncompliance - \$200.00*
- H. ❖ **Case No. COD-10-00630**, *Deutsche Bank National Trust Company as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2006-M2, Asset-Backed Pass-Through Certificates, Series 2006-M2, 1010 Kensington Street, Port Charlotte – Affidavit of Noncompliance - \$1,064.50*

- I. **Case No. COD-10-00486**, Cathy Scott, 21152 Higgs Drive, Port Charlotte – Affidavit of Noncompliance - \$118.50

Suzy Hackett moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of **Case No. 2009-193 and COD-10-00630**. The motion was seconded by *Richard Adomatis* and was passed unanimously.

❖**Case No. 2009-193**, Joshua Emil & Deja Emil, 611 Eifel Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$118.50

Attorney for the Bank was present to answer questions from the Board.

Richard Adomatis moved to approve the fine as stated in the Affidavit of Noncompliance. The motion was seconded by *Suzy Hackett* and was passed unanimously.

❖**Case No. COD-10-00630**, Deutsche Bank National Trust Company as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2006-M2, 1010 Kensington Street, Port Charlotte – Affidavit of Noncompliance - \$1,064.50

Attorney for the Bank was present to answer questions from the Board.

Kathy Damewood moved to approve the fine as stated in the Affidavit of Noncompliance. The motion was seconded by *Suzy Hackett* and was passed unanimously.

VIII. NEW BUSINESS

Case No. COD-10-00465, Karen Asselin, 21907 Calvin Lane, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs. *Bob Hunek* Single Family Building Inspector was present and provided testimony to the Board.

Richard Adomatis moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to apply for and obtain the necessary permits to bring the property into compliance with the Florida Building Code. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Suzy Hackett** with one (1) opposing vote **Kathy Damewood**.

Case No. COD-10-01294, Gulf Coast Marine Center, Inc. & George Stoeckert, 4238 El Jobean Road, El Jobean [Sections 3-9-5(b) & 3-9-95(i), (j), & (k); & FBC Section 105.1]

Lyndon Reinwald Certified Code Compliance Officer provided testimony and presented photographs.

John Swen with Charlotte Engineering & Surveying, Inc. represented Gulf Coast Marine. He requested a 30 day extension.

Suzy Hackett moved to continue this case to the March 2, 2011, Code Enforcement Board hearing. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-01182, Liquidation Properties, Inc., n/k/a CITI Property Holdings, Inc., 354 Rio Vista Avenue, Punta Gorda [IPMC Sections 108.1.1, 302.7, 303.2, 304.1.1(6), & 304.2]

Tom Gravagna Certified Code Compliance Officer provided testimony and presented photographs.

Susanne Hirko with Coldwell Banker requested a 30 day extension.

Richard Adomatis moved to continue this case to the March 2, 2011, Code Enforcement Board hearing. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00649, Rodney Monroig & Yvette Monroig, 1472 Upshaw Terrace, Port Charlotte [FBC Sections 105.4 & 109.3]

Charlie Bush Certified Code Compliance Officer provided testimony and presented photographs.

Rodney Monroig requested a 30 day extension.

A lengthy discussion took place regarding the permit and final inspections.

Suzy Hackett moved to continue this case to the March 2, 2011, Code Enforcement Board hearing. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-00166, Angel Deleon & Milagros Deleon, 3274 Easy Street, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Angel Deleon provided testimony to the Board.

Kathy Damewood moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. If a permit cannot be issued, all improvements must be removed and the property restored to its original condition. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-01060, Joshua Grine & BAC Home Loans Servicing, 22258 Beverly Avenue, Port Charlotte [Sections 3-2-115, 3-9-5(b), 3-9-32(d), & 3-9-82.1; FBC Section 105.1; & SHC Sections 101.6, 302.5.1, 304, & 305.16]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Joshua Grine was present and provided testimony.

Gene Strebel represented the bank in this matter and provided testimony to the Board.

Richard Adomatis moved the Respondents are in violation as charged with the exception of Section 3-2-115. A cease and desist order was issued for 2 years. The Respondents have 30 days from the rendition of this Order to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; and to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. If a permit cannot be issued all improvements must be removed and the property restored to its original condition. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-00844, John Harkins & Lois Harkins, 2072 Basin Street, Port Charlotte [FBC Sections 105.4 & 109.3]

Dan DeValk Certified Code Compliance Officer provided testimony and presented photographs.

Robert Benedict represented the bank in this matter and provided testimony to the Board.

Joan Hayes moved the Respondents are in violation as charged. The Respondents have 90 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01024, Sally Saunders-Przybil & BAC
Home Loans Servicing, 2808 Caribbean Drive, Punta Gorda
[FBC Sections 105.4 & 109.3]

Tom Gravagna Certified Code Compliance Officer provided testimony and presented photographs.

Kathy Damewood moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01702, Rosemarie Kluever, 3201
Amanda Street, Punta Gorda [Sections 3-9-32(d) & 3-9-82.1]

Tom Gravagna Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondent is in violation as charged. A cease and desist order is issued for 2 years. The Respondent has 15 days from the rendition of the Order to bring the property into compliance. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-00955, John Coffin & Cynthia Coffin, 102 Curtis Terrace, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1; & SHC Sections 101.6, 304, 305.7, & 305.8]

Rick Towne Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondents are in violation as charged. A cease and desist order is issued for 2 years. The Respondents have 30 days from the rendition of this Order to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. If a permit cannot be issued all improvements must be removed and the property restored to its original condition. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Joan Hayes** and was passed unanimously.

Case No. 2009-10-0060C, Peter Kovitch, Jr. & Christina Kovitch, 23217 Troy Avenue, Punta Gorda [Sections 3-9-32(d) & 3-9-61; & FBC Sections 105.4 & 109.3]

Charlie Bush Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondents are in violation as charged. A cease and desist order is issued for 2 years. The Respondents have 30 days from the rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-00798, Marvin Rodriguez, Aura Rodriguez, & Wells Fargo Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC 2005-FRS, 1668 Hayworth Road, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1]

Charlie Bush Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondents are in violation as charged. A cease and desist order is issued for 2 years. The Respondents have 15 days from the rendition of the Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00299, Kimberly Grainger, Jessica Tansey, & PNC Mortgage, 8189 Chico Street, Port Charlotte [FBC Sections 105.4 & 109.3]

Darcie Nicolosi Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Joan Hayes** and was passed unanimously.

Case No. COD-10-00639, P.J.M. Properties, LTD, A United Kingdom Corporation, 27 Medalist Terrace, Rotonda West [FBC Sections 105.4 & 109.3]

Darcie Nicolosi Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01476, Iriana Guevara, 1984 Mississippi Avenue, Englewood [Sections 2-5-72, 3-9-33(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3]

Darcie Nicolosi Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Joan Hayes** and was passed unanimously.

Case No. COD-10-00990, Barbara A. Theis & HSBC Bank, NA, 21296 Davison Avenue, Port Charlotte [Sections 3-2-115, 3-9-32(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondent is in violation as charged with the exception of Section 3-2-115. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or

to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-00998, Oqab Abuoqab. 21090 Ionia Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; SHC Sections 101.6, 304, 305.3, 305.7, 305.8, 305.11, 305.14, 305.15 & 305.16; & FBC Section 105.1]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; and to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01087, Joseph Mann, Karla Mann, & BAC Home Loans Servicing, 21540 Olean Boulevard, Port Charlotte [SHC Sections 101.6, 305.3, & 305.15]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Joan Hayes moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to fix, repair or replace the Standard Housing Code violations; to apply for and obtain the

necessary permits to bring the property into compliance. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by ***Kathy Damewood*** and was passed unanimously.

Case No. COD-10-01120, James Aldrich & Faye Aldrich, 2411 Ambrose Lane, Port Charlotte [Sections 2-5-72, 3-2-115, & 3-9-32(d), & 3-9-82.1; & SHC Sections 101.6, & 305.3]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondents are in violation as charged. A cease and desist order was issued for 2 years. The Respondents have 30 days from the rendition of this Order to comply with Section 3-2-115; to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; and to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by ***Richard Adomatis*** and was passed unanimously.

Case No. COD-10-01121, Donald Meissner, Chondra Meissner, & U.S. Bank National Association, 2424 Warne Street, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), 3-9-82.1; FBC Section 105.1; & SHC Sections 101.6, 304, 305.7, 305.8, & 305.10]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

The County will voluntarily dismiss the case against Donald Meissner and Chondra Meissner.

Joan Hayes moved the Respondent is in violation as charged. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; and to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. If a permit cannot be issued all improvements must be removed and the property restored to its original condition. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-01149, Paul Vought & Justin Vought, 22024 Felton Avenue, Port Charlotte [Sections 3-2-214, 3-2-215, 3-9-5(b), 3-9-32(d), 3-9-82.1; FBC Section 105.1; & SHC Sections 101.6, 304, 305.2, 305.3, 305.7, 305.8, 305.11, & 305.17]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondents are in violation as charged. A cease and desist order was issued for 2 years. The Respondents have 30 days from the rendition of this Order to clear the zoning violations; to fix, repair or replace the Standard Housing Code violations; to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Richard Adomatis** and was passed unanimously.

Case No. COD-10-01215, Carl Larson, 22081 Belinda Avenue, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Sections 105.4 & 109.3]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondent is in violation as charged. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Joan Hayes** and was passed unanimously.

Case No. COD-10-01240, Bank of New York Mellon, 21290 Glendale Avenue, Port Charlotte [Sections 3-2-115, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 102.2, 301.3, 304.1, 304.2, 304.7, 305.1, 305.3, 404.7, & 604.3]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. A cease and desist order was issued for 2 years. The Respondent has 30 days from the rendition of this Order to comply with Section 3-2-115; to clear the zoning violations; to fix, repair or replace the International Property Maintenance Code violations; to renew the expired permit; to apply for and obtain the necessary permits to bring the property into compliance. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date of rejection. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01252, Florida First Escrow Company, as Trustee of the 2306 Lee Terrace Trust, Dated January 1, 2006, 2306 Lee Terrace, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1]

Rhonda Leonard Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondent is in violation as charged. A cease and desist order is issued for 5 years. The Respondent has 15 days from the rendition of the Order to clear the zoning violations. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$200.00 per day. Upon failure to comply, the Clerk shall notify the Board of County Commissioners for abatement. All reasonable costs of abatement, if necessary, shall be assessed in addition to any fines and costs. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00558, Larry Russell, 17031 Fallkirk Avenue, Port Charlotte [FBC Sections 105.4 & 109.3]

Dan DeValk Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. The Respondent has 30 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00950, Dmitriy Dimov & Inna Dimov, 14475 Ransom Avenue, Port Charlotte [FBC Sections 105.4 & 109.3]

Dan DeValk Certified Code Compliance Officer provided testimony and presented photographs.

Suzy Hackett moved the Respondents are in violation as charged. The Respondents have 30 days from the rendition of this Order to take the necessary steps to renew the expired permit. All final inspections must be obtained in accordance with the Florida Building Code. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Richard Adomatis** and was passed unanimously.

**Case No. COD-10-01189, MR TS Onnon Land, LLC,
4254 Flamingo Boulevard, Port Charlotte [Section 3-
9-5(b) & FBC Section 105.1]**

Lyndon Reinwald Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged with the exception of FBC Section 105.1. The Respondent has 30 days from the rendition of this Order to apply for and obtain the applicable zoning permit to bring the property into compliance and obtain all final inspections. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by **Kathy Damewood** was passed unanimously.

IX. STAFF AND BOARD MEMBER COMMENTS

- **Chairman LeBeau** presented **Pete Taylor** with a Certificate of Appreciation.
- **Kathy Damewood** inquired about Section 3-2-115 the vacant/abandoned property.

X. ADJOURNMENT

Richard Adomatis moved to adjourn the meeting. Motion was seconded by **Kathy Damewood** and was passed unanimously. The meeting adjourned at 12:18 pm.

**CODE ENFORCEMENT BOARD MINUTES
READ AND APPROVED ON MARCH 2, 2011**

CODE ENFORCEMENT BOARD OF
CHARLOTTE COUNTY, FLORIDA

Alan LeBeau, Chairman

ATTEST:

Sandra Williamson
Administrative Assistant I

Complete files of all cases, as well as taped recordings of all proceedings of this meeting, are kept in the Community Development Department and are available to the public.