

# AGENDA

## CHARLOTTE COUNTY CODE ENFORCEMENT BOARD MEETING

Administration Center, County Commission Meeting Room #119  
18500 Murdock Circle, Port Charlotte, Florida 33948-1094

**March 2, 2011, 9:00 a.m.**

The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary aids and services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk. If Sound Enhancement Units are insufficient for you, please contact our office TTY # 941-743-1234.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY**

IV. **NEXT MEETING DATE**  
THURSDAY, April 7, 2011

V. **APPROVAL OF MINUTES**  
February 2, 2011

VI. **AGENDA CHANGES**  
*To be announced*

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. 2008-322B**, Vladimir Casanova & Jeanette Casanova, 901 Robinhood Drive, Punta Gorda – Ninth Affidavit of Noncompliance - \$14,018.50. TAG
- B. **Case No. 2008-484**, Roy Ward, II, 1006 Rhinelander Street, Port Charlotte – Affidavit of Noncompliance - \$68.50. DD
- C. **Case No. 2008-674**, Joseph Cracchiolo & Kathleen Baten, 125 Sao Luiz Street, Punta Gorda – Second Affidavit of Noncompliance - \$168.50. CB
- D. **Case No. 2008-970**, Quantum Builders & Development, 57 Orlando Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50. CB

- E. **Case No. 2008-984**, Quantum Builders & Development, 49 Orlando Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50. CB
- F. **Case No. 2009-030**, Jason Guthrie & Leslie Guthrie, 21516 Webbwood Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$2,418.50. RL
- G. **Case No. 2009-074**, Zoraida Ortiz, 104 Broadmoor Lane, Rotonda West – Second Affidavit of Non Compliance - \$9,018.50. DN
- H. **Case No. 2009-154**, Richard McDonald & Priscilla McDonald, 20988 Kearney Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$8,018.50. RL
- I. **Case No. 2009-199**, Jose Camacho, 6700 Cleveland Drive, Punta Gorda – Fifth Affidavit of Noncompliance - \$14,018.50. TAG
- J. **Case No. 2009-217**, David Chaloupka, 23016 Jumper Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$48,618.50. CB
- K. **Case No. 2009-247**, Dana Petrarca & Christopher Menard, 21492 Seyburn Terrace, Port Charlotte – Third Affidavit of Noncompliance - \$8,018.50. RL
- L. **Case No. 2009-273**, Ramon Garcia, 21323 & 21331 Cottonwood Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$118.50. RL
- M. **Case No. 2009-308**, Jose Feliciano, Jr. & Ewa Syrociak-Feliciano, 18554 Satsuma Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$10,118.50. LR
- N. **Case No. 2009-361**, Paul Brooks, 1180 Belmar Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$218.50. LR
- O. **Case No. 2009-376**, Michael Carnovale, 21306 Cottonwood Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$4,118.50. RL
- P. **Case No. 2006-11-0065C**, Orange Wood Condominium Association, Inc., 22291 Westchester Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50. CB
- Q. **Case No. 2008-10-0152C**, Mike Hester, 22457 Olean Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$4,218.50. CB
- R. **Case No. 2009-04-0103C**, Lois Cubillan & Jose Cubillan, 19853 Midway Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50. LR
- S. **Case No. 2009-07-0355C**, Henry Richard & Carol Knight, 155 Croop Lane, Port Charlotte – Affidavit of Noncompliance - \$118.50. RT

- T. **Case No. 2009-08-0074C**, Brandon Sapp & Bank of New York, 1645 Birchcrest Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$15,818.50. RL
- U. **Case No. 2009-09-0099C**, Gary Rose, 132 Sinclair Street, SW, Port Charlotte – Affidavit of Noncompliance - \$218.50. RT
- V. **Case No. COD-10-00336**, Tarpon IV, LLC, 528 or 538 Cooper Street, Punta Gorda –Affidavit of Noncompliance - \$1,765.90. TAG
- W. **Case No. COD-10-00411**, Timothy Paul Goff, Danielle Isabel Baglivo and Wells Fargo Bank, NA, 21089 Evanston Avenue, Port Charlotte – Affidavit of Noncompliance - \$118.50. RL
- X. **Case No. COD-10-00543**, Peter Gilmore, 21515 Beaverton Avenue, Port Charlotte – Affidavit of Noncompliance - \$418.50. RL
- Y. **Case No. COD-10-00585**, Craig V. Spencer & Diana M. Spencer and The Bank of New York Mellon as Successor by Merger to the Bank of New York, as Trustee for the Certificateholders, CWABS, Inc. Asset-Backed Certificates, Series 2005-BC5, 2304 Dallas Street, Port Charlotte – Affidavit of Noncompliance - \$568.50. RL
- Z. **Case No. COD-10-00932**, Barbara Maqueira Boncompte, 3380 and 3388 Port Charlotte Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50. RT

**VIII. OLD BUSINESS**

- A. **Case No. COD-10-00651**, Nicholas Scaringella, 3754 & 3762 N. Access Road, Englewood [Section 3-9-5(b) & FBC Sections 105.1] Served – **This case was continued from the January 5, 2011, hearing** DN
- B. **Case No. 2009-09-0269C**, David Wismer, 1707 Taylor Road, Punta Gorda [FBC Section 105.1] Served – **This case was continued from December 1, 2010** TAG
- C. **Case No. COD-10-01182**, Liquidation Properties, Inc., n/k/a CITI Property Holdings, Inc., 354 Rio Vista Avenue, Punta Gorda [IPMC Sections 303.2, 304.1.1(6), 108.1.1, 304.2, & 302.7] Served – **This case was continued from the February 2, 2011, hearing** TAG
- D. **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] Served – **This case was continued from the February 2, 2011, hearing** LR

**IX. NEW BUSINESS**

- A. **Case No. COD-10-01257**, James Spencer, 4346 Concert Street, Port Charlotte [Section 3-9-5(b); & FBC Sections 105.1, 105.4, & 109.3] Served LR
- B. **Case No. COD-10-01584**, Tiernan Corrigan & Elizabeth Corrigan, 18343 Lingerlon Avenue, Port Charlotte [FBC Sections 105.4 & 109.3] Served LR
- C. **Case No. COD-10-01723**, Olga James, 20208 Midway Boulevard, Port Charlotte [Section 3-9-82.1; FBC Sections 105.4 & 109.3; & SHC Sections 101.6, 305.8, 305.14, & 307.4] Posted LR
- D. **Case No. 2008-07-0222C**, John Alessandro & Veronica Alessandro, 143 Creek Drive, Port Charlotte [Sections 3-9-32(d) & 3-9-61; & FBC Sections 105.4, 109.3, 424.2.17; & SHC Sections 101.6, 103.2, 304, 305.2, & 305.3] Served RT
- E. **Case No. COD-10-00088**, Robert Dean Rose & Cindy Towne Rose, Trustees Under the Robert Dean Rose Trust, Dated November 18, 2005; Cindy Towne Rose & Robert Dean Rose, Trustees Under the Cindy Towne Rose Trust, Dated November 18 2005, 274 Severin Road, Port Charlotte [FBC Sections 105.4 & 109.3] Posted RT
- F. **Case No. COD-10-00846**, Robert Hunt, 680 Dalton Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3] Posted RT
- G. **Case No. COD-10-01859**, Bank of New York, as Trustee for the Certificate Holder CWABS, Inc., 531 Lakehurst Avenue, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1] Served RT
- H. **Case No. COD-11-00033**, Fannie Mae, a/k/a Federal National Mortgage Assoc., 533 Orange Drive, Port Charlotte [FBC Sections 105.4 & 109.3] Served RT
- I. **Case No. COD-11-00038**, John Relyea, 3356 Harbor Boulevard, Port Charlotte [IPMC Sections 109.2, 109.4, 109.5, 301.2, 304.13.1, & 304.15] Posted RT
- J. **Case No. COD-11-00162**, Hertenlehner Corporation, 4135 Tamiami Trail, Port Charlotte [Sections 3-6-4, 3-9-95 (k) & (o)] Served RT
- K. **Case No. COD-10-00326**, Casmir Spinella & Lynn Spinella, 1566 Ultramarine Lane, Punta Gorda [FBC Sections 105.4 & 109.3] Posted CB
- L. **Case No. COD-10-01111**, Vitaliano Faieta, 3796 Tamiami Trail, Port Charlotte [FBC Sections 105.1, 105.4, & 109.3] Served CB

- M. **Case No. COD-10-01216**, Timothy Thompson, 25082 Harborview Road, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IPMC Section 303.2] Served CB
- N. **Case No. COD-10-01389**, Alfred Larson & Arline Larson, 2474 Teakwood Terrace, Punta Gorda [Sections 3-9-32(d) & 3-9-85] Served CB
- O. **Case No. 2008-07-0192C**, Richard C. Jenkins, Susan L. Giglo-Jenkins, Frank S. Guagliardo, & Joann M. Giglo-Guagliardo, 8724 Grand Avenue, Placida [Section 3-9-5(b) & FBC Section 105.1] Posted DN
- P. **Case No. COD-10-00566**, Elbert C. Weaver, as General Partner of the Elbert C. Weaver Family Partnership, LTD, 6900 San Casa Drive, Englewood [Sections 3-9-5(b), 3-9-43(d), & 3-9-82.1; & FBC Section 105.1] Served DN
- Q. **Case No. COD-10-01072**, Erika Roberg, 7259 Teasberry Street, Englewood [FBC Sections 105.4 & 109.3] Served DN
- R. **Case No. COD-10-01201**, Estate of Mark Woodmansee, 11407 Baggot Avenue, Englewood [Section 3-9-5(b); FBC Section 105.1; & IPMC Sections 301.2, 304.1.1(12), 604, & 605] Served DN
- S. **Case No. COD-10-01424**, JLM Tampa, Inc., 100 Gasparilla Way, Placida [Section 3-9-5(b) & FBC Section 105.1] Served DN
- T. **Case No. COD-10-01563**, Atlas FL I SPE, LLC, 11701 Anglers Club Drive, Placida [FBC Sections 105.4 & 109.3] Served DN
- U. **Case No. COD-10-00952**, Pierre Scavuzzo & Mark Goldenburg, 21653 Augusta Avenue, Port Charlotte [FBC Section 105.4 & 109.3] Served RL
- V. **Case No. COD-10-01079**, Robert Reeves, Mary Reeves, & Wells Fargo Bank, 21923 Calvin Lane, Port Charlotte [Sections 2-5-72, 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, 305.3.2, 305.7, 305.8, 305.9, 305.10, & 305.15] Posted RL
- W. **Case No. COD-10-01084**, Stephen Dabrosca, 2525 Starlite Lane, Port Charlotte [Section 3-9-5(b); FBC Section 105.1; & SHC Sections 101.6, 305.3, & 305.7] Served RL
- X. **Case No. COD-10-01301**, John Shepherd, Jr. & Marjorie Shepherd, 1122 Yarmouth Street, Port Charlotte [Sections 3-9-32(d), 3-9-61, & 3-9-82.1] Served RL
- Y. **Case No. COD-10-01370**, TLH-Church, Inc., 314 Hyacinth Street, Port Charlotte [Section 2-5-72 & FBC Sections 105.4 & 109.3] Served RL

- Z. **Case No. COD-10-01372**, TLH-Church, Inc., 22041 Seaton Avenue, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & FBC Sections 105.4 & 109.3] Served RL
- AA. **Case No. COD-10-01374**, Marilyn Fraser, 2425 Picnic Street, Port Charlotte [Section 3-9-32(d)] Served RL
- BB. **Case No. COD-10-01375**, Lantana Land A, Inc., 313 Hyacinth Street, Port Charlotte [Section 2-5-72 & FBC Sections 105.4 & 109.3] Served RL
- CC. **Case No. COD-10-01496**, Mark Williams, 22111 Marshall Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), 3-9-82.1; & IPMC Sections 102.2, 301.3, 304.1, 304.6, 304.7, 304.13, 304.13.1, 304.15, & 604.3; & FBC Section 105.1] **Not Served** RL
- DD. **Case No. COD-10-01504**, Lawrence Sheppard & Tara Sheppard, 21914 Haines Avenue, Port Charlotte [Sections 2-5-72, 3-9-5(b), 3-9-32(d), 3-9-82.1; & FBC Section 105.1] Served RL

X. **STAFF AND BOARD MEMBER COMMENTS**

XI. **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.

**Cases Dismissed or Cleared Before Meeting**

**Case No. COD-10-01665**, Paul Karst, Margaret Karst, & Citibank, N.A.

**TOTAL CLEARED/DISMISSED: 1**

## CASES SCHEDULED FOR JANUARY 2011

**Case No. COD-10-00804**, David Wilcott, 3999 Conway Boulevard, Port Charlotte [Section 3-9-5(b), 3-9-32(d), 3-9-82.1, & 3-9-91] Posted – **Cont to Aug** RT

## CASES SCHEDULED FOR FEBRUARY 2011

**Case No. 2009-07-0290C**, Lisa Blanchard, 27064 Ecuador Drive, Punta Gorda [FBC Sections 105.1, 105.4, & 109.3] Posted – Cont to Aug CB

**Case No. 2009-09-0213C**, Kevin Cheek & BAC Home Loans Servicing, 3119 Yukon Drive, Port Charlotte [FBC Sections 105.4 & 109.3] Served - Cont to Aug LR

**Case No. 2009-09-0310C**, Rolando Sosa & Alexandra Sosa, 24347 Peppercorn Road, Punta Gorda [FBC Sections 105.4 & 109.3] Served – Cont to Aug TAG

**Case No. COD-10-00473**, Lillian M. Taylor-Belobraydic and Anthony B. Taylor as Co-Trustees of the Lillian M. Taylor-Belobraydic Living Trust, Under Trust Agreement Dated October 21, 1998 & Restatement of Trust Dated October 15, 2008, 1000 Kings Highway, Lot 397 (a/ka 397 Jamaica Way), Punta Gorda [FBC Sections 105.4 & 109.3] Served - Cont to Aug CB

**Case No. COD-10-00577**, Martin Carroll & Michele Carroll, 300 Kettle Harbor Drive, Placida [Section 3-9-5(b) & FBC Section 105.1] Served – Cont to April DN

**Case No. COD-10-00686**, Marie Hodgdon, 21733 Edgewater Drive, Port Charlotte [FBC Sections 105.4 & 109.3] Served - Cont to July RT

**Case No. COD-10-00808**, Justin J. Sullivan, 430 Dalton Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3] Posted – Cont to July RT

**Case No. COD-10-00848**, Federal National Mortgage, 22167 Marshall Avenue, Port Charlotte [Section 3-9-5(b), FBC Section 105.1, & SHC Sections 101.6, 302.6, 304, 305.7, 305.8, 305.9, 305.10, 305.12, 305.15, & 305.16] Served – Cont to April RL

**Case No. COD-10-01130**, Placida Professional Center, 2851, 2861, 2861, & 2881 Placida Road, Englewood [FBC Sections 105.4 & 109.3] Served - Cont to August DN

**Case No. COD-10-01131**, Lemon Bay Resort, 8251, & 8255 Esther Street, Englewood [Section 2-5-72, FBC Sections 105.4, & 109.3] Served - Cont to June DN

**Case No. COD-10-01224**, Osbert Souvenir & Ann Souvenir, 20185 Midway Boulevard, Port Charlotte [IPMC Sections 304.9, 304.13, 604.3, & 605.1; & FBC Sections 105.4 & 109.3] Served – Cont to August, 2011 RT

**Case No. COD-10-01337**, Kevin Barnard & Cindy Barnard, 3273 Easy Street, Port Charlotte [Sections 2-5-72, 3-2-115, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & IPMC Sections 102.2, 304.2, 304.7, 304.13, 304.13.1, & 604.3] **Not Served** RL

**CASES SCHEDULED FOR MARCH 2011**

**Case No. 2009-412**, Leigh Elliott & Bill Nolan, 23064 Harborview Road, Unit #O, Port Charlotte [FBC Sections 105.1, 105.4, & 109.3] Served – Cont to Sept GW

**Case No. 2007-11-0066C**, William D. Hicks & Anne Louise Hicks, 4371 Point Court, Port Charlotte [FBC Sections 105.4 & 109.3] **Not Served** LR

**Case No. COD-10-01300**, Dennis Ellis & Grace Ellis, 1142 Yorkshire Street, Port Charlotte [FBC Section 105.4 & 109.3] Served - Cont to May RL

**Case No. COD-10-01662**, Cole Edward, Inc. & Glenn Caudill, 3150 Duncan Road, Punta Gorda [Sections 1-10-18, 2-5-72, 3-9-42(d), & 3-9-61] **Not Served** TAG

**Case No. COD-10-01725**, KLH Partners, LTD, 1625 S McCall Road, Englewood [Section 1-10-18, 3-2-145, 3-9-5(b), & 3-9-43(d)] Served- Cont to August DN