

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

March 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: THURSDAY, April 7, 2011

V. APPROVAL OF MINUTES

Suzy Hackett moved to approve the minutes of **February 2, 2011**. The motion was seconded by *Richard Adomatis* and was passed unanimously.

VI. AGENDA CHANGES

2008-07-0222C - Continued
COD-10-00088 – Dismissed
COD-10-01216 – Continued
COD-10-01496 – Not Served

VII. CONSENT - AFFIDAVITS OF NON-COMPLIANCE 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.
- B. **Case No. 2008-484**, Roy Ward, II, 1006 Rhinelander Street, Port Charlotte – Affidavit of Noncompliance - \$68.50.
- C. **Case No. 2008-674**, Joseph Cracchiolo & Kathleen Baten, 125 Sao Luiz Street, Punta Gorda – Second Affidavit of Noncompliance - \$168.50.
- D. **Case No. 2008-970**, Quantum Builders & Development, 57 Orlando Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- E. **Case No. 2008-984**, Quantum Builders & Development, 49 Orlando Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- F. **Case No. 2009-030**, Jason Guthrie & Leslie Guthrie, 21516 Webbwood Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$2,418.50.
- G. ❖**Case No. 2009-074**, Zoraida Ortiz, 104 Broadmoor Lane, Rotonda West – Second Affidavit of Non Compliance - \$9,018.50.
- H. **Case No. 2009-154**, Richard McDonald & Priscilla McDonald, 20988 Kearney Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$8,018.50.
- I. ❖**Case No. 2009-199**, Jose Camacho, 6700 Cleveland Drive, Punta Gorda – Fifth Affidavit of Noncompliance - \$14,018.50.

- J. ❖**Case No. 2009-217**, David Chaloupka, 23016 Jumper Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$48,618.50.

- K. **Case No. 2009-247**, Dana Petrarca & Christopher Menard, 21492 Seyburn Terrace, Port Charlotte – Third Affidavit of Noncompliance - \$8,018.50.

- L. **Case No. 2009-273**, Ramon Garcia, 21323 & 21331 Cottonwood Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$118.50.

- M. **Case No. 2009-308**, Jose Feliciano, Jr. & Ewa Syrociak-Feliciano, 18554 Satsuma Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$10,118.50.

- N. **Case No. 2009-361**, Paul Brooks, 1180 Belmar Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$218.50.

- O. **Case No. 2009-376**, Michael Carnovale, 21306 Cottonwood Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$4,118.50.

- P. **Case No. 2006-11-0065C**, Orange Wood Condominium Association, Inc., 22291 Westchester Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.

- Q. ❖**Case No. 2008-10-0152C**, Mike Hester, 22457 Olean Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$4,218.50.

- R. ❖**Case No. 2009-04-0103C**, Lois Cubillan & Jose Cubillan, 19853 Midway Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.

- S. **Case No. 2009-07-0355C**, Henry Richard & Carol Knight, 155 Croop Lane, Port Charlotte – Affidavit of Noncompliance - \$118.50.

- T. ❖ **Case No. 2009-08-0074C**, Brandon Sapp & Bank of New York, 1645 Birchcrest Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$15,818.50.
- U. ❖ **Case No. 2009-09-0099C**, Gary Rose, 132 Sinclair Street, SW, Port Charlotte – Affidavit of Noncompliance - \$218.50.
- V. **Case No. COD-10-00336**, Tarpon IV, LLC, 528 or 538 Cooper Street, Punta Gorda – Affidavit of Noncompliance - \$1,765.90.
- 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.
- X. ❖ **Case No. COD-10-00543**, Peter Gilmore, 21515 Beaverton Avenue, Port Charlotte – Affidavit of Noncompliance - \$418.50.
- 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.
- Z. **Case No. COD-10-00932**, Barbara Maqueira Boncompte, 3380 and 3388 Port Charlotte Boulevard, Port Charlotte – Affidavit of Noncompliance - \$218.50

Suzy Hackett moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of **Case Nos. 2008-332B, 2009-074, 2009-199, 2009-217, 2008-10-0152C, 2009-04-0103C, 2009-08-0074C, 2009-09-0099C, and COD-10-00543**. The motion was seconded by *Kathy Damewood* and was passed unanimously.

❖ **Cases pulled from the Affidavits of Non-Compliance:**

❖ **Case No. 2008-322B**, Vladimir Casanova & Jeanette Casanova, 901 Robinhood Drive, Punta Gorda – Ninth Affidavit of Noncompliance - \$14,018.50.

❖ **Case No. 2009-199**, Jose Camacho, 6700 Cleveland Drive, Punta Gorda – Fifth Affidavit of Noncompliance - \$14,018.50.

❖ **Case No. 2009-217**, David Chaloupka, 23016 Jumper Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$48,618.50.

Richard Adomatis moved that **Case Nos. 2008-332B, 2009-199, and 2009-217** be sent to the Charlotte County Board of County Commissioners for further action. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Richard Adomatis moved to approve the fines as stated in the Affidavits of Noncompliance on Case Nos. **2008-332B, 2009-199, and 2009-217**. The motion was seconded by **Kathy Damewood** and was passed unanimously.

❖ **Case No. 2008-10-0152C**, Mike Hester, 22457 Olean Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$4,218.50.

Mike Hester provided testimony to the Board. Since the property is now in compliance, he asked the Board not to assess the fine against the property.

Kathy Damewood moved to deny the Affidavit of Noncompliance. The motion was seconded by **Suzy Hackett** and was passed unanimously.

❖**Case No. 2009-04-0103C**, *Lois Cubillan & Jose Cubillan, 19853 Midway Boulevard, Port Charlotte – Affidavit of Noncompliance - \$118.50.*

Lois Cubillan, homeowner, and *Lyndon Reinwald*, Code Inspector, presented testimony to the Board.

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

❖**Case No. 2009-08-0074C**, *Brandon Sapp & Bank of New York, 1645 Birchcrest Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$15,818.50.*

Kathy Damewood moved to approve the fines as stated in the Affidavits of Noncompliance. The motion was seconded by *Richard Adomatis* and was passed unanimously.

❖**Case No. 2009-09-0099C**, *Gary Rose, 132 Sinclair Street, SW, Port Charlotte – Affidavit of Noncompliance - \$218.50.*

Gary Rose was present and provided testimony to the Board.

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

❖**Case No. COD-10-00543**, *Peter Gilmore, 21515 Beaverton Avenue, Port Charlotte – Affidavit of Noncompliance - \$418.50.*

Ralph Brooks, was present and provided testimony on behalf of the lender.

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

❖ **Case No. 2009-074**, Zoraida Ortiz, 104 Broadmoor Lane, Rotonda West – Second Affidavit of Non Compliance - \$9,018.50.

Carrie Mac represented the Respondent in this matter. **Jeff Ruggieri**, Director of Building and Growth Management Department for Charlotte County, provided testimony in this matter.

Suzy Hackett moved to continue this case to **May 4, 2011**. The motion was seconded by **Richard Adomatis** and was passed unanimously.

VIII. OLD BUSINESS

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

Suzy Hackett moved to continue this case to May 4, 2011. The motion was seconded by **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00651, Nicholas Scaringella, 3754 & 3762 N. Access Road, Englewood [Section 3-9-5(b) & FBC Sections 105.1]

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

Joan Hayes 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. If the application for the permit is rejected, new plans shall be resubmitted within 5 days from the date

of rejection or obtain a demolition permit to remove any improvements from the property. 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.

IX. NEW BUSINESS

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]

The Respondent requested a 60 days continuance.

Suzy Hackett moved to continue this case to May 4, 2011. The motion was seconded by *Richard Adomatis* and was passed unanimously.

Case No. COD-10-01563, Atlas FL I SPE, LLC, 11701 Anglers Club Drive, Placida [FBC Sections 105.4 & 109.3]

Malcom Pitchford requested a 90 day continuance.

Suzy Hackett moved to continue this case to June 1, 2011. The motion was seconded by *Richard Adomatis* and was passed unanimously.

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]

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

Mary Reeves was present and provided testimony to the Board.

Richard Adomatis moved the Respondents are in violation as charged. A cease and desist order is issued for 2 years. The Respondents have 10 days from the rendition of the order to clear all zoning violations; and 30 days to fix, replace or repair 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 **Suzy Hackett** and was passed unanimously.

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]

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

John Shepherd was present and provided testimony to the Board.

Suzy Hackett moved the Respondents are in violation as charged. The Respondents have 15 days from rendition of this 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. A cease and desist order is issued for 5 years. 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-10-01374, Marilyn Fraser, 2425 Picnic Street, Port Charlotte [Section 3-9-32(d)]

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

Marilyn Fraser was present and provided testimony to the Board.

Derek Rooney Assistant County Attorney provided testimony. He stated the owner might want to appear before the Board of Zoning and Appeals.

Suzy Hackett moved to continue the case to June 1, 2011. The motion was seconded by **Joan Hayes** with two (2) opposing votes **Kathy Damewood** and **Pete Taylor**.

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]

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

Lawrence Sheppard was present and provided testimony to the Board.

Kathy Damewood 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 all zoning 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** with one (1) opposing vote **Pete Taylor**.

Case No. COD-10-01584, Tiernan Corrigan & Elizabeth Corrigan, 18343 Lingerlon Avenue, Port Charlotte [FBC Sections 105.4 & 109.3]

Lyndon Reinwald Certified Code Compliance Officer provided testimony and presented photographs. An investigation was conducted finding an expired permit.

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 permits or remove all improvements from the property to restore the property 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-10-01723, 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]

Lyndon Reinwald 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 clear the zoning violations; to fix, repair or replace the Standard Housing Code 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. A cease and desist order is issued for 2 years. 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-10-00846, Robert Hunt, 680 Dalton
Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3]

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

Joan Hayes moved the Respondent is in violation as charged. The Respondent has 30 days from 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-10-01859, 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]

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

Kathy Damewood 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 all 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 or obtain a demolition permit to remove any improvements from the property. 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-11-00033, Fannie Mae, a/k/a Federal
National Mortgage Assoc., 533 Orange Drive, Port Charlotte
[FBC Sections 105.4 & 109.3]

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

Suzy Hackett moved the Respondent is in violation as charged. The Respondent has 30 days from 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 **Richard Adomatis** and was passed unanimously.

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]

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

Joan Hayes moved the Respondent is in violation as charged with the exception of IPMC Section 109.2. The Respondent has 30 days from the rendition of this Order to fix, repair or replace the IPMC violations and, if necessary, obtain final inspections. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$250.00 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-10-00326, Casmir Spinella & Lynn Spinella, 1566 Ultramarine Lane, Punta Gorda [FBC Sections 105.4 & 109.3]

Charlie Bush 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 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-10-01111, Vitaliano Faieta, 3796 Tamiami Trail, Port Charlotte [FBC Sections 105.1, 105.4, & 109.3]

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

Suzy Hackett 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 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 **Kathy Damewood** and was passed unanimously.

Case No. COD-10-01389, Alfred Larson & Arline Larson, 2474 Teakwood Terrace, Punta Gorda [Sections 3-9-32(d) & 3-9-85]

Charlie Bush 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 15 days from the rendition of this 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. The motion was seconded by **Joan Hayes** and was passed unanimously.

Case No. COD-10-01072, Erika Roberg, 7259 Teasberry Street, Englewood [FBC Sections 105.4 & 109.3]

Darcie Nicolosi 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 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-10-01201, 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]

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 hearing to clear the IPMC violations; 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 **Kathy Damewood** and was passed unanimously.

Case No. COD-10-00952, Pierre Scavuzzo & Mark Goldenburg, 21653 Augusta Avenue, Port Charlotte [FBC Section 105.4 & 109.3]

Rhonda Leonard 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 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-10-01084, Stephen Dabrosca, 2525 Starlite Lane, Port Charlotte [Section 3-9-5(b); FBC Section 105.1; & SHC Sections 101.6, 305.3, & 305.7]

Rhonda Leonard 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 fix, replace or repair 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. The motion was seconded by **Suzy Hackett** and was passed unanimously.

Case No. COD-10-01370, TLH-Church, Inc., 314 Hyacinth Street, Port Charlotte [Section 2-5-72 & FBC Sections 105.4 & 109.3]

Rhonda Leonard 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 rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit or obtain a demolition permit to restore the property 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 \$200.00 per day. A cease and desist order is issued for 2 years. 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-10-01372, 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]

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

Suzy Hackett moved the Respondent is in violation as charged. The Respondent has 30 days from rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit or obtain a demolition permit to restore the property 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 \$200.00 per day. A cease and desist order is issued for 2 years. 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-10-01375, Lantana Land A, Inc., 313 Hyacinth Street, Port Charlotte [Section 2-5-72 & 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. The Respondent has 30 days from rendition of this Order to clear the zoning violations and to take the necessary steps to renew the expired permit or obtain a demolition permit to restore the property 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 \$200.00 per day. A cease and desist order is issued for 2 years. 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.

X. STAFF/BOARD MEMBER COMMENTS

A discussion took place about the possibility of the County using a special magistrate to hear the Code Enforcement Board cases.

XI. ADJOURNMENT

Suzy Hackett moved to adjourn the meeting. Motion was seconded by *Richard Adomatis* and was passed unanimously. The meeting adjourned at 12:26 pm

SIGNATURE ON FILE

**CODE ENFORCEMENT BOARD MINUTES
READ AND APPROVED ON APRIL 7, 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.