

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

September 5, 2012, 9:00 a.m.

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Members Present:

Alan LeBeau
Richard Adomatis
Kathy Damewood
Suzy Hackett
Joan Hayes
Charles Lindberg
Nick Theiss

IV. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

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

V. NEXT MEETING DATE

October 3, 2012

VI. APPROVAL OF MINUTES

Suzy Hackett moved to approve the minutes of **August 1, 2012**. The motion was seconded by *Kathy Damewood* and was passed unanimously

VII. AGENDA CHANGES

COD-11-01906 - Dismissed
COD-11-02695 – Dismissed

VIII. OLD BUSINESS

None

IX. 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.

- A. ***Case No. 2009-04-0013C, Wybeka Gulsby, 11261 Third Avenue,
Port Charlotte – Affidavit of Noncompliance - \$110.00***

- B. **Case No. COD-10-00572**, John Linscott & Trista Linscott, 2464 Deedra Street, Port Charlotte – Seventh Affidavit of Noncompliance - \$165.50.
- C. **Case No. COD-10-00585**, Craig Spencer, Diana Spencer, & the Bank of New York Mellon, 2304 Dallas Street, Port Charlotte – Seventh Affidavit of Noncompliance - \$157.00.
- D. **Case No. COD-10-00780**, Lajos Szathmari, 3193 Crestwood Drive, Port Charlotte – Eighth Affidavit of Noncompliance - \$657.00.
- E. **Case No. COD-10-00953**, Steven Blake & Heather Julian, 3397 Croton Terrace, Port Charlotte – Seventh Affidavit of Noncompliance - \$157.00
- F. **Case No. COD-10-01013**, Brian Schebel, Jennifer Walker, & LaSalle Bank National Association, 21354 Percy Avenue, Port Charlotte – Sixth Affidavit of Noncompliance - \$233.50.
- G. **Case No. COD-10-01782**, Matthew Berleue & Kristen Berleue, 20407 Spangler Terrace, Port Charlotte – Third Affidavit of Noncompliance - \$6,818.50.

Sean Whaley and Natalie Valdes represented the lender in this matter and provided testimony to the Board.

Terri Barnett Certified Code Compliance Officer provided testimony to the Board.

Kathy Damewood moved to continue this case to October 3, 2012. The motion was seconded by *Richard Adomatis* and was passed unanimously.

- H. **Case No. COD-11-00507**, Philip Sorenson & Lois B. Sorenson, 1618 Harbor Boulevard, Port Charlotte – Third Affidavit of Noncompliance - \$142.00.
- I. **Case No. COD-11-00545**, Paladin Financial, Inc. & Astoria Homes, 3420 Croton Terrace, Port Charlotte – Fourth Affidavit of Noncompliance - \$457.00.
- J. **Case No. COD-11-00584**, Europa Financial Investment Group, LLC, 22072 Beverly Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$2,418.50.

- K. **Case No. COD-11-00585**, Eric Bachar & Carol Bachar, 22083 Beverly Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$257.00.
- L. **Case No. COD-11-00686**, Bruce Richard Vilardi, 22129 Midway Boulevard, Port Charlotte – Third Affidavit of Noncompliance - \$236.50.
- M. **Case No. COD-11-00724**, Doris Waters, 3284 Easy Street, Port Charlotte – Fourth Affidavit of Noncompliance - \$235.66.
- N. **Case No. COD-11-00911**, Mario Escalera & Carleen Escalera, 21387 Meehan Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$233.50.
- O. **Case No. COD-11-00990**, Charles Wendell, Jr. & Donna Wendell, 3453 Westlund Terrace, Port Charlotte – Fourth Affidavit of Noncompliance - \$3,033.50.
- P. †**Case No. COD-11-01189**, Christine E. Marfut, 21219 Glendale Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$510.00.

Christine Marfut was present and provided testimony to the Board.

Rhonda Leonard Certified Code Compliance Officer provided testimony to the Board.

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

- Q. **Case No. COD-11-01225**, David Prouty, 2231 Claude Court, Port Charlotte – Second Affidavit of Noncompliance - \$815.50.
- R. **Case No. COD-11-01244**, Placido Amendolia, 21551 Kenyon Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$133.50.
- S. **Case No. COD-11-01688**, Matthew Ernest McAdams & The Bank of New York Mellon, 22008 Beverly Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$118.50.
- T. †**Case No. COD-11-01906**, Chase Home Finance, LLC, 21378 Gladis Ave., Port Charlotte – Second Affidavit of Noncompliance -

\$2,757.00.

This case was pulled from the agenda by the inspector. The property was sold prior to hearing.

- U. **Case No. COD-11-02296**, Rodolfo Barreneche & Margarita Barreneche, 21275 Glendale Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$157.00.
- V. **Case No. COD-11-02317**, Wells Fargo Bank, N.A., 3141 Crestwood Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$3,633.50.
- W. **Case No. COD-11-02391**, William Speidell & Karen Speidell, 179 Capatola Street, Port Charlotte – Second Affidavit of Noncompliance - \$10,410.00.

Justin Thomas represented the lender in this matter and provided testimony to the Board.

Lyndon Reinwald Certified Code Compliance Officer provided testimony to the Board.

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

- X. **Case No. COD-11-02450**, Jonathan Nason, 21688 Gibraltar Drive, Port Charlotte – Third Affidavit of Noncompliance - \$260.96.
- Y. **Case No. COD-11-02475**, John Courtney Dookie, 21075 Gladis Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$257.00.

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

- Z. **Case No. COD-11-02534**, Steve Mucciarone, Inc., as Trustee of the 22210 Hernando Avenue Trust, & JP Morgan Chase Bank National Association, 22210 Hernando Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$218.50.

- AA. **Case No. COD-11-02599**, Rodger Buzard, 2191 Hariet Street, Port Charlotte – Second Affidavit of Noncompliance - \$233.50.
- BB. **Case No. COD-11-02653**, Zdenka Rozsypalkova, 21123 Glendale Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$157.00.
- CC. **Case No. COD-11-02716**, Federal National Mortgage Association, 4519 Belfountain Street, Port Charlotte - Affidavit of Noncompliance - \$110.00.
- DD. **Case No. COD-11-02761**, Donald Evertsen, 21928 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$157.00.
- EE. **Case No. COD-11-02775**, Derek Snider, 3357 Edgehill Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$233.50.
- FF. **Case No. COD-11-02793**, Felix Navedo Valle & Ana Navedo, 3340 Edgehill Terrace, Port Charlotte – Second Affidavit of Noncompliance - \$7,083.50.

Stacy Shelton represented the lender in this matter and provided testimony to the Board.

Rhonda Leonard Certified Code Compliance Officer provided testimony to the Board.

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

- GG. **Case No. COD-11-02822**, Eric Rajnish, 22448 Hernando Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$457.00.
- HH. **Case No. COD-11-02906**, Glenn Blondun & Kim Blondun, 308 Darst Avenue, Punta Gorda – Affidavit of Noncompliance - \$8,831.16.
- II. **Case No. COD-11-02949**, James Natherson, 13156 Dodds Court, Port Charlotte – Affidavit of Noncompliance - \$115.50.
- JJ. **Case No. COD-11-02980**, Joel Nuemann, 3373 Lucerne Terrace, Port Charlotte – Third Affidavit of Noncompliance - \$183.50.

KK. Case No. COD-11-03118, Triad Dominion Equities, LLC, 2256 Birchcrest Boulevard, Port Charlotte – Affidavit of Noncompliance - \$265.50.

LL. ✦Case No. COD-12-00081, Estate of Stanley Crews, 21524 Webbwood Avenue, Port Charlotte – Affidavit of Noncompliance - \$68.50.

Sean Whaley represented the lender in this matter and provided testimony to the Board.

Rhonda Leonard Certified Code Compliance Officer provided testimony to the Board.

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

MM. Case No. COD-12-00219, Michael Delesparra, 14151 Salvatierra Lane, Port Charlotte – Affidavit of Noncompliance - \$6,018.10.

NN. Case No. COD-12-00336, Virginia Blomberg, 175 Rotonda Circle, Rotonda West – Affidavit of Noncompliance - \$68.50.

Kathy Damewood moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of Case Nos. COD-10-01782, COD-11-01189, COD-11-01906, COD-11-02391, COD-11-02475, COD-11-02793, and COD-12-00081. The motion was seconded by *Suzy Hackett* and was passed unanimously.

X. LIENS - APPROVAL TO SEND TO BCC FOR FURTHER CONSIDERATION

A. Case No. 2009-361, Paul Brooks, 1180 Belmar Avenue, Port Charlotte - \$56,294.94 – total amount of liens.

B. Case No. COD-10-01662, Edward Cole & Glenn Caudill, 3150 Duncan Road, Punta Gorda - \$13,423.50 – total amount of liens.

Suzy Hackett moved to approval to send the liens to the Board of County Commissioner for further consideration. The motion was seconded by *Joan Hayes* and was passed unanimously.

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

XI. NEW BUSINESS

Case No. COD-12-00421, *Estate of Charlotte Kitzmiller, 2209 Ednor Street, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IPMC Sections 301.2, 302.7, 304.1, 304.2, 304.6, 304.13, 304.13.1, & 304.15]*

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

Justin Thomas represented the lender in this matter and provided testimony to the Board in this matter.

Suzy Hackett moved the Estate of Charlotte Kitzmiller is in violation as charged. The Estate of Charlotte Kitzmiller has 60 days from the date of this Order to clear the zoning violations and to bring the property into compliance with the International Property Maintenance Codes. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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-12-00709, *James J. Absher, Lisa L. Cataldo-Absher, & Fifth Third Mortgage Company, 18510 Briggs Circle, Port Charlotte [FBC Sections 105.4 & 109.3]*

Lisa Cataldo-Absher was present and requested a continuance in this matter.

Richard Adomatis moved to continue this case until the November 7, 2012. The motion was seconded by *Charles Lindberg* with one opposing vote *Joan Hayes*.

Case No. COD-12-01449, *Estate of Eugene Mozias & Tatyana Sovetova, 22315 Hernando Avenue, Port Charlotte [IPMC Sections 108.1, 108.1.3, 108.1.5(6), 108.1.5(7), 108.2, 108.6, 109.2, 109.4, 109.5, 301.2, 301.3, 304.1, 304.2, 304.13, 304.13.1, 304.15, 305.1, 305.3, A101.1, A103.2, A103.3, A103.4, & A103.5]*

Rhonda Leonard 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 date of this Order to bring the property into compliance with the International Property Maintenance Codes. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 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-12-01602, Daniel Zammuto, 22456
Hernando Avenue, Port Charlotte [Sections 2-5-72 & 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 302.7, & 304.2]**

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 the date of this Order to clear the zoning violations; and to bring the property into compliance with the International Property Maintenance Code violations; and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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-12-01604, Estate of Lester Wilcox, 22363
Midway Boulevard, Port Charlotte [Sections 2-5-72 & 3-9-5(b); & FBC Sections 105.1, 105.4, & 109.3; & IPMC Sections 108.1, 108.1.3, 108.1.5(7 & 9), 108.2, 108.6, 109.2, 109.4, 109.5, 301.2, 301.3, 302.1, 302.3, 302.5, 302.7, 304.1, 304.1.1(4), 304.2, 304.6, 304.13, 304.15, 305.1, 305.3, 305.6, 309.1, 501.2, 505.1, 604.3, A101.1, A103.3, A103.4, & A103.5]**

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

Richard Adomatis moved the Estate of Lester Wilcox is in violation as charged. The Estate of Lester Wilcox has 30 days from the date of this Order to clear the zoning violations; and to bring the property into compliance with the International Property Maintenance Code violations; and renew the expired permit and obtain final inspections; and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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 *Nicholas Theiss* and was passed unanimously.

Case No. COD-12-01753, *Dwight Adams, 3357 Maple Terrace, 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; & IPMC Sections 301.2, 301.3, 302.7, 304.1, 304.2, 304.13, & 604.1]*

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 Sections 3-2-214, 3-2-215, 3-9-5(b), 3-9-32(d), & 3-9-82.1. The Respondent has 30 days from the date of this Order to bring the property into compliance with the International Property Maintenance Code and to apply for and obtain all necessary permits. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 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-12-01771, *Timothy Kellar, 21662 Augusta Avenue, Port Charlotte [Section 2-5-72]*

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

Suzy Hackett moved the Respondent is in violation as charged. The Respondent has 15 days from the date of this Order to clear the zoning violation. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00

per day. A cease and desist order is issued for 2 years for the zoning violations. 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-12-01815, *David Prouty, 2231 Claude Court, Port Charlotte [IPMC, Sections 108.1, 108.1.3, 108.1.5(3, 6, 7, & 9), 108.2, 108.6, 109.2, 109.4, 109.5, 301.2, 301.3, 302.1, 302.7, 304.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, 304.15, 305.1, 305.3, 404.7, 501.2, 504.1, 505.1, 601.2, 604.1, 604.3, A101.1, A103.2, A103.3, A103.4, & A103.5]*

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 the date of this Order to bring the property into compliance with the International Property Maintenance Codes. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 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-12-01926, *Paul Schneider & Cristal Schneider, 21922 Calvin Lane, Port Charlotte [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IPMC Sections 301.2, 301.3, 302.1, 302.7, 304.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, & 304.15] Not Served*

This case was continued due to lack of service.

Case No. COD-12-01262, *Eileen J. Carter, 1642 Adrian Street, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Section 424.2.17; & IPMC Sections 301.2, 302.1, & 303.1]*

Terri Barnett 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 date of this Order to clear the zoning violations; and to secure the pool in accordance with FBC Section 424.2.17; and to bring the property into compliance with the International Property Maintenance Codes. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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-11-02493, *Geraldine Mitchell, 13324 Harney Avenue, Port Charlotte [FBC Sections 105.4 & 109.3]*

Darcie Nicolosi 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 the date of this Order to take the necessary steps to renew the expired permit and obtain final inspections. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. The motion was seconded by *Richard Adomatis* and was passed unanimously.

Case No. COD-11-02695, *BMR Funding, LLC, a Delaware Limited Liability Company, as Assignee of SPCP Group, LLC, 31 Chaillett Road, Rotonda West [Section 3-9-5(b); & FBC Sections 105.1, 105.4, & 109.3]*

This case was dismissed prior to the hearing

Case No. COD-12-01045, *John Kubisch & Nadine Kubisch, 11029 Sunnydale Ave, Englewood [Sections 3-9-32(d), 3-9-61, 3-9-62.1, 3-9-82.1, & 3-9-91]*

Darcie Nicolosi 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 date of this Order to clear the zoning violations and obtain the necessary permits to bring the property into compliance or remove the structure from the property. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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 *Nicholas Theiss* with three (3) opposing votes, *Kathy Damewood*, *Alan LeBeau*, and *Joan Hayes*.

Case No. COD-12-01213, *Richard Dwyer, 3 Seaward Circle, Cape Haze [FBC Sections 105.4 & 109.3]*

Darcie Nicolosi 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 the date of this Order to take the necessary steps to renew the expired permit and obtain final inspections. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 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-12-01769, *Steven Lamb & Cathryn Lamb, 1072 Lee Street, Englewood [IPMC Sections 301.2, 301.3, 303.1, & 302.7]*

Darcie Nicolosi 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 date of this Order to bring the property into compliance with the International Property Maintenance Codes. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 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 *Charles Lindberg* and was passed unanimously.

Case No. COD-12-01848, *Michael Meehan, Jr. & Christine Meehan, 11489 & 11497 Gulfstream Boulevard, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), 3-9-61, & 3-9-82.1]*

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

Richard Adomatis moved the Respondents are in violation as charged. The Respondents have 15 days from the date 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 \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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-12-01874, *Victor Fernandes & Jennifer Fernandes, 14166 Saul Lane, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; FBC Sections 105.4, 105.4.1.2, & 109.3; & IMPC Sections 301.2 & 301.3]*

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

Charles Lindberg moved the Respondents are in violation as charged. The Respondents have 30 days from the date of this Order to bring the property into compliance with the International Property Maintenance Codes; and to take the necessary steps to renew the expired permit; and obtain final inspections or remove any improvements from the property. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$50.00 per day. A cease and desist order is issued for 2 years for the zoning violations. 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-12-01894, Geraldine Horton & Clenna Croghan, 16 Oakland Hills Place, Rotonda West [Sections 2-5-72, 3-9-32(d), & 3-9-82.1; & IMPC Sections 301.2, 301.3, & 303.1] Not Served

This case was continued due to lack of service

XII. STAFF AND BOARD MEMBER COMMENTS

Erin Mullen-Travis spoke about the banks having the authority to take care of the violations due to the clause in the mortgage. A discussion took place regarding the mortgage clause.

Joan Hayes asked is the County was going to do anything to fix the big sink hole on Daytona Avenue in Harbor Heights.

Suzy Hackett talked about the portable carports and sheds.

XIII. ADJOURNMENT

Richard Adomatis moved to adjourn the meeting. Motion was seconded by *Suzy Hackett* and was passed unanimously. The meeting adjourned at 11:27 am.

**CODE ENFORCEMENT BOARD MINUTES FOR SEPTEMBER 5, 2012
READ AND APPROVED ON OCTOBER 3, 2012**

CODE ENFORCEMENT BOARD OF
CHARLOTTE COUNTY, FLORIDA



Alan L. 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.