

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

February 6, 2013

❖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. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Members Present:

Alan LeBeau
Richard Adomatis
Kathy Damewood
Suzy Hackett

Nicholas Theiss

Members Excused Absence:

Charles Lindberg
Joan Hayes

IV. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

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

V. NEXT MEETING DATE

March 6, 2013

VI. APPROVAL OF MINUTES

Richard Adomatis moved to approve the minutes of **January 7, 2013**. The motion was seconded by *Kathy Damewood* and was passed unanimously

VII. AGENDA CHANGES

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. **Each case has been assessed with an additional \$10.00 for the cost of recording the lien.**

- A. **Case No. 2007-637B**, Donna Lee Santarone, 174 Concord Drive NE, Port Charlotte – Seventh Affidavit of Noncompliance - \$60.00.
- B. **Case No. 2007-827B**, Eagle Construction & Design, Inc., 3369 Sunrise Trail, Port Charlotte – Eighth Affidavit of Noncompliance - \$60.00.
- C. **Case No. 2009-334**, Irving Holguin, 21059 Exmore Avenue, Port Charlotte – Seventh Affidavit of Noncompliance - \$6,010.00.
- D. **CASE NO. 2008-04-0013C**, Robert Perez & Sharon Perez, 3269 Daytona Drive, Port Charlotte – Third Affidavit of Noncompliance - \$1,010.00.
- E. **CASE NO. 2008-12-0131C**, Community Designs, LLC, 18089 Cochran Boulevard, Port Charlotte – Affidavit of Noncompliance - \$210.00.
- F. **CASE NO. 2008-12-0132C**, Community Designs, LLC, 18081 Cochran Boulevard, Port Charlotte – Affidavit of Noncompliance - \$210.00.
- G. **★CASE NO. 2009-05-0078C**, Geraldine Madsen & David L. Engelmann, 2408 Auburn Boulevard, Port Charlotte – Affidavit of Noncompliance - \$60.00.

Geraldine Madsen was present and provided testimony to the Board. She was told by the Building Official, Jim Evetts, that he would try and get the case continued, but he never called them back.

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

- H. ✦ **CASE NO. COD-10-00121**, Christopher Cameron, 2078
Lucky Street, Port Charlotte – Fourth Affidavit of
Noncompliance - \$110.00.

Justin Thomas was present on behalf of the lender.

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.

- I. **CASE NO. COD-10-00540**, Michael Trovato, 17468 Quincy
Avenue, Port Charlotte – Third Affidavit of Noncompliance -
\$110.00.
- J. **CASE NO. COD-10-00710**, James Darling, 731 Dobell
Terrace NW, Port Charlotte – Affidavit of Noncompliance -
\$60.00.
- K. **Case No. COD-10-00998**, Oqab Abuogab, 21090 Ionia
Avenue, Port Charlotte – Fifth Affidavit of Noncompliance -
\$110.00.
- L. **Case No. COD-10-01214**, Joseph Francois, 23321 Avacado
Avenue, Port Charlotte – Second Affidavit of Noncompliance
- \$4,260.00.
- M. **Case No. COD-10-01711** – James McCurry, Jr., 22199
Felton Avenue, Port Charlotte, – Third Affidavit of
Noncompliance - \$110.00.
- N. **Case No. COD-11-00406**, Estate of Charlotte Enfield &
Enfield Family Trust, 18742 Countryman Avenue, Port
Charlotte – Third Affidavit of Noncompliance - \$9,010.00.
- O. **Case No. COD-11-01906**, Chase Home Finance, LLC,
21378 Gladis Avenue, Port Charlotte – Third Affidavit of
Noncompliance - \$8,610.00.
- P. **Case No. COD-11-02015**, Otniel Gil & JP Morgan Chase
Bank, N.A., 21322 Stillwater Avenue, Port Charlotte – Fourth
Affidavit of Noncompliance - \$4,210.00.

- Q. **Case No. COD-11-02060**, Loretta Gooding, 186 Chelsa Court, Port Charlotte – Second Affidavit of Noncompliance - \$3,260.00.
- R. **Case No. COD-11-02296**, Rodolfo Barreneche & Margarita Barreneche, 21275 Glendale Ave, Port Charlotte – Fourth Affidavit of Noncompliance - \$133.50.
- S. **Case No. COD-11-02632**, Mertella Delchon, 2449 Starlite Lane, Port Charlotte – Third Affidavit of Noncompliance - \$5,810.00.
- T. **Case No. COD-11-02648**, DJ Knotts, Lisa Knotts, Ward Reynolds, & Renee Reynolds, 53 Coxswaine Circle, Rotonda – Affidavit of Noncompliance - \$60.00.
- U. **Case No. COD-11-02716**, Federal National Mortgage Association, 4519 Belfountain Street, Port Charlotte - Third Affidavit of Noncompliance - \$9,110.00.
- V. **★Case No. COD-11-02987**, Charlene Diefel & Federal Home Loan Mortgage Corp., 158 Barre Drive, Port Charlotte – Affidavit of Noncompliance - \$110.00.

Justin Thomas was present on behalf of the lender. He stated to send all correspondence to the owner of the property.

Suzy Hackett moved to continue this case to the May 1, 2013 meeting. The motion was seconded by **Kathy Damewood** and was passed unanimously.

- W. **Case No. COD-12-00023**, Thomas Kirkpatrick & Suzanne Kirkpatrick, 21961 Beverly Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$1,060.00.
- X. **Case No. COD-12-00041**, Mayan Mainstreet Investors, Inc., 8090 Swiss Boulevard, Punta Gorda – Affidavit of Noncompliance - \$60.00.
- Y. **CASE NO. COD-12-00049**, Evan L. Flores & Olga T. Flores, 22506 Troy Avenue, Port Charlotte – Affidavit of Noncompliance - \$110.00.

- Z. **Case No. COD-12-00222**, Alumni Partners II LLC, 23516 Branch Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$3,410.00.
- AA. **Case No. COD-12-00312**, Edisleydis Martinez, 4354 Durant Street, Port Charlotte – Second Affidavit of Noncompliance - \$4,610.00.
- BB. **Case No. COD-12-00348**, Estate of Ricky H. Cressy, Sr., 108 Dartmouth Drive, Port Charlotte – Affidavit of Noncompliance - \$385.00.
- CC. **Case No. COD-12-00421**, Estate of Charlotte Kitzmiller, 2209 Ednor Street, Port Charlotte – Affidavit of Noncompliance - \$60.00.
- DD. **Case No. COD-12-00592**, Justino Silvestre, M.D., P.A., 3570 Tamiami Trail, Port Charlotte – Affidavit of Noncompliance - \$110.00.

Justino Silvestre was present and provided testimony to the Board.

Kathy Damewood moved to DENY the affidavit. The motion was seconded by *Suzy Hackett* and was passed unanimously.

- EE. **Case No. COD-12-00974**, Jose Lopez, 3380 Port Charlotte Boulevard, Port Charlotte – Second Affidavit of Noncompliance - \$3,410.00.
- FF. **Case No. COD-12-01488**, Orysa Alexandra Fedoryshyn, 10509 Willmington Boulevard, Englewood – Second Affidavit of Noncompliance - \$60.00.
- GG. **Case No. Cod-12-01572**, Suntrust Mortgage, Inc., 23024 Cezane Avenue, Port Charlotte – Affidavit of Noncompliance - \$110.00.
- HH. **CASE NO. COD-12-01604**, Estate of Lester Wilcox, 22363 Midway Boulevard, Port Charlotte – Affidavit of Noncompliance - \$757.00.

- II. **Case No. COD-12-01869**, Teresa Lucree, 254 W Tarpon Boulevard, Port Charlotte – Affidavit of Noncompliance - \$231.00.
- JJ. **Case No. COD-12-01906**, Dominic Paolillo; Robin Paolillo; & Bank of America, 3314 Sunrise Trail, Port Charlotte – Affidavit of Noncompliance - \$60.00.
- KK. **Case No. COD-12-02180**, SFR-2012-1 Florida, LLC, 2401 Como Street, Port Charlotte – Affidavit of Noncompliance - \$110.00.
- LL. **Case No. Cod-12-02274**, Dale Dowdle, 34707 & 34711 Washington Loop Road, Punta Gorda – Affidavit of Noncompliance - \$110.00.

Kathy Damewood moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of **Case Nos. 2009-05-0078C, COD-10-00121, COD-11-02987, and COD-12-00592**. The motion was seconded by *Richard Adomatis* and was passed unanimously.

X. **LIENS - APPROVAL TO SEND TO BCC FOR FURTHER CONSIDERATION**
None

XI. **NEW BUSINESS**

Case No. COD-12-03045, Robert Horrigan & Margaret Horrigan, 7423 Castleberry Terrace, Englewood [Sections 2-5-72, 3-2-115, 3-9-32(d), & 3-9-82.1 & IPMC Sections 301.2, 301.3, 303.1, 303.2, & 304.7]

Justin Thomas was present on behalf of the lender. He requested a continuance to give the bank time to bring the property into compliance.

Roland Busser was present on behalf of the property management company.

A lengthy discussion took place as to what needed to be done to the home.

Suzy Hackett moved to continue this case to the May 1, 2013 hearing. The motion was seconded by *Kathy Damewood* and was passed unanimously.

Case No. COD-12-02479, *Kima Watt, 22161 Scarsdale Avenue, Port Charlotte [Sections 2-5-72, 3-9-32(d), 3-9-61, & 3-9-82.1]*

Kima Watt was present and requested the Board to continue her case.

Suzy Hackett moved to continue April 3, 2013. The motion was seconded by *Kathy Damewood* and was passed unanimously.

Case No. COD-12-01409, *Daniel Newman & Mary Newman, 25600 Aysen Drive, Punta Gorda [Section 3-2-115 & IPMC Section 304.15]*

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

A representative for the lender was present and provided testimony to the Board.

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 violation and to bring the property into compliance with the International Property Maintenance Code. 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 *Nicholas Theiss* and was passed unanimously.

Case No. COD-12-02728, *Jesse Green, Jr., 21306 Meehan Avenue, Port Charlotte [IPMC Sections 301.2, 304.1, 304.2, 304.6, 304.13, 304.13.1, & 304.15]*

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

Jesse Green was present and provided testimony to the Board.

Kathy Damewood 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 *Richard Adomatis* and was passed unanimously.

Case No. COD-12-02427, Cine Branham, 3300 Acline Road, Punta Gorda [Sections 2-5-72, 3-9-37(d), & 3-9-82.1 & IPMC Sections 301.3, 304.1, 304.13, 304.13.2, 304.14, & 304.15]

Terri Barnett Certified Code Compliance Officer provided testimony and presented photographs.

Richard Adomatis moved the Respondent is in violation as charged. The Respondent has 15 days from the date of this Order to clear the zoning violations and bring the property into compliance with the International Property Maintenance Code. 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 5 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-12-02838, Marisol Guzman, 21244 Burkhart Drive, Port Charlotte [FBC Sections 105.4 & 109.3]

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

Case No. COD-12-02927, *Raymond Desarmour, 1182
Waterside Street, Port Charlotte [Sections 3-6-21, 3-9-32(d),
3-9-79, & 3-9-91] NOT SERVED*

This case was continued due to lack of service.

Case No. COD-11-00030, *Allen Battle, 22470 Aster Avenue,
Port Charlotte [FBC Sections 105.4 & 109.3]*

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

Kathy Damewood 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-12-01145, *Randy Pangborn & Tammy
Pangborn, 23229 Elmira Boulevard, Port Charlotte [Section
2-5-72; & IPMC Sections 303.1 & 303.2; & FBC Section
424.2.17]*

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 the date of this Order to clear the zoning violation; and to secure the pool in accordance with 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 *Richard Adomatis* and was passed unanimously.

Case No. COD-12-03017, *Commoncents Business Solutions, Inc., 22362 Midway Boulevard, Port Charlotte [Section 2-5-72 & IPMC Sections 304.1, 304.6, 304.13, 304.13.1, 304.13.2, & 304.14]*

Charlie Bush 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 violation and bring the property into compliance with the International Property Maintenance 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 for the zoning violation. 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-11-01903, *Gina Robertson, a/k/a Gina Robertson-Smith, 2436 Duke Lane, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Sections 105.4 & 109.3; & IPMC Sections 301.2 & 302.7]*

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 date of this Order to clear the zoning violations; and bring the property into compliance with the International Property Maintenance Code; and 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 \$100.00 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-12-02075, Fred Lowe & Terril Lowe, 21195
Meehan Avenue, Port Charlotte [Section 3-9-5(b) & FBC
Section 105.1]**

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 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 \$100.00 per day. The motion was seconded by **Suzy Hackett** and was passed unanimously.

**Case No. COD-12-02085, John Schuitema & Marilyn
Schuitema, 2142 Gerard Court, Port Charlotte [Sections 3-2-
214, 3-2-215, 3-9-5(b), 3-9-32(d), 3-9-61, & 3-9-82.1; & FBC
Section 105.1; & IPMC Sections 301.2, 304.1, 304.2, 304.6,
304.7, 305.3, 504.3, & 604.3]**

Rhonda Leonard 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 date of this Order to clear the zoning violations; and to bring the property into compliance with the International Property Maintenance Codes; 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 \$100.00 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-12-02465, *Maria Baerga, 21362 Glendale Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Sections 105.1 & 424.2.17; & IPMC Sections 301.2, 301.3, 302.1, 302.7, 303.1, 304.1, 304.13, 304.13.1, 304.13.2, 304.14, 304.15, & 604.3]*

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 the date of this Order to clear the zoning violations; and to secure the pool in accordance with 424.2.17; and to bring the property into compliance with the International Property Maintenance Codes; 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 \$100.00 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-12-02529, *Rachel Martinez, Helen Pierson, & PNC Bank, National Association, 2223 Claude Court, Port Charlotte [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 302.7, 304.2, 304.13, 305.1, & 309.1]*

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

Suzy Hackett moved the Respondents are in violation as charged with the exception of Sections 3-9-32(d) and 3-9-82.1. 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 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-12-02679, Paul Vought & Justin Vought,
22024 Felton Avenue, Port Charlotte [Sections 2-5-72 & 3-9-
5(b); & FBC Section 105.1; & IPMC Sections 301.2, 301.3,
302.7, 304.1, 304.1.1(2, 5, & 8), 304.2, 304.4, 304.6, 304.9,
305.1, 305.3, & 604.3]

Rhonda Leonard 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 date of this Order to clear the zoning violations; and to bring the property into compliance with the International Property Maintenance Codes; 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 *Suzy Hackett* and was passed unanimously.

Case No. COD-12-02755, Christopher Minter, Jr., 2387 Alda
Lane, Port Charlotte [Section 2-5-72; & FBC Sections 105.4
& 109.3; & IPMC Sections 108.1, 108.1.5 (7 & 11), 108.2,
109.2, 109.4, 109.5, 301.2, 301.3, 304.1, A101.1, A102,
A103, A104, & A105]

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 Florida Building Code Sections 105.4 and 109.3. The Respondent has 30 days from the date of this Order to clear the zoning violations and bring the property into compliance with the International Property Maintenance Code 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 ***Richard Adomatis*** and was passed unanimously.

Case No. COD-12-02906, *Jeremiahs International Trading Company, Inc., 2297 Wiley Street, Port Charlotte [Sections 2-5-72 & 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 302.7, 304.2, 304.6, 304.13, 304.14, & 309.1]*

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; to bring the property into compliance with the International Property Maintenance Codes; 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 \$100.00 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-12-03018, *Matthew McAdams, 22008 Beverly 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 **Richard Adomatis** and was passed unanimously.

Case No. COD-12-03262, Joseph Gaeta, 22241 Beverly Avenue, Port Charlotte [IPMC Sections 108.1, 108.1.1, 108.1.3, 108.1.5(1, 6, & 9), 301.2, 301.3, 302.5, 304.1, 304.2, 304.4, 304.6, 304.7, 304.15, 305.1, 305.3, 309.1, 601.2, 604.1, & 604.3]

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 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 \$100.00 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-11-02547, Hesam Mirani & Leslie Mirani, 10000 Gasparilla Pass Boulevard, Boca Grande [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 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 ***Suzy Hackett*** and was passed unanimously.

Case No. COD-12-01879, *Randall Dumas & Trixi Dumas, 12284 & 12294 Clarendon Avenue & 12285 & 12295 Gulfstream Boulevard, Englewood [Sections 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1]*

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

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 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-12-02083, *Cornerstone Plaza of Englewood, Inc., 1720 S McCall Road, Englewood [Sections 3-9-42(d) & 3-9-82.1]*

Darcie Nicolosi 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 violations. 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 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-12-00005, Eric Bauler, 17413 Sabrina Circle,
Port Charlotte [Section 3-9-5(b) & FBC Section 105.1]***

This case was continued.

***Case No. COD-12-00072, Gary Stewart, 850 Jarvis Street,
Port Charlotte [FBC Sections 105.4 & 109.3]***

This case was continued

***Case No. COD-12-02764, John Duffy, Sr., 21097 Edgewater
Drive, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1]***

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

Richard Adomatis moved the Respondent is in violation as charged. The Respondent has 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-12-02773, Joyce Caldwell, 192 Deerfield
Avenue, Port Charlotte [IPMC Sections 108.1.1, 301.2,
304.13, & 304.13.1]***

Rick Towne 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 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.

XII STAFF/BOARD MEMBER COMMENTS

None

XIII. ADJOURNMENT

Suzy Hackett moved to adjourn the meeting. Motion was seconded by *Richard Adomatis* and was passed unanimously. The meeting adjourned at 11:36 am.

**CODE ENFORCEMENT BOARD MINUTES FOR FEBRUARY 6, 2013
READ AND APPROVED ON MARCH 6, 2013**

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.