

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

**August 8, 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  
Suzy Hackett  
Charles Lindberg  
Nicholas Theiss

**Members Excused Absence:**

Kathy Damewood

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

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

**V. NEXT MEETING DATE**

**September 4, 2013**

**VI. APPROVAL OF MINUTES**

*Richard Adomatis* moved to approve the minutes of **July 3, 2013**. The motion was seconded by *Suzy Hackett* and was passed unanimously

**VII. AGENDA CHANGES**

*None*

**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.**

**✦People present at hearing.**

1. **Case No. COD-10-01077**, Anthony Gubler & Juana Gubler, 21930 Calvin Lane, Port Charlotte – Fifth Affidavit of Noncompliance - \$110.00..
2. **Case No. COD-10-01130**, Placida Professional Center, LLC, 2851, 2861 or 2881 Placida Road, Englewood – Affidavit of Noncompliance - \$110.00.
3. **✦Case No. COD-10-01553**, Dion Murphy, 3332 Normandy Drive, Port Charlotte – Affidavit of Noncompliance - \$110.00.

**Dion Murphy** was present and provided testimony to the Board.

**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.

4. **Case No. COD-11-00436**, Mathew MacDonald, 3301 Normandy Drive, Port Charlotte – Fifth Affidavit of Noncompliance - \$110.00.
5. **Case No. COD-11-00670**, Lloyd Lee, 22139 Hernando Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$135.00.
6. **Case No. COD-11-00984**, Martha Nazario, 947 Linnaen Terrace, NW, Port Charlotte –Fifth Affidavit of Noncompliance - \$110.00.
7. **Case No. COD-11-01034**, Joseph Gaeta, 21434 Gladis Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$235.00.
8. **Case No. COD-11-01138**, Estate of Joseph Caprarella, Sr. & Lise Caprarella, 21259 or 21263 Coulton Avenue, Port Charlotte – Fifth Affidavit of Noncompliance - \$110.00.

9. **Case No. COD-11-01689**, Joseph Torrenti, 3595 Easy Street Port Charlotte – Affidavit of Noncompliance - \$60.00.
10. **Case No. COD-11-01697**, John Rupert & Donna Rupert, 667 Errol Street, Port Charlotte – Sixth Affidavit of Noncompliance - \$110.00.
11. ★**Case No. COD-11-01841**, Wells Fargo Bank, N.A., 21146 Glendale Avenue, Port Charlotte – Affidavit of Noncompliance - \$110.00.

*Lindsay Lamb* represented the lender in this matter.

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

12. **Case No. COD-11-01903**, Gina Robertson a/k/a Gina Robertson Smith, 2436 Duke Lane, Port Charlotte – Affidavit of Noncompliance - \$110.00.
13. ★**Case No. COD-11-01906**, Chase Home Finance, LLC, 21378 Gladis Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$5,310.00.

*Rubina Shaldjian* represented the lender in this matter.

*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.

14. ★**Case No. COD-11-02053**, Sharon Underwood, 21114 Gephart Avenue, Port Charlotte – Fourth Affidavit of Noncompliance - \$110.00.

*Frank Winn* represented the lender in this matter.

*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.

15. **Case No. COD-11-02653**, Zdenka Rozsypalkova, 21123 Glendale Avenue, Port Charlotte – Sixth Affidavit of Noncompliance - \$135.00.
16. **Case No. COD-11-02653**, Zdenka Rozsypalkova, 21123 Glendale Avenue, Port Charlotte – Seventh Affidavit of Noncompliance - \$135.00.
17. **Case No. COD-11-02822**, Eric Rajnish, 22448 Hernando Avenue, Port Charlotte – Seventh Affidavit of Noncompliance - \$435.00.
18. **Case No. COD-12-00049**, Evan Flores & Olga Flores, 22506 Troy Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$4,610.00..
19. **Case No. COD-12-00060**, Luis Garcia, 21562 Augusta Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$60.00.
20. **Case No. COD-12-00064**, Joy Snead, 3325 Normandy Drive, Port Charlotte – Third Affidavit of Noncompliance - \$11,710.00.
21. **Case No. COD-12-00317**, James Boeckman & Mary Boeckman, 4434 Melbourne Street, Port Charlotte – Second Affidavit of Noncompliance - \$60.00.
22. **✦Case No. COD-12-00348**, Estate of Ricky H. Cressy, Sr., 108 Dartmouth Drive, Port Charlotte – Second Affidavit of Noncompliance - \$8,660.00.

*Chairman LeBeau* inquired about this case.

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

23. **Case No. COD-12-00519**, Carlos Benitez, 21148 McGuire Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$60.00.
24. **Case No. COD-12-00639**, Paul Carpenter, 2611 Lakeshore Circle, Port Charlotte – Affidavit of Noncompliance - \$60.00.

25. **Case No. COD-12-03013**, BSSJ Ventures, LLC, 12459 Tamiami Trail, Punta Gorda – Affidavit of Noncompliance - \$110.00.
26. **Case No. COD-12-00769**, Robert Bartlett & Frances Bartlett, 21435 Meehan Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$85.00.
27. **Case No. COD-12-01633**, Lise Caprarella, 21259 Coulton Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$460.00.
28. **Case No. COD-12-01714**, Community Bank, 22118 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$6,510.00.
29. **Case No. COD-12-01899**, Anthony Lindsey, 21915 Calvin Lane, Port Charlotte – Second Affidavit of Noncompliance - \$3,035.00.
30. **Case No. COD-12-02003**, Paul Cruz, 21945 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$1,992.99.
31. **Case No. COD-12-02085**, John Schuitema & Marilyn Schuitema, 2142 Gerard Court, Port Charlotte – Affidavit of Noncompliance - \$110.00.
32. **Case No. COD-12-02135**, Indrio Associates, Inc., 6478 San Casa Drive, Englewood – Second Affidavit of Noncompliance - \$110.00.
33. **Case No. COD-12-02235**, Alfonso Lloyd & Avril Lloyd, 21929 Felton Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$85.00.
34. **Case No. COD-12-02325**, Mathew Aulabaugh, 21370 Hepner Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$1,710.00.

**James Geotz** represented the bank in this matter.

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

35.     ✦ **Case No. COD-12-02325**, Mathew Aulabaugh, 21370 Hepner Avenue, Port Charlotte – Third Affidavit of Noncompliance - \$1,660.00.

*James Geotz* represented the bank in this matter.

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

36.     **Case No. COD-12-02372**, Stanley Kowalski & Diane Paluszek, 21939 Catherine Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$85.00.
37.     **Case No. COD-12-02771**, Joy Snead & Countrywide Home Loans, 3325 Normandy Drive, Port Charlotte – Second Affidavit of Noncompliance - \$85.00.
38.     **Case No. COD-12-02906**, Jeremiahs International Trading Company, Inc., 2297 Wiley Street, Port Charlotte – Affidavit of Noncompliance - \$210.00.
39.     **Case No. COD-12-03018**, Matthew McAdams, 22008 Beverly Avenue, Port Charlotte – Second Affidavit of Noncompliance - \$85.00.
40.     ✦ **Case No. COD-12-03163**, Linda Davis & Maus Myra, 219 S Waterway Drive, Port Charlotte – Affidavit of Noncompliance - \$60.00.

*Rubina Shaldjian* represented the bank in this matter.

*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.

41.     **Case No. COD-13-00079**, Stacy Anderson, 2375 Briarwood Street, Port Charlotte – Second Affidavit of Noncompliance - \$85.00.

*Suzy Hackett* moved to approve the fines as stated in the Affidavits of Noncompliance with the exception of case numbers **COD-10-01553**, **COD-11-01841**, **COD-11-01903**, **COD-11-02053**, **COD-12-00348**, and **COD-12-02325**. 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-13-00521, Oscar Sigler & Beatriz Sigler,  
3133 Whiting Lane, Port Charlotte [Sections 2-5-72 & 3-9-  
5(b); & FBC Section 105.1; & IPMC Sections 301.2 & 304.2]*

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

*Rubina Shaldjian* represented the bank in this matter.

*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; 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 *Richard Adomatis* and was passed unanimously.

*Case No. COD-12-03073, Stellar Diving Services, LLC,  
23058 Harborview Road, Port Charlotte [Sections 3-9-50.1,  
3-9-50.5(e)(2)(e), & 3-9-82.1, & FBC Section 105.1]*

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

*Rodd Cairns*, manager of Stellar Diving was present and provided testimony to the Board.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 90 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 \$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-12-02753**, *Insane Customs, LLC, 11069 & 11079, or 11089, or 11099 Tamiami Trail, Punta Gorda*  
[Sections 3-9-5(d)(2) & 3-9-42(d)]

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

*James Harrower* was present and provided testimony to the Board.

*Richard Adomatis* moved the Respondent is in violation as charged. The Respondent has 15 days from the date of this Order to reapply for a change of occupancy including any site plan review. Failure to bring the property into compliance or to stay in compliance shall be punished by a fine of \$100.00 per day. The motion was seconded by *Suzy Hackett* with one (1) opposing vote *Nicholas Theiss*.

**Case No. COD-13-00995**, *Harry Flechsig, III & Jennie Flechsig, 1200 Coral Lane, Englewood* [Sections 3-9-32(d), 3-9-61, & 3-9-82.1]

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

*Harry Flechsig* was present and provided testimony to the Board.

*Richard Adomatis* moved the Respondent is in violation as charged. Failure 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-13-00495**, Nicolas Gassera, Sr., Agnes Gassera, & K&K Assets, LLC, 2208 Conway Boulevard, Port Charlotte [Sections 2-5-72 & 3-2-115 & IPMC Sections 301.2, 301.3, 302.7, 304.2, 304.4, 304.8, 304.13, 304.13.1, & 304.15]

The County voluntarily dismissed the case against Nicolas Gassera, Sr. and Agnes Gassera.

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

**Sherrill Mickey** was present on behalf of K & K Assets and provided testimony to the Board.

**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 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 **Richard Adomatis** and was passed unanimously.

**Case No. COD-13-00975**, Michael Dragonetti & Cindy Holland, 11117 First Avenue, Punta Gorda [IPMC Sections 108.1, 108.1.1, 108.1.3, 108.1.5(3)(4)(5) (7), 301.2, 301.3, 304.1.1(2)(5)(7)(9), 304.6, 304.13.2, & 305.2]

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

**Case No. COD-12-00605, David Emmel, 534 Reading Street, Port Charlotte [FBC Sections 105.4 & 109.3]**

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

**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 \$100.00 per day. The motion was seconded by **Richard Adomatis** and was passed unanimously.

**Case No. COD-12-01986, Walter McCarthy & Joan McCarthy, 1331 Stamford Street, Port Charlotte [FBC Sections 105.4 & 109.3]**

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

**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. The motion was seconded by **Suzy Hackett** and was passed unanimously.

**Case No. COD-13-00551, William Holland, Jr., 24044 Heritage Place, Punta Gorda [Sections 3-9-32(d) & 3-9-82.1; & FBC Sections 105.4 & 109.3; & IPMC Sections 301.2, 301.3, 304.1, 304.9, 304.13, & 605.1]**

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

**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; bring the property into compliance with the International Property Maintenance Codes; 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 \$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-13-00583**, Nancy Bratcher & Mark Bratcher,  
22214 New York Avenue, Port Charlotte [Sections 3-2-115, 3-  
9-32(d), & 3-9-82.1; & FBC Section 105.1; & IPMC Section  
303.1 & 303.2]

***Charlie Bush*** 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; bring the property into compliance with the International Property Maintenance Codes; 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 \$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.

***Richard Adomatis*** left the meeting at 11:01 am.

**Case No. COD-13-00666**, Albert Paine, 22441 Glen Avenue,  
Port Charlotte [FBC Sections 105.4 & 109.3]

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

***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 ***Nicholas Theiss*** and was passed unanimously.

**Case No. COD-12-03058, Aljenbaus, LLC, 3769 Acline Road, Building - A, #A-1, Punta Gorda [Sections 1-10-18 & 3-9-5(b) & (d)(2); & FBC Section 105.1]**

**Rick Dalton** 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 obtain business tax receipt and to reapply for the change of occupancy and 30 days 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 **Charles Lindberg** and was passed unanimously.

**Case No. COD-12-03093, G Preston Haworth & Margaret Haworth, 1060 Haste Lane, Englewood [Section 3-9-5(b) & FBC Section 105.1]**

**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 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. The motion was seconded by **Nicholas Theiss** and was passed unanimously.

**Case No. COD-13-01095, Thomas Markoski, 1967 Wyoming Avenue, Englewood [Section 2-5-72]**

**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 \$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 **Charles Lindberg** and was passed unanimously.

**Case No. COD-12-0551, Sunnydell Plaza, LLC, 3596  
Tamiami Trail, Port Charlotte [FBC Sections 105.4 & 109.3]**

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

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

**Case No. COD-13-00201, Mark Machukas, 2412 Duke  
Lane, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1;  
& IPMC Sections 301.2, 301.3, 302.7, 304.2, 304.7, 304.13,  
304.13.1, 305.3, & 604.3]**

**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 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 **Charles Lindberg** and was passed unanimously.

**Case No. COD-13-00395, James Barrett, 21937 Buxton  
Avenue, Port Charlotte - [Sections 3-9-32(d) & 3-9-91; &  
FBC Sections 105.4 & 109.3]**

This case was continued

**Case No. COD-13-00494**, Douglas Robinson, 21544  
Holdern Avenue, Port Charlotte [Sections 3-9-5(b), 3-9-32(d)  
& (f), & 3-9-82.1; & FBC Section 105.1]

**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 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 **Charles Lindberg** and was passed unanimously.

**Case No. COD-13-00620**, Florida First Escrow Company,  
2135 Floyd Court, Port Charlotte [Sections 3-9-32(d) & 3-9-  
82.1; & IPMC Sections 301.2, 302.3, 302.7, 304.13.2, 501.2,  
505.1, & 505.3]

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

**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 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 **Charles Lindberg** and was passed unanimously.

**Case No. COD-13-00630**, Clifton Johnson & Jennifer Johnson, 22138 Belinda Avenue, Port Charlotte [Sections 2-5-72, 3-9-5(b), 3-9-32(d), & 3-9-82.1; & FBC Section 105.1; & IPMC Sections 301.2, 301.3, 304.14, 309.1, 501.2, 505.1, 505.3, 506.1, 601.2, & 604.1]

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

**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 **Nicholas Theiss** and was passed unanimously.

**Case No. COD-13-00706**, Dieter Meinke, 21933 Catherine Avenue, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & IPMC Sections 301.2, 301.3, 304.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, 309.1, A101.1, A102, & A103] **NOT SERVED**

This case was continued due to lack of service

**Case No. COD-13-00999**, Darrell Beauregard & Heidi Sainsbury, 3486 Easy Street, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1]

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

**Suzy Hackett** 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 *Nicholas Theiss* and was passed unanimously.

**Case No. COD-13-01092, Europa Financial Investment Group, 22072 Beverly Avenue, Port Charlotte [Section 2-5-72]**

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

*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 *Nicholas Theiss* and was passed unanimously.

**Case No. COD-13-01107, Matthew Cason, Layne Cason, & Bank of New York Mellon, 21472 Holdern Avenue, Port Charlotte [Section 2-5-72 & 3-2-115]**

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

*Suzy Hackett* 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 *Charles Lindberg* and was passed unanimously.

**Case No. COD-13-01269**, Paul Carpenter, 2611 Lakeshore Circle, Port Charlotte [Section 3-9-32(d) & 3-9-82.1]

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

*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 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 *Nicholas Theiss* and was passed unanimously.

**Case No. COD-13-00087**, JAYB, Inc, 401 Cypress Avenue, Port Charlotte [FBC Sections 105.4 & 109.3]

This case was continued.

**Case No. COD-13-00141**, Kenneth Harvery, 3524 Port Charlotte Boulevard, Port Charlotte [FBC Sections 105.4 & 109.3]

This case was dismissed

**Case No. COD-13-00481**, Bedley Investments, LLC, 441 Sharon Circle, Port Charlotte [Sections 3-9-32(d) & 3-9-82.1; & FBC Section 105.1]

This case was dismissed.

**XII. STAFF AND BOARD MEMBER COMMENTS**

*None*

**XIII. ADJOURNMENT**

*Suzy Hackett* moved to adjourn the meeting. Motion was seconded by *Nicholas Theiss* and was passed unanimously. The meeting adjourned at 11:48 am.

**CODE ENFORCEMENT BOARD MINUTES FOR AUGUST 8, 2013  
READ AND APPROVED ON SEPTEMBER 4, 2013**

CODE ENFORCEMENT BOARD OF  
CHARLOTTE COUNTY, FLORIDA

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Alan L. LeBeau, Chairman

ATTEST:

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Sandra Williamson  
Administrative Assistant