

AGENDA

CHARLOTTE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

HEARING MINUTES OF FEBRUARY 2, 2022

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

1. CALL TO ORDER
SPECIAL MAGISTRATE DEREK ROONEY CALLED THE HEARING TO ORDER AT 9:00 A.M.
2. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY
SUZAN GOWANS ADMINISTERED THE OATH
3. NEXT MEETING DATE
MARCH 2, 2022

IV. OLD BUSINESS

COD-20-02192, FEDERAL NATIONAL MORTGAGE ASSOCIATION, 181 West Tarpon Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$0.00 **ORDERED** PD

V. CONFLICT CASES

VI. 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 the Magistrate that item(s) will be removed from the Consent Agenda and considered separately.

1. **COD-20-03196**, Matthew Jones, 4043 River Bank Way, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
2. **COD-11-00030**, PROLEVI LLC, AKA ALAN BATLLE, 22470 Aster Ave, Port Charlotte – Tenth Affidavit of Non-Compliance - 70.00 PD
3. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$70.00 PD
4. **COD-18-03740**, James Remich & Gary Remich, 135 Duxbury Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 PD

5. **COD-20-02158**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Fourth Affidavit of Non-Compliance - \$2,565.49 **AMANDA EATON PRESENT** PD
6. **COD-20-02285**, David White, 3164 Depew Ave, Port Charlotte -Second Affidavit of Non-Compliance - \$70.00 PD
- ~~7. **COD-21-00582**, Alexis Garder & Jeremy Sears, 22135 Riverhead Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CONTINUED UNTIL MARCH** PD~~
8. **COD-21-01431**, Cynthia Mitchell & Christopher Marquis, 3372 Elkcam Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
9. **COD-21-01818**, Craig McKendry & Christine McKendry, 3140 Conway Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
10. **COD-21-01889**, Peter Wickersty & Magali Wickersty, 21081 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
11. **COD-21-02158**, C. Kinney & B. Worth, 21826 Edgewater Dr, Port Charlotte – Second affidavit of Non-Compliance - \$4,520.00 **CURTIS KINNEY PRESENT** PD
CONTINUED UNTIL MARCH
12. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Eight Affidavit of Non-Compliance - \$70.00 RL
13. **COD-17-03211**, TARPON IV, LLC, 21107 Bersell Ave, Port Charlotte – Sixteenth Affidavit of Non-Compliance - \$210.00 RL
14. **COD-19-02118**, Donald Van Gundy & Regina Gundy, 21497 Gibraltar Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$270.00 RL
15. **COD-20-00365**, 21323 INVESTMENTS, LLC, 21323 Gladis Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 RL
16. **COD-20-02157**, Tara Weiss, 21914 Haines Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$210.00 RL
17. **COD-20-02304**, Riyadh Khleif, 21067 Gephart Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 RL
18. **COD-20-02427**, Joseph Poirer, 21267 Glendale Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RL
19. **COD-20-02751**, VERO ATLANTIC 2, LLC, 21929 Felton Ave, Port Charlotte -Affidavit of Non-Compliance - \$260.00 RL
20. **COD-20-02797**, Adam Tener, 21370 Percy Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 RL
21. **COD-20-02932**, Dale Carlson & Patricia Carlson, 21661 Augusta Ave, Port Charlotte - Affidavit of Non-Compliance - \$70.00 **TERRY WATSON & TINA DALLMAN PRESENT** RL

22. **COD-21-00066**, Estate of Sharynn Kozenko, 2244 Hayworth Rd, Port Charlotte – Affidavit of Non-Compliance - \$0.00 **TED KOZENKO PRESENT** RL
23. **COD-21-00282**, Roberta Grant, 21243 Austin Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$3,420.00 RL
24. **COD-21-00364**, Ryan Stansbury & Taylor Stansbury, 22041 Felton Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 RL
25. **COD-21-00483**, Emily Sherfey, 21027 Ionia Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 RL
26. **COD-21-00939**, Carlos Rosario, 22024 Felton Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CARLOS ROSARIO PRESENT** RL
27. **COD-21-01820**, Cecilia Garcia, 2297 Ednor St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RL
28. **COD-21-01824**, Margaret Bell, Stacy Pendleton & Theresa Niticchia, 21899 Beverly Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$210.00 RL
29. **COD-21-02018**, Ronald Rudnick L/E, 2788 Starlite Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$210.00 RL
30. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RL
31. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$210.00 RL
32. **COD-21-02497**, PRO TAX FINANCIAL, LLC, 3141 Crestwood Dr, Port Charlotte – Affidavit of Non-Compliance - \$410.00 RL
33. **COD-15-01623**, Larry Lee, 18522 Hotelet Cir, Port Charlotte – Seventh Affidavit of Non-Compliance - \$120.00 SR
34. **COD-17-03770**, Kristin Gabriellini, 2443 Tamarind St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SR
35. **COD-19-03415**, Frederic Augustin, 17173 Carleen Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 SR
36. **COD-20-00687**, Stephen Annexstein & Rose Sprinkles, 18520 Grand Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 SR
37. **COD-20-03276**, Frederic Augustin, 17173 Carleen Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SR
38. **COD-21-00708**, Roseann Bertucci, 4259 Kilpatrick St, Port Charlotte – Amended Second Affidavit of Non-Compliance - \$ 6,611.00 SR

39. **COD-21-00991**, Michael Abernathy & Wende Abernathy, 18512 Satsuma Ave, Port Charlotte - \$70.00 **MICHAEL ABERNATHY PRESENT DISMISSED** SR
40. **COD-21-01548**, Tonya Marx, 18049 Cochran Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 SR
41. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 TJ
42. **COD-19-01523**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Third Affidavit of Non-Compliance - \$4,520.00 TJ
43. **COD-19-02114**, Michael Hawkins, 23272 McCandless Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 TJ
44. **COD-19-02185**, Diana Rondeau & Robert Rondeau, 1347 Abalom St, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 **DISMISSED** TJ
DIANA & ROBERT RONDEAU PRESENT
45. **COD-20-00416**, Maureen Townsend, 2957 Peace River Dr, Punta Gorda – Sixth Affidavit of non-Compliance - \$70.00 TJ
46. **COD-20-00883**, Angelo, Salvatore & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 TJ
47. **COD-20-02106**, Barret Roadman, 2294 or 2298 Highlands Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$155.00 **GLENN SIEGEL PRESENT** TJ
48. **COD-21-00463**, Kevin Roeder & Stacey Roeder, 3497 Discovery Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **KEVIN ROEDER PRESENT** TJ
49. **COD-21-00964**, Lahoussine Ouzal, 1492 Birchcrest Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$965.03 TJ
50. **COD-21-02148**, THE BUYING COMPANY, LLC, 1269 Dorchester St, Port Charlotte – Amended Affidavit of Non-Compliance - \$120.00 TJ
51. **COD-21-02175**, Carey Newsome Jr. & Susan Hamm, 1492 Pulaski St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
52. **COD-18-01947**, Marisa Sinclair, 1112 Shearer St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 ST
53. **COD-20-01259**, Mollie Eyster, 12435 Perrine Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
54. **COD-20-02875**, Joan Pagnotta & Albert Pagnotta, 381 La Playa Ln, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
55. **COD-21-02170**, Tim Denardis & Cassandre Denardis, 4211 Kings Hwy, Port Charlotte – Affidavit of Non-Compliance – 120.00 JC

56. **COD-19-02959**, Christopher Law & Shelby Law, 28229 Jacinto Dr, Punt Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **SHELBY LAW PRESENT** BB
CONTINUED UNTIL APRIL
57. **COD-19-03129**, James Lilley, 233 Sunset Blvd, Unit E, Punta Gorda – Amended Third Affidavit of Non-Compliance - \$70.00 BB
58. **COD-20-00119**, Bucky Ketter Jr., 1519 Persay Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 BB
59. **COD-20-00460**, EQUITY TRUST COMPANY, 5045 N. Beach Rd, Englewood, Fl – Affidavit of Non-Compliance – \$70.00 RM
60. **COD-20-02831**, Thomas Tester, 9283 Boots St, Punta Gorda – Second Affidavit of Non-Compliance - \$2,471.04 RM

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S 9:58AM

VII. NEW BUSINESS

- A. ~~**COD-21-01495**, 5 OAKS INDUSTRIAL PARK, 25191 Olympia Ave, Punta Gorda [Section 3-9-42(e)] **CONTINUE UNTIL APRIL** GW~~

~~**The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist.**~~

- B. ~~**COD-21-02409**, Thomas Conrad & Lisa Conrad Trustees, 25191 Olympia Ave, Units D and J, Punta Gorda [Section 3-9-42(e)] **CONTINUED UNTIL APRIL** GW~~

~~**The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.**~~

- C. **COD-21-01693**, Toro Sueky, 29255 Clara Dr or 8279 Gewant Blvd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-9-76] **TORO SUEKY PRESENT** GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- D. **COD-21-01737**, Henry Luciano IV, 1083 Cazenovia St, Port Charlotte [Sections, 3-5-91 & 3-9-100.3(d)(4)] GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- E. **COD-21-02305**, Sergey Prokpets, 9057 or 9065 Avalon Ave, Englewood [Sections 3-5-91 & 3-9-100(d)(4)] GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- F. **COD-21-02687**, Arkadiy Vayner & Yulia Vayner, 103 Opal Dr, Englewood [Sections 3-5-91, 3-5-95, 3-6-24 & 3-9-100(d)(4)] GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- G. **CITCE-21-00015**, Kathleen Page, 225 Wayne Rd, Rotonda West [Sections 3-9-100(e) & 3-9-100.3(o)] **KATHLEEN PAGE PRESENT** GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and must pay the \$100.00 fine.

- H. **COD-21-02817**, Thomas Juste, 22456 Lewiston Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- I. **COD-20-00101**, Jeanine Colley, 1980 Wisconsin Ave, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- J. **COD-20-02993**, Drew Collom, 3120 Waterside Dr, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- k. ~~COD-21-01954, David Uman & Dawn Uman, 18235 Driggers Ave, Port Charlotte [Sections 3-6-24, 3-6-30, 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] DISMISS CODES 3-6-24, 3-6-30 & 3-9-79.1 CONTINUED UNTIL APRIL SR~~

~~The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.~~

- L. COD-21-02664, Jean Alomar & Joclest Alomar, 4041 Yucatan Cir, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] SR

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- M. COD-21-02902, 2018-3 IH BORROWER LP, 19537 Midway Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 304.2, 304.6 & 304.15]SR
MR SMITH PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- N. COD-21-01903, Abdal Zaben, 2162 Lakeshore Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2, 302.7 & 303.1] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- O. COD-21-02518, Adam Tener, 21370 Percy Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$150 per day for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- P. **COD-21-02644**, Riyad Khleif, 21683 Augusta Ave, Port Charlotte [Sections 2-5-72, 3-9-5(b), 3-9-33(e) & 3-9-76] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$250 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- Q. **COD-21-02730**, Lois Doczy, 21922 Cellini Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- R. **COD-21-02761**, Tracy Dunne, 22110 Beverly Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$150 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- S. **COD-21-02910**, Joanne Whelpley, 22331 Hernando Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] RL

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- T. **COD-21-01680**, John Partridge, 7107 Acorn Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-79.1] BB
JOHN PARTRIDGE PRESENT
CONTINUED UNTIL JULY

The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- u. **COD-21-02029**, Christy Sayer, 6721 Bernadean Blvd, Punta Gorda [Sections 3-9-37(e) & 3-9-76] BB

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- v. **COD-21-02195**, William Pacheco, 2525 Carmen, Punta Gorda [Sections 3-9-5(b) & 3-9-37(e); & FBC Section 105.1] **WILLIAM PACHECO PRESENT** BB

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- w. **COD-21-02996**, Virgil Thomas, 28122 Senator Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76, 3-9-77 & 3-9-79.1] BB

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- x. **COD-21-01425**, William Conrad, 21448 Bryn Mawr Ave, Port Charlotte [Sections 3-9-5(b), 3-6-21 & 3-6-24; & FBC Section 105.1] TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- ~~y. **COD-21-02325**, Devin McMullen & Sean McMullen, 27400 Voyageur Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-79.1; & FBC Section 105.1] TJ~~

~~**DISMISS CODES 3-9-33(e) & 3-9-79.1 CONTINUED UNTIL APRIL**~~

~~**The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.**~~

- z. **COD-21-02550**, Vicki Spieldenner, 222 Norman St, Port Charlotte [IPMC Sections 301.2 & 302.7] TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- AA. **COD-21-02684**, DEJAVU 2 LLC, 2045 Loveland Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.5, 108.6, 301.2, ~~303.1, 303.2~~, 304.1, 304.2, 304.13.1 & 304.14] **DISMISS CODES 303.1 & 303.2** TJ

CONTINUED UNTIL AUGUST

The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- BB. **COD-21-02784**, Louis Accime & Watchaline Duvernois, 1638 Abalom St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **LOUIS ACCIME PRESENT** TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- CC. **COD-21-02903**, Michael Hawkins, 23272 McCandless Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] TJ

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- ~~DD. **COD-12-02177**, COUNTRY MILE LAND LLC, 433 Warrington Blvd, Port Charlotte [Sections 3-2-283, 3-5-91, 3-9-33(e), 3-9-5 (b), 3-9-76 & 3-9-79.1] **DISMISSED** ST~~

~~**The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.**~~

- EE. **COD-21-02526**, Christian Fretheim Trustee, 11090 Reims Ave, Port Charlotte [Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] ST

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

FF. **COD-21-02673**, Karla Snyder & Susanne Snyder, 21025 Evanston Ave, Port Charlotte
[Sections 2-5-72, 3-9-33(e) & 3-9-76] ST

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

GG. **COD-21-02968**, PORT CHARLOTTE ZONE LLC, 24037 Madaca Ln, Building 11, Unit 108, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] WW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 11:50 AM

MINUTES APPROVAL CERTIFICATION

I, Suzan Gowans, Senior Administrative Assistant for Charlotte County, hereby approve and certify these minutes to be true and accurate account of the Code Enforcement Special Magistrate Hearing held on December 2nd, 2021.

Suzan Gowans
Suzan Gowans

02/04/2022
Date Approved

X **NEXT MEETING DATE**
March 2, 2022

XII ADJOURNMENT

If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.