

## 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 SEPTEMBER 1, 2021

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  
**OCTOBER 6, 2021**

#### IV. OLD BUSINESS

**COD-18-01022**, Cynthia Smith, 16060 Hibiscus Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 Cynthia Smith present **CONTINUED UNTIL NOVEMBER** TJ

**COD-18-02737**, Dorothy Henley & John Mettler, 627 Tam O'Shanter Lane, Punta Gorda – Third Affidavit of Non-Compliance - \$4,520.00 **UPHELD** RM

**COD-20-00119**, Bucky Ketter Jr., 1519 Persay Dr, Punta Gorda– Second Affidavit of Non-Compliance -\$4,520.00 **UPHELD** ST

**DOH-20-00014**, Jeffrey Fero Trustee, 4389 Ewing Circle, Port Charlotte [Section Section 3-8-256(c)(1), (c)(2) & (c)(3)] **UPHELD** GR

**DOH-20-00004**, Doris Mello, 754 Merrick Ln, Port Charlotte – Second affidavit of Non-Compliance - \$4,520.00 Doris Mello present **UPHELD** GR

#### ENTERED ORDERS FOR REMAINING OLD BUSINESS AT 9:13AM

#### V. CONFLICT CASES

**DOH-21-00014**, US BANK TRUST, 958 Dupin Ave, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$100 for each day the violation continues to exist.**

**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-11-00030**, PROLEVI, LLC, AKA ALAN BATLLE, 22470 Aster Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 PD
2. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Tenth Affidavit of Non-Compliance - \$70.00 PD
3. **COD-19-01342**, Craig McKendry & Christine McKendry, 3140 Conway Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
4. **COD-19-01792**, Thomas Hamilton & Sherry Hamilton, 127 Rodgers Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,682.20 PD
5. **COD-19-02564**, Brad Mackie, 21248 Edgewater Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
6. **COD-20-02158**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Second Affidavit of Non-Compliance – \$1,719.80 PD
7. **COD-19-01991**, Angela O'Donnell aka Tray Ebelink, 18401 Daysland Ave, Port Charlotte – Fifth Affidavit on Non-Compliance - \$4,520.00 JC
8. **COD-19-03783**, Holly Wollschlager, 453 Liddy St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$12,111.87 JC
9. **COD-20-01839**, Ortha Beener & Charles Washington, 20348 Quesada Ave, Port Charlotte – Affidavit of Non-Compliance - \$3,733.58 JC
10. **COD-20-01932**, Jan Kohl & Patricia Kohl, 20300 Zelda Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 Jan Kohl present **UPHELD** JC
11. **COD-19-03767**, W. FLORIDA HMP INVESTMENTS, LLC, 162 Sunset Rd, Rotonda West – Second Affidavit of Non-Compliance - \$9,020.00 JD
12. **COD-17-01553**, Gary Alexander & Judith Alexander, 18321 Wolbrette Cir, Port Charlotte – Amended Second Affidavit of Non-Compliance - \$1,671.18 SR  
Gary Alexander present **UPHELD**
13. **COD-18-00617**, Motilall Kunuram & Bhanmatie Kunuram, 4113 Durant St, Port Charlotte – Ninth Affidavit of Non-Compliance - \$140.00 SR
14. **COD-19-01902**, John Bates & Deborah Bates, 1208 Fleetwood Dr NW, Port Charlotte – Third Affidavit of Non-Compliance - \$22,520.00 SR
15. **COD-19-03415**, Frederic Augustin, 17173 Carleen Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 SR

16. **COD-20-00987**, Jesus Zumbado, 19519 Midway Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$770.00 Jesus Zumbado present **CONT TO OCTOBER** SR
17. **COD-20-01852**, Anthony Targowski, 4218 O'Neill St, Port Charlotte – Second Affidavit of Non-Compliance - \$6,408.67 Mr Targowski present **Fine reduced to \$4,908.67**SR
18. **COD-20-02934**, David Kalmbach, 2120 Barksdale St, Port Charlotte – Second Affidavit of Non-Compliance - \$821.21 SR
19. **COD-21-00801**, Troy McCol & Lisa McCol, 4390 Wischamper St, Port Charlotte – Affidavit of Non-Compliance - \$3,078.85 SR
20. **COD-19-00711**, Benedicta Lourenco, 730 Carmalita St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,198.32 TJ
21. **COD-19-01718**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ
22. **COD-19-01935**, Edward Caudill, 327 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance -\$141.64 TJ
23. **COD-19-02114**, Michael Hawkins, 23272 McCandless Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
24. **COD-19-03853**, ABRAHAMSON PROPERTIES, LLC, 22095 Laramore Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$9,020.00 TJ  
Janice Abrahamson and Melissa Dunn present **UPHELD**
25. **COD-20-00416**, Maureen Townsend, 2957 Peace River Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
26. **COD-20-01658**, Juanito Alcaide & Ester Alcaide, 2045 Loveland Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$141.84 TJ
27. **COD-20-02502**, Wesley Mayhew, 27051 Cougar Place, Punta Gorda – Third Affidavit of Non-Compliance - \$260.00 TJ
28. **COD-21-00007**, MOORE/SAMANEGO, LLC, 2200 Broadpoint Dr, Punta Gorda – Affidavit of Non-Compliance - \$270.00 TJ
29. **COD-18-02738**, Patricia Hopwood, 4702 Fairway Dr S., Punta Gorda – Second Affidavit of Non-Compliance – \$4,520.00 Thomas Hopwood present **UPHELD** ST
30. **COD-19-00360**, Richard May & Hazel May, 1815 Lavilla Rd, Punta Gorda - Fifth Affidavit of Non-Compliance - \$9,020.00 ST
31. **COD-19-03504**, Shane Leone, 6150 Gulf Course Blvd, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 ST
32. **COD-20-01800**, Carl Carino & Calvin Blount Estate, 12093 Tribune Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$17,918.00 RM

33. **COD-20-02041**, Lance Ormsbee, 5391 Maze Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$370.00 RM
34. **COD-16-02169**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Twenty Third Affidavit of Non-Compliance - \$210.00 RL
35. **COD-17-02521**, PALADIN FINANCIAL INC & ASTORIA HOMES, 3420 Croton Terrace, Port Charlotte – Eighth Affidavit of Non-Compliance - \$210.00 RL
36. **COD-17-03211**, TARPON IV, LLC, 21107 Bersell Ave, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$210.00 RL
37. **COD-19-01325**, FLORIDA FIRST ESCROW COMPANY, 21147 Glendale Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$410.00 RL
38. **COD-20-02157**, Tara Weiss, 21914 Haines Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$210.00 RL

**SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S 9:55AM**

**VII. NEW BUSINESS**

- A. **COD-21-00125**, Ronny St. Louis & Juli St. Louis, 14435 Woodstock Rd, Port Charlotte [Sections 2-5-72, 3-9-37(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.2, 108.2.1, 108.3, 108.6, 110.1, 301.2, 301.3, 304.2, 304.6, 304.9, 305.1.1, 305.4, 305.5, 306.1.1 & 309.1] JC

**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 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.**

- B. **COD-21-00718**, Semisi Moala & Luatasi Moala, 12070 Gordon Ave, Port Charlotte [Sections 3-5-91 & 3-9-5(b); & FBC Section 105.1] JC

**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 per day for each day the violation continues to exist.**

- C. **COD-21-01003**, Samuel Besito, 1445 Liggett Cir, Port Charlotte [Section 3-6-21; & FBC Sections 105.4 & 110.3] JC

**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 and issuance of a 5-year cease and desist order for repeat zoning violations.**

- D. **COD-21-01383**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] JC

**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 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.**

- E. **COD-20-02410**, Robert Mitchell, 22338 Seyburn Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & FBC Sections 105.4, 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.3, 105.4.1.4 & 110.3] 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 \$100 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.**

- F. **COD-21-00837**, Peter Phung, 27218 Sunnybrook Rd Unit A or 27218 Sunnybrook Rd Unit B or 27226 Sunnybrook Rd Unit A or 27226 Sunnybrook Rd Unit B, Punta Gorda [Sections 3-9-34(e) & 3-9-76; & IPMC Sections 301.2, 302.1, 304.1, 304.1.1, 304.2, 304.6, 304.7, 304.13, 304.14 & 304.15] 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 \$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.**

- G. **COD-21-01322**, Dwayne Murff & Loisteen Murff, 23268 Avacado Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & 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. 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.**

- H. **COD-21-01485**, Janet Lippincott Estate, 1521 Dewitt St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] Joseph Lippincott present **CONT TO OCTOBER** TJ

**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-21-01559**, Julie Hennessey & Cathy McLean, 25892 Aysen Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 302.7, 303.1 & 304.14] 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. 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.**

- J. **COD-21-01955**, Victoria Kirby, 21496 Dranson Ave, Port Charlotte [Sections 2-5-72, 3-9-33(e) & 3-9-76] Victoria Kirby present 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. 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.**

- K. **COD-21-02045**, Brian O'Malley, 21358 Burkhart Dr, Port Charlotte [Section 2-5-72] Brian O'Malley 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.**

- L. **COD-20-02522**, Thomas Harris, 19127 Roosevelt Ave, Port Charlotte [Sections 3-9-33(e), 3-9-5(b) & 3-9-72] 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 \$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-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte [FBC Sections 105.4 & 110.3] 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 \$50 for each day the violation continues to exist.**

- N. **COD-20-01549**, Luis Cruz & Jimmy Cruz, 325 Timbruce Lane, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] PD

**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-21-01431**, Cynthia Mitchell & Christopher Marquis, 3372 Elkcam Blvd, 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 \$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.**

- P. **COD-21-01519**, Wayne Goss, 109 Concord Dr, 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.**

- Q. **COD-21-01818**, Craig McKendry & Christine McKendry, 3140 Conway Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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 \$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.**

- R. **COD-21-02158**, C. Kenney & B. Worth, 21826 Edgewater Dr, 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.**

- s. **COD-20-01980**, W. FLORIDA HMP INVESTMENTS, LLC, 109 Swan Dr, Rontonda West  
[FBC Sections 105.4 & 110.3] 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 \$100 for each day the violation continues to exist.**

- t. **COD 20-01982**, W. FLORIDA HMP INVESTMENTS, LLC, 264 Sweetwater Dr, Rotonda West [FBC Sections 105.4 & 110.3] 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 \$100 for each day the violation continues to exist.**

- u. **COD-20-01984**, W. FLORIDA HMP INVESTMENTS, LLC, 238 Wayne Rd, Rotonda West [FBC Sections 105.4 & 110.3] 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 \$100 for each day the violation continues to exist.**

- v. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood [Sections 2-5-72, 3-9-37(e) & 3-9-76] JD

**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.**

- w. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood [Sections 3-9-37(e), 3-9-76] JD

**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.**

- x. **COD-19-03342**, Susan Marchese, 18894 Ackerman Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e); & FBC Sections 105.1, 105.4 & 110.3] SR  
Susan Machese and Steve Cavanaugh 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 \$50 for each day the violation continues to exist.**



- Y. **COD-21-01705**, Marco Torres, 18786 Ayshire Cir, Port Charlotte [Sections 3-9-33(e) & 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 \$250 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.**

- Z. **COD-21-01807**, Stephanie Quezada, 4500 Sweetbay St, Port Charlotte [FBC Sections 105.4 & 110.3] SR

**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.**

- AA. **COD-21-01852**, Rubi Alvarez & David Alvarez, 326 Capatola St, 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 \$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-21-01926**, Sabrina Muxlow, 4382 Wischamper St, Port Charlotte [Sections 3-9-33(e) & 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.**

- CC. **COD-20-00460**, EQUITY TRUST COMPANY, 5045 N. Beach Rd, Englewood [FBC Sections 105.4 & 110.3] RM

**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.**

DD. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Lane, Port Charlotte  
[Sections 3-9-5(b); & FBC Section 105.1] RM

**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.**

EE. **COD-20-03195**, David Jamison, 2020 Rose Ave, Englewood, [Section 3-9-5(b); & FBC Section 105.1] RM

**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.**

FF. **COD-20-00242**, Rachel Bosworth & Donald Bosworth, 200 De Leon Dr, Port Charlotte  
[Section 3-9-5(b); & FBC Sections 105.1 & 110.1] GR  
Rachel & Donald Bosworth present

**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.**

GG. **DOH-15-00389**, 2019-3 IH BORROWER LP, 19537 Midway Blvd, Port Charlotte  
[Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$100 for each day the violation continues to exist.**

HH. **DOH-15-00455**, Motilall Kunuram & Bhanmatie Kunuram, 4113 Durant St, Port Charlotte  
[Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$50 for each day the violation continues to exist.**

II. **DOH-16-00058**, PC PROPERTIY GROUP LLC, 17312 Harris Ave, Port Charlotte  
[Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$100 for each day the violation continues to exist.**

JJ. **DOH-16-00184**, Francesca Zinerco & Margaret Caradonna, 2337 Como St, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$50 for each day the violation continues to exist.**

KK. **DOH-19-00007**, Paul Macles & Bettys Louis, 18030 Ackerman Ave, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] GR

**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 including payment of any associated fees to the Department of Health or thereafter fined \$50 for each day the violation continues to exist.**

LL. **UTL-21-00004**, Ramiro Aranjó, 23340 Jason St, Port Charlotte [Section 3-8-41(a)(c)(d)(e)] GR

**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 and pay any associated fees to the Charlotte County Utilities; or thereafter be fined \$50 per day for each day a violation exists.**

MM. **COD-21-01718**, RIVIERA MARINA HOLDING CO., 5600 Deltona Dr, Punta Gorda [Sections 3-9-5, 3-9-42, 3-9-65.1 & 3-9-76; & FBC Section 105.1] DS  
Elias Mahshie & Bob Carr present

**Ordered. The County recommends the Respondent be found in violation of the cited code sections and given 180 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 repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.**

NN. **COD-20-00201**, Herman Van Gardner III, 22131 Hernando Ave, Port Charlotte [FBC Sections 105.4 & 110.3] 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.**

oo. **COD-20-00854**, Jose Tillan, 3460 Normandy Dr, Port Charlotte [Sections 3-6-24 & 3-9-5(b); & FBC Sections 105.1, 105.4 & 110.3] RL

**DISMISS CODES 3-6-21, 105. & 110.3**

**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 and issuance of a 2-year cease and desist order for repeat zoning violations.**

PP. **COD-20-01409**, Anthony Derosette, 3089 Conway Blvd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] 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. 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.**

QQ. **COD-20-02217**, Marisol Difo, 21040 Gertrude Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] Marisol Difo present RL

**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.**

RR. **COD-21-00066**, Estate of Sharynn Kozenko, 2244 Hayworth Rd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76] James present RL

**DISMISS CODE 3-9-5(b)**

**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.**

SS. **COD-21-00944**, RIVER GULF INVESTMENTS LLC, 21422 Kenyon Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 302.7, 304.2, 304.6, 304.8, 304.9, 304.13, 304.14, 305.1, 305.3, 305.6, 309.1 & 604.3] RL  
Anna Kolobrova present

**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.**

TT. **COD-21-01099**, Ronald Kocsi & Geraldine Kocsi, 2580 Starlite Lane, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1; & IPMC Section 301.2] RL

**DISMISS CODE 3-9-76**

**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. 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.**

- uu. **COD-21-01190**, Carol Deville & Jennifer Jaszek, 22073 Beverly Ave, Port Charlotte [Sections 3-2-214, 3-2-215, 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 304.2, 304.6, 304.7, 304.8, 304.13, 304.13.1 & 304.14] Nichole Eisenburg present 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. 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.**

- vv. **COD-21-01824**, Margaret Bell, Stacy Pendleton & Theresa Naticcia, 21889 Beverly Ave, Port Charlotte [Sections 2-5-72, 3-9-33(e) & 3-9-76; & IPMC Sections 108.1.5 (7), 108.2, 108.6, 301.2, 301.3, 303.1, 304.13, 304.13.1 & 304.15] 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. 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.**

- ww. **COD-21-02018**, Ronald Rudnick L/E, 2788 Starlite Lane, Port Charlotte [Section 2-5-72] 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.**

- xx. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte [Section 2-5-72] 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 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.**

- yy. **COD-21-02117**, Carleta McCain, 21354 Glendale Ave, Port Charlotte [Section 2-5-72, 3-9-33(e) & 3-9-76] **DISMISS CODE 2-5-72** RL

Carleta McCain present

**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 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 XII ADJOURNMENT  
**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT  
1:13 PM**

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 September 1st, 2021.

Suzan Gowans  
Suzan Gowans

Sept 3, 2021  
Date Approved