

CHARLOTTE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

AGENDA

June 5, 2024

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.

I. CALL TO ORDER

II. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

III. AGENDA CHANGES

IV. UNFINISHED BUSINESS

V. OLD BUSINESS

COD-21-03082, Donald Dacko, 4040 Dotham St, Port Charlotte – Third Affidavit of Non-Compliance - \$4,520.00 DF

COD-23-01810, Karl Menzer, 18243 Wintergarden Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.0 DF

COD-22-00967, Jason Warram & Jessica O'Sell, 1488 or 1492 Flarian Dr, Punta Gorda [Sections 3-5-9, 3-9-100.3(d) & 3-5-268] GW

VI. CONFLICT CASES

COD-23-02972, Jose Carvalho & Neida Carvalho, 16180 Begonia Dr Or 30570 or 30580 or 30590 or 30600 Orange Blossom Blvd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-348, 3-6-24 and 3-9-30(e)] GW

COD-24-00320, Nicholas Smith, 282 Tait Terrace, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] PD

VII. 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-23-01601**, CS HOME BUILDERS LLC, 13159 Estrano Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 GW
2. **COD-21-02158**, C. Kinney & B. Worth, 21826 Edgewater Dr, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 PD
3. **COD-22-01218**, James Verhoeven, 4377 Sibley Bay St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$8,383.32 PD
4. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$362.40 PD
5. **COD-23-01205**, Tamara Liseth Gomez, 3544 Middletown St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
6. **COD-23-01566**, Joseph Hitsman & Luann Hitsman, 620 Sharon Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$3,800.33 PD
7. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$70.00 JCM
8. **COD-2008-884**, William Rusch & Janice Rusch, 2501 Sistina St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$120.00 TJ
9. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Punta Gorda – Twelfth Affidavit of Non-Compliance - \$70.00 TJ
10. **COD-19-01523**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$4,520.00 TJ
11. **COD-19-01718**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 TJ
12. **COD-20-02013**, Kenneth Kendall, 1451 Salyers St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 TJ
13. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 TJ
14. **COD-21-02846**, James Kuchler, 2265 or 2269 Talbrook Terrace, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 TJ
15. **COD-23-00009**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ

16. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ
17. **COD-23-00584**, William Lapenotiere & Miles Lapenotiere, 21222 Giddings Ave, Port Charlotte - Third Affidavit of Non-Compliance - \$70.00 TJ
18. **COD-23-00709**, Yordanis Perez, 22293 Columbus Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
19. **COD-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 TJ
20. **COD-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 TJ
21. **COD-23-01665**, Brian Campbell, Pharon Vaicaitis A/K/A Pharon Campbell & Jaclyn Campbell, 22293 Adorn Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
22. **COD-23-01823**, Stanley Nembhard & Francella Nembhard, 1198 Ardella St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,614.05 TJ
23. **COD-23-01879**, Edith Pinnock, 1365 Mager St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
24. **COD-23-02416**, Anthony Noto, 27296 or 27300 Sunnybrook Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 TJ
25. **COD-23-02438**, Laura Nowak, 173 Date St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
26. **COD-23-02627**, Cliff Mims Jr. Estate, 1313 Ramsdel St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
27. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood – Fourth Affidavit of Non-Compliance - \$9,020.00 JD
28. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood – Third Affidavit of Non-Compliance - \$120.00 JD
29. **COD-23-01474**, Jessica Delfino, 762 Baja Viejo, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
30. **COD-23-01594**, Cathleen McCormack Estate, 3161 Tenth St, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
31. **COD-23-01808**, Michael Brown, 10060 Bay Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
32. **COD-16-00979**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00 ST

33. **COD-20-02118**, Ronald Fisher, 19972 Kenilworth Blvd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 ST
34. **COD-23-02683**, Michael Cychosz, 18285 Cordoba Ave, Port Charlotte – Affidavit of Non-Compliance - \$808.85 ST
35. **COD-23-02711**, Peter Rothwell, 265 Collingswood Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
36. **COD-23-02819**, Christopher Huntoon, 12162 Richards Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
37. **COD-23-02875**, Elias Beirouti, 18348 Jefferson Ave, Port Charlotte – Affidavit of Non-Compliance - \$506.50 ST
38. **COD-24-00104**, Samuel Piazza, 11889 Xavier Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
39. **COD-19-03510**, Ryan Williams & Rodney Williams, 2078 Tigard St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 DF
40. **COD-21-02804**, Clement Smith & Yanick Smith, 18377 Winsom Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
41. **COD-23-01930**, Rose Klempner & Kim Klempner, 2070 Carpetgreen St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
42. **COD-23-02414**, SETTI INVESTMENTS GROUP LLC, 18295 Arapahoe Circle - Affidavit of Non-Compliance - \$120.00 DF
43. **COD-23-02781**, Steven Filkins & Sandra Suchy, 3109 Felda St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 DF
44. **COD-23-02923**, Pauline Weber & Rachel Green, 19385 Midway Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
45. **COD-21-03060**, Carlton Marvin Trust, 5718 or 5724 Swaying Palm Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$24,343.36 RH
46. **COD-22-00256**, Franklin Grove Jr. & Ethel Grove, 15387 Mango Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
47. **COD-23-00548**, Mary Williams & Forest Getter V., 7507 Sweden Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
48. **COD-23-01183**, AF DATA SYSTEM GMBH, 15516 Mango Dr, Punta Gorda - \$9,020.00 RH
49. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda - Affidavit of Non-Compliance - \$70.00 RH

- 50. **COD-19-01291**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta Gorda – Eighth Affidavit of Non-Compliance - \$11,769.15 RM
- 51. **COD-21-02818**, David Soosh, 6213 Padula St, Punta Gorda – Fourth Affidavit of Non-Compliance - \$3,663.94 RM
- 52. **COD-22-02498**, David Brown, 1527 Hickory Ave, Punta Gorda – Affidavit of Non-Compliance - \$6,930.86 RM
- 53. **COD-23-00579**, John Horner Sr., 13560 Santa Marie Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RM
- 54. **COD-23-02379**, Rosemarie Kluever, 3201 Amanda St, Punta Gorda – Affidavit of Non-Compliance - \$8,557.04 RM
- 55. **COD-20-02003**, Michelle Staples-Godwin, 2133 Dixie Ave, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 MG
- 56. **COD-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
- 57. **COD-23-02138**, Donald Vaughn Jr. & Kelly Vaughn, 5680 Sabal Palm Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
- 58. **COD-23-00882**, ENCORE-MCCALL LLC, 1725 S. McCall Rd, Englewood – Affidavit of Non-Compliance - \$120.00 JC

VIII. NEW BUSINESS

- A. **COD-23-02419**, Douglas Zook & Deana Zook, 36051 Washington Loop, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-6-24, 3-9-30(e) & 3-9-76] GW
- B. **COD-24-00809**, GDG HOMES LLC, 21256 Mulberry Ave, Port Charlotte [Sections 3-5-91, 3-9-100.3(d) & 3-9-76] GW
- C. **DOH-24-00002**, Edward Caudill, 327 Harbor Blvd, Port Charlotte [Sections 3-8-256(c)(1), (c)(2) & (c)(3)] GR
- D. **DOH-24-00003**, Hart Family Trust, 22250 Tennyson Ave, Port Charlotte [Sections 3-8-256(c)(1), (c)(2) & (c)(3)] GR
- E. **DOH-24-00005**, Kathy Raitto, 220 McCabe St, Port Charlotte [Sections 3-8-256(c)(1), (c)(2) & (c)(3)] GR
- F. **DOH-24-00009**, Jason Lowe, 28246 Senator Dr, Punta Gorda [Sections 3-8-256(c)(1), (c)(2) & (c)(3)] GR
- G. **COD-23-02446**, Joseph Casey, 13437 or 13443 Sulky Dr, Punta Gorda [Sections 3-5-91, 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Sections 105.1 & 110.1] GR

- H. **COD-23-01463**, Keith Benner, 27300 Madison St, Punta Gorda [Sections 3-9-33(e) & 3-9-76] TJ
- I. **COD-23-02259**, Rhoda Dacosta, 2133 Rio De Janeiro Ave, Punta Gorda [IPMC Sections 301.2 & 302.7] TJ
- J. **COD-23-02398**, Robert Lafata Sr., 166 Strasburg Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.5, 108.1.3, 301.2, 304.1, 304.7, 304.13, 304.13.1 & 304.13.2] TJ
- K. **COD-23-02765**, HPA BORROWER 2017-1 LLC, 27051 Curitiba Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-72; & FBC Section 105.1; & IPMC Sections 301.2 & 303.2] TJ
- L. **COD-23-02888**, Martin Miller, 20988 Exmore Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] TJ
- M. **COD-24-00240**, Aaron Bruer & Christina Bruer, 21499 Sheldon Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] TJ
- N. **COD-24-00432**, LMD GROUP INVESTMENTS CORP, 24167 Harborview Rd, Port Charlotte [IPMC Sections 301.2, 302.7, 303.1 & 303.2] TJ
- O. **COD-24-00534**, Jeny Nelson, 1619 Adrian St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] TJ
- P. **COD-24-00758**, Shane Harris & Kathleen Harris, 27202 or 27206 or 27210 Townsend Terrace, Punta Gorda [Sections 3-9-34(e), 3-9-76 & 3-9-79.1] TJ
- Q. **COD-23-02861**, Pamela Smiley, 160 Charlotte St, Punta Gorda [Sections 3-9-34(e) & 3-9-76 & 3-9-79.1] RH
- R. **COD-23-03042**, Gustavo Flores-Juarez, 5741 Beechwood St, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] RH
- S. **COD-24-00022**, Linda Wallace, 1315 Woodlawn Ave, Punta Gorda [Sections 3-9-37(e) & 3-9-76] RH
- T. **COD-24-00130**, Don Broman, 6150 Golf Course Rd, Punta Gorda [Sections ~~2-5-72~~, 3-9-5(b) & 3-9-33(e); & IPMC Sections 108.1.1, 108.1.5, 301.2, 304.1.1, 304.6 & 304.7] RH
- U. **COD-24-00380**, Dmitry Dembin & Rosa Dembin, 109 Morningstar Dr, Punta Gorda [Sections 3-9-24(e) & 3-9-76] RH
- V. **COD-24-00422**, Marcos Ramos, 6627 Orange Blossom Lane, Punta Gorda [Sections 3-9-5(b) & 3-9-37(e); & FBC Section 105.1] RH
- W. **COD-24-00440**, Dylan Roy, 5915 Sabalwood Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] RH
- X. **COD-24-00556**, Lizdelia Pagan, 15420 Olive Circle, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] RH

- Y. **COD-23-00537**, PIRIE CAPITAL VENTURES LLC, 1401 S. McCall Rd, Unit 301, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD
- Z. **COD-23-01877**, Maryjo Lee Trust, 2900 Tenth St, Englewood [Sections 3-9-34(e), 3-9-76 & 3-9-79.1] JD
- AA. **COD-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood [Sections 3-9-5(b) & 3-9-76; & FBC Section 105.1] JD
- BB. **COD-23-02126**, LMD GROUP INVESTMENTS CORP, 1922 Mississippi Ave, Englewood [Sections 2-5-72, 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.7, 304.1 & 304.1.1] JD
- CC. **COD-23-02777**, David H. McDonald, Marie McDonald & David C. McDonald, 221 Mark Twain Lane, Rotonda West [Section 3-9-33(e); & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.5, 108.6, 110.1, 110.2, 110.4, 301.2, 303.1, 304.1.1 & 304.14] JD
- DD. **COD-24-00430**, Harley Pyles & Susan Pyles, 4097 Yucatan Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] DF
- EE. **COD-24-00468**, Hin-Cheung Hung, 4032 Flamingo Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] DF
- FF. **COD-24-00571**, Kelly Parker & Michele Parker, 18355 Yale Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] DF
- GG. **COD-24-00935**, William Fitch, 1140 Aletha Ave, Port Charlotte [Section 2-5-72] DF
- HH. **COD-24-00968**, Sabrina Muxlow, 4382 Wischamper St, Port Charlotte [Sections 3-6-24, 3-9-33(e) & 3-9-79.1] DF
- II. **COD-23-03048**, ESTERO DEVELOPMENT PARTNERS LP, 5281 Gillot Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] ST
- JJ. **COD-24-00331**, Samuel Belsito, 1445 Liggett Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 454.2.17; & IPMC Section 301.2, 302.7, 303.1 & 303.2] ST
- KK. **COD-24-00355**, Jean Augustin & Guerline Augustin, 15216 Wymore Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] ST
- LL. **COD-24-00363**, Gina Elliott-Morella, 11977 Xavier Ave, Port Charlotte [Section 3-9-5(b); & FBC Sections 105.1 & 454.2.17; & IPMC Sections 301.2, 302.7, 303.1 & 303.2] ST
- MM. **COD-22-02463**, Kurt Benner, 1405 Persay Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM
- NN. **COD-24-00258**, Curtis Lee Robbins, 16060 or 16070 or 16080 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b), 3-9-76; & FBC Sections 105.1, 105.4 & 110.3; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1 & 304.1.1] RM

- OO. COD-24-00445**, Mary Helms, 16050 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b) & 3-9-76; & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1 & 304.1.1] RM
- PP. COD-24-00446**, Ronald Eugene, 16040 Hibiscus Dr, Punta Gorda [Sections 3-9-30(e), 3-9-5(b) & 3-9-76; & FBC Section 105.1; & IPMC Ections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1 & 304.1.1] RM
- QQ. COD-24-00870**, Victoria Caraway, 15666 Aron Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM
- RR. COD-24-00195**, FEDERAL NATIONAL MORTGAGE ASSOCIATION, 13982 Naylor Ave, Port Charlotte [Sections 3-6-26 & 3-6-35.8] WW
- SS. COD-24-00731**, Joseph McGrew & Todd McGrew, 6073 or 6083 Alan Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-76] MG
- TT. COD-23-00156**, James Remich & Gary Remich, 135 Duxbury Ave, Port Charlotte [IPMC Sections 108.6, 110.1, 301.2, 302.1, 304.1, 304.1.1, 304.2, 304.4, 304.5, 304.6, 304.7, 304.13, 304.15, 501.2, 505.1 & 604.3] PD
- UU. COD-24-00010**, Scott Southers, 151 Rodgers Ave, Port Charlotte [IPMC Sections 301.2 & 302.7] PD
- VV. COD-24-00269**, Teo Sock Cheng, 22251 Albany Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] PD
- WW. OD-24-00589**, Jorge Simon, 742 S. Ellicott Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD
- XX. COD-24-00605**, Karen Gore & Anthony Pandolfo, 825 Conreid Dr, Port Charlotte [Section 3-5-91] PD

XI NEXT HEARING

JULY 3, 2024

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.