

## 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 AUGUST 2, 2023

*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](mailto:David.Lyles@CharlotteCountyFL.gov).*

#### I. CALL TO ORDER

**SPECIAL MAGISTRATE DEREK ROONEY CALLED THE HEARING TO ORDER AT 9:00 A.M**

#### II. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

**SUZAN GOWANS ADMINISTERED THE OATH**

#### III. NEXT MEETING DATE

**SEPTEMBER 6, 2023**

#### IV. OLD BUSINESS

**COD-22-01374**, Gary Alexander & Judith Alexander, 18321 Wolbrette Cir, Port Charlotte –  
Second Affidavit of Non-Compliance - \$9,020.00 **GARY ALEXANDER PRESENT** DF

**COD-23-00209**, Hamilton Staples, 25 Medalist Way, Rotonda West [Sections 3-9-33(e) & 3-9-76]  
**HAMILTON STAPLES PRESENT DISMISSED** JD

**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. 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-21-02305**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Fourth Affidavit of Non-Compliance - \$70.00 GW
2. **COD-22-02119**, Colleen Dobbs, 7337 Acorn Blvd, Punta Gorda – Affidavit of Non-Compliance - \$0.00 **COLLEEN DOBBS PRESENT** GW

3. **COD-15-01237**, Jovica Jovic & Biljama Negic-Jovic, 242 Beeney Rd, Port Charlotte – Tenth Affidavit of Non-Compliance - \$120.00 PD
4. **COD-21-01818**, Craig McKendry & Christine McKendry, 3140 Conway Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
5. **COD-21-02158**, C. Kinney & B. Worth, 21826 Edgewater Dr, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
6. **COD-21-02737**, Joann Ehrenberg Trustee, 22257 Yonkers Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
7. **COD-22-01401**, Mirlande Valere & Yves Valere, 3402 Idlewild St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
8. **COD-22-01482**, Jovica Jovic & Biljama Negic-Jovic, 242 Beeney Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
9. **COD-20-02797**, Adam Tener, 21370 Percy Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$4,520.00 JCM
10. **COD-21-02518**, Adam Tener, 21370 Percy Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$170.00 JCM
11. **COD-22-00055**, Dmitriy Yakubovich, 2144 Harbor Blvd, Port Charlotte – Second Affidavit of Non-compliance - \$120.00 JCM
12. **COD-22-00125**, Jonathan Morgan, 21888 Felton Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM
13. **COD-22-01217**, Gladys Perez & Eduardo Martinez, 21592 Augusta Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
14. **COD-23-00748**, Anthony Bruno & Michael Bruno, 2203 Lakeshore Circle, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **ANTHONY BRUNO PRESENT** JCM
15. **COD-19-01718**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 TJ
16. **COD-20-00883**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 TJ
17. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
18. **COD-21-02077**, Steve Annexstein & Rose Sprinkles, 27285 or 27289 Sunnybrook Rd, Punta Gorda – Fourth Affidavit of Non-Compliance – \$245.00 TJ
19. **COD-22-00305-**, Thomas Carey, 27065 Ann Arbor Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **THOMAS CAREY PRESENT** **AFFIDAVIT DENIED** TJ



20. **COD-22-01343**, Maureen Townsend, 2957 Peace River Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 TJ
21. **COD-22-01627**, Corey Collins, 125 Chickering St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 **COREY COLLINS PRESENT** TJ
22. **COD-22-02471**, SYNERGY MANAGEMENT GROUP, LLC, 27218 Sunnybrook Rd Unit A or B or 27226 Sunnybrook Rd Unit A or B, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
23. **COD-23-00271**, PEACE FOX, LLC, 3301 or 3305 Peace River Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 TJ
24. **COD-23-00584**, William Lapenotiere & Miles Lapenotiere, 21222 Giddings Ave, Port Charlotte - Affidavit of Non-Compliance - \$70.00 TJ
25. ~~**COD-23-00605**, Joyce Spratley, 21508 Dollard Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00~~ **CONTINUED** TJ
26. **COD-23-00632**, Diego Stacey & Maria Stacey, 1258 Tift St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DIEGO STACEY PRESENT** TJ
27. **COD-23-00709**, Yordanis Santi Perez, 22293 Columbus Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
28. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST
29. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
30. **COD-23-00301**, Viridiana Delafuente & Rigberto Guittierez, 17173 Hillsborough Blvd, Port Charlotte – Affidavit of Non-Compliance - \$270.00 ST
31. **COD-18-01682**, Ruth Eversley, 29255 Polk Dr, Punta Gorda – Eighth Affidavit of Non-Compliance - \$70.00 RM
32. **COD-21-01748**, David Pullen & Patricia Pullen, 12085 Orson St, Punta Gorda -Affidavit of Non-Compliance - \$70.00 **DAVID PULLEN PRESENT** RM
33. **COD-22-01842**, Kim Fenderson & Marcia Wood, 6034 Quince St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **MARCIA WOOD PRESENT** RM
34. **COD-20-01392**, Trust Number 162731 L.D. Howe Trustee, 1631 Shadow Lane, Englewood – Fourth Affidavit of Non-Compliance - \$120.00 JD
35. **COD-20-03108**, Charles Isaac Trustee, 1961 Mississippi Ave, Port Charlotte - Fourth Affidavit of Non-Compliance - \$4,520.00 JD
36. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood – Second Affidavit of Non-Compliance - \$9,020.00 JD

37. **COD-21-01572**, Susan O'Connor, 1295 Blue Heron Dr, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
38. **COD-19-00564**, L.D.Howe Trustee, 18292 Yale Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 DF
39. **COD-21-01751**, Patrick Stark & Jennifer Stark Trustees, 18391 Oxford Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 **PATRICK & JENIFFER STARK PRESENT** DF
40. **COD-22-01983**, Marian Kencik & Piotr Lakomski, 4185 Flamingo Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
41. **COD-22-02057**, Ann Marie Figiel & Raymond Figiel, 18161 Koala Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
42. **COD-21-02029**, Christy Sayer, 6721 Bernadean Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **CHRISTY SAYER PRESENT** RH
43. **COD-21-03039**, Dalia Gonzalez, 50166 Bermont Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RH
44. **COD-21-03060**, Carlton Marvin Trust, 5718 or 5724 Swaying Palm Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RH
45. **COD-22-00041**, Jamie Edwards, Marsy Edwards, Cynthia Wells, Thomas Wells & Toshiko Blevins, 2121 Mark Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RH
46. **COD-22-00255**, Christopher Lacey, 11259 Grapefruit Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH
47. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH

**SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 2:09PM**

## **VII. NEW BUSINESS**

## **VIII. NEW BUSINESS**

A. ~~**DOH-23-00017**, Tracy Blackburn, 2268 Collingswood Blvd, Port Charlotte [Section 3-8-256(c)(1),(c)(2) & (c)(3)]~~ **CONTINUED** GR

**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.**



- B. **COD-23-00579**, John Horner Sr., 13560 Santa Maria Dr, Punta Gorda [Section 3-9-33(e) & 3-9-5(b); & FBC Sections 105.1] **JOHN HORNER PRESENT** 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 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.

- C. **COD-23-00587**, QUALITY RESIDENCES LLC, 28079 Las Lomas Dr, Punta Gorda [Sections 3-9-33(e), 3-9-77 & 3-9-79.1] RM

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- D. **COD-23-00633**, Robert Zak, 27176 Las Lomas Dr, Punta Gorda [Sections 3-6-24, 3-9-33(e) & 3-9-77] **ROBERT ZAK & ERICA RANDAL PRESENT** 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 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-23-00640**, David Carpenter Sr., 13280 San Benito Dr or 28044 Laurelwood Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76, 3-9-77 & 3-9-79.1] RM

**DAVID CARPENTER PRESENT**

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- F. **COD-23-00641**, Craig Garrett & Pamela Garrett, 28196 S. Twin Lakes Dr, Punta Gorda [Section 3-9-33(e), 3-9-77 & 3-9-79.1] **CRAIG & PAMELA GARRETT PRESENT** RM

**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 following 90 days 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.



- G. **COD-23-00881**, Gary Shallow & Kasey Shallow, 27213 N. Twin Lakes Dr, Punta Gorda  
[Sections 3-9-33(e), 3-9-76, 3-9-77 & 3-9-79.1] RM

**GARY SHALLOW 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 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.

- H. **COD-23-00896**, Harwood Gaither & Shelley Gaither, 12093 Wrangler Dr, Punta Gorda  
[Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

**HARWOOD & SHELLEY GAITHER 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 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.

- I. **COD-23-01319**, Harwood Gaither & Shelley Gaither, 12101 Wrangler Dr, Punta Gorda  
[Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

**HARWOOD & SHELLEY GAITHER 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 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.

- J. **COD-23-01238**, IRENE JEAN INVESTMENTS, LLC, 4385 Guard St, Port Charlotte  
[Sections 3-9-33(e) & 3-9-76] **KEVIN COLEMAN PRESENT** 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 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.

- K. **COD-23-01462**, Narin Imprasert, Nipapan Imprasert & Naris Imprasert, 144 Revere St, Port Charlotte [Sections 3-9-33(e) & 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 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.



- L. **COD-23-00493**, HUFF'S PROPERTIES LLC, 22243 Belinda Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] JCM

**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.**

- M. **COD-23-00494**, CSMA FT. LLC, 22363 Catherine Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **ERIC PRESENT** JCM

**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.**

- N. **COD-23-00519**, Anthony Fortuna, 22355 Catherine Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] JCM

**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-23-00732**, KB PROPERTY GROUP, LLC, 22055 Marshall Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] JCM

**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.**

- P. ~~**COD-23-01099**, DRI HOLDINGS, LLC, 22097 Belinda Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1]~~ **CONTINUED** JCM

~~**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.**~~

- Q. **COD-23-01380**, Tara Weiss, 21914 Haines Ave, Port Charlotte [Section 2-5-72] JCM

**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-23-00548**, Mary Williams & Forest Getter V, 7507 Sweden Blvd, Punta Gorda  
[Sections 3-9-30(e) & 3-9-76] **MARY WILLIAMS** RH

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- S. **COD-23-00550**, Alexander Lapera, 7324 Alan Blvd, Punta Gorda [Section 3-9-30(e)]RH

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- T. **COD-23-00722**, Arturo Requejo & Violeta Migenes, 8073 Austrian Blvd, Punta Gorda  
[Sections 3-9-30(e), 3-9-76 & 3-9-79.1; & FBC Section 105.4, 105.4.1 & 110.3] RH

**ARTURO REQUEJO & VIOLETA MIGENES 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 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-23-00723**, PUNTA PROPERTIES LLC, 8080 Austrian Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] RH

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- V. **COD-23-00856**, Jason Abreu, 5001 South Fairway Dr, Punta Gorda [Sections 3-5-91, 3-9-33(e), 3-9-76, 3-9-79.1 & 3-9-100.3(d)] RH

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 5 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-23-00889**, Lester Barrera, 7058 Swiss Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] **LESTER BARRERA PRESENT** RH

**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. 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-23-01149**, Dale Chandler & Maureen Chandler, 13287 or 13293 or 13299 Blue Grass Terrace, Punta Gorda [Section 3-6-24, 3-9-33(c)(1)(g), 3-9-33(e), 3-9-76 & 3-9-79.1] **DALE CHANDLER PRESENT** RH

**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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- y. **COD-23-01198**, Michael Schloss, 6026 Sweden Blvd, Punta Gorda [Section 3-9-30(e)] **MICHAEL SCHLOSS PRESENT CONTINUED** RH

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- z. **COD-23-00419**, Maliki Wilkinson, 1352 or 1356 or 1360 Danilova Dr or 1373 or 1377 Flodden Dr. or 27156 or 27172 Amsterdam Dr, Punta Gorda [Sections 3-5-268, 3-9-33(e), 3-9-76, 3-9-100.3(b), 3-9-100.3(d), 3-9-5(b) & 3-5-91] 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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- aa. **COD-23-00766**, IT'S WHERE IN THE SKY LLC, 22080 Laramore 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 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.

- BB. **COD-23-00777**, Julius Veloccia, 23261 Van Buren Ave, Port Charlotte [Sections 3-6-21, 3-6-24, 3-6-33(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 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.

- CC. **COD-23-00957**, Robert Lapietra & Melissa Lapietra, 1440 Upshaw Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 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.

- DD. **COD-23-01024**, Charlotte Whaley, 1129 Presque Isle Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] TJ

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- EE. **COD-23-01074**, Laurence Allen & Patric Allen, 24247 Riverfront Dr, Port Charlotte [IPMC Sections 301.2, 303.1 & 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.

- FF. **COD-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] TJ

**RICHARD CONFETTI PRESENT**

**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 any 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-23-01434**, Udchenna Oliver, 23526 Quasar Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **UDCHENNA OLIVER 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 2-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.

- HH. **COD-23-00586**, Raul Diaz, 2410 Baird St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **RAUL DIAZ PRESENT** DF

**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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- II. **COD-23-00611**, Olga Pankiw & Roman Pankiw, 4113 Durant St, Port Charlotte [Sections 3-9-33(3) & 3-9-5(b); & FBC Section 105.1] DF

**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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- JJ. **COD-23-00752**, Sheldon Morse & Kathleen Morse, 4366 McCullough St, Port Charlotte [Sections 3-9-33(e) & 3-9-5(b); & FBC Section 105.1] DF

**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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- KK. **COD-22-02179**, Kevin Truong, 20388 Elrose Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] ST

**LAUREN APPLE 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 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.

- LL. **COD-22-01906**, Mary Renee Pennell, 302 Wherley Ave, Port Charlotte [Sections 3-9-5(b), 3-6-30, 3-6-26, 3-6-35.8 & 3-6-35.3] WW

**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.**

- MM. ~~**COD-23-00534**, Gregory Dion Life Estate, 22417 Hancock Ave, Port Charlotte [Sections 3-9-42(e) & 3-9-76]~~ **DISMISSED** DS

~~The County recommends the Respondent be found in violation of the cited code sections and given 5 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.~~

## XII ADJOURNMENT

**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 2:30PM.**

### 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 August 2, 2023.

Suzan Gowans  
Suzan Gowans

August 4, 2023  
Date Approved

**NEXT MEETING DATE**  
September 6, 2023

## 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.