

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 6, 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.

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

OCTOBER 4, 2023

IV. OLD BUSINESS

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-18-03868**, RETIREMENT REAL ESTATE MANAGEMENT LLC, 2634 or 2636 or 2638 or 2640 or 2642 or 2646 Highlands Rd, Punta Gorda – Eighth Affidavit of Non-Compliance - \$ 120.00
GW
2. **COD-22-00156**, David Orel, 25566 or 25576 Marion Ave, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00
GW
3. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00
PD
4. **COD-17-01909**, Danny Neal & Glenda Neal, 850 Fairfax Terrace, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$70.00
PD
5. **COD-20-01549**, Jimmy Cruz & Luis Cruz, 325 Timbruce Lane, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00
PD
6. **COD-21-02705**, Marlon Vaccaro & Colleen Vaccaro, 23365 Rountree Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00
PD

7. **COD-22-00124**, Jose Huerta & Imer Rogel, 105 Martin Dr, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
8. **COD-22-01042**, Daniel Valenti & April Valenti, 322 Aylesbury Ln, Port Charlotte – Second Affidavit of Non-Compliance - \$270.00 **DANIEL VALENTI PRESENT** PD
9. **COD-22-01218**, James Verhoeven, 4377 Sibley Bay St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
10. **COD-22-01256**, James Verhoeven, 4380 Jackson St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
11. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Third Affidavit of Non-Compliance - \$354.00 PD
12. **COD-22-02472**, Paul Duxbury, 609 Ennis Terrace, Port Charlotte – Second Affidavit of Non-Compliance - \$3,720.98 PD
13. **COD-23-00269**, DJC ESTATES LLC, 4492 Ganyard St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
14. **COD-23-00629**, Raymond Keigley, 21718 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **RAYMOND KEIGLEY PRESENT** PD
15. **COD-23-01283**, Daniel Parabak, 22175 Oneida Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
16. **COD-23-01284**, Daniel Parabak, 22191 Oneida Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
17. **COD-19-00654**, Valerie Blow, 21699 Augusta Ave, Port Charlotte – Fourth Affidavit of Non-compliance - \$120.00 JCM
18. **COD-21-01820**, Cecilia Garcia, 2297 Ednor St, Port Charlotte – Third Affidavit of Non-Compliance - \$20.00 **CECILIA GARCIA PRESENT** JCM
19. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Fifth Affidavit of Non-Compliance - \$250.00 JCM
20. **COD-21-02465**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$360.00 JCM
21. **COD-22-00862**, Marion Willis, 21098 Gephart Ave, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **MARION WILLIS PRESENT** JCM
22. **COD-22-01270**, Marcus Clark, 21290 Glendale Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$160.00 JCM
23. **COD-18-04132**, James Garland, 1815 Banana St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 TJ

24. **COD-21-02846**, James Kuchler, 2265 or 2269 Talbrook Terrace, Punta Gorda – Fourth Affidavit of Non-Compliance - \$ 70.00 TJ
25. **COD-21-03075**, Kima Watt, 22161 Scarsdale Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
26. **COD-21-03076**, Kima Watt, 22171 Scarsdale Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
27. **COD-22-00388**, Brian Collette & Gina Collette, 2272 Beacon Dr, Port Charlotte – Second affidavit of Non-Compliance - \$120.00 TJ
28. **COD-22-00847**, James Garland, 1815 Banana St, Port Charlotte, Third Affidavit of Non-Compliance - \$70.00 TJ
29. **COD-22-02500**, Michael Mortiz & Theodora Mortiz Estate, 27345 or 27349 Neaptide Dr, Punta Gorda – Affidavit of Non-Compliance - \$8,346.20 TJ
30. **COD-22-02516**, Clifton Mignott & Carmelena Mignott, 22491 Provance Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,770.00 TJ
31. **COD-23-00440**, Brian Freeman, 23086 Diane Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
32. **COD-23-00754**, THE BUYING COMPANY, LLC, 1269 Dorchester St, Port Charlotte – Affidavit of Non-Compliance - \$2,286.52 TJ
33. **COD-21-01383**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 ST
34. **COD-22-00101**, Edward Feehan Jr. & Kimberly Feehan, 12197 Cochran Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$3,753.67 **EDWARD & KIMBERLY FEEHAB PRESENT** ST
35. **COD-23-00425**, John Souza, 480 Fletcher St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **HEATHER EMORY PRESENT** ST
36. **COD-19-03079**, Shirley Nickell, 6438 Mayport St, Englewood – Fifth Affidavit of Non-Compliance - \$4,520.00 JD
37. **COD-20-02993**, Drew Collom, 3120 Waterside Dr, Englewood – Third Affidavit of Non-Compliance - \$70.00 **CONTINUED** JD
38. **COD-21-02929**, Thomas Long & Patricia Long, 7329 Mamouth St, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
39. **COD-22-00164**, Carol Martin & Pamela Donlan, 7500 Park Pointe Dr., Unit 5, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
40. **COD-15-01623**, Larry Lee, 18522 Hottelet Circle, Port Charlotte – Tenth Affidavit of Non-Compliance - \$120.00 DF

41. **COD-17-03770**, Kristin Gabriellini, 2443 Tamarind St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 DF
42. **COD-21-01891**, Marc Gonsalves & Maria Gonsalves, 17550 O'Hara Dr, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 **MARC & MARIA GONSALVES PRESENT** DF
43. **COD-21-02664**, Jean Alomar & Jocelst Alomar, 4041 Yucatan Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
44. **COD-22-00442**, Gladys Perez & Israel Colon II, 2160 Barksdale St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 DF
45. **COD-22-00552**, Stephen Dufresne II, 17421 Sabrina Circle, Port Charlotte -Second Affidavit of Non-Compliance - \$20.00 **STEPHEN DUFRESNE II PRESENT** DF
46. **COD-22-00719**, Ashley Rich, 4391 Mundella Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 DF
47. **COD-22-00902**, Solange Glockson, 18675 Ashcroft Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
48. **COD-22-01985**, Avi Ayash & Ester Ayash, 2410 Dando St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DF
49. **COD-23-00290**, Dorothy Reed, 17352 Robinson Ave, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **DOROTHY REED PRESENT** DF
50. **COD-23-00833**, Chin-Te Yen & A-Lien Lin, 19488 Lauzon Ave, Port Charlotte – Affidavit of Non-Compliance -\$17,385.61 DF
51. **COD-23-00880**, Louis-Marie Vildor & Christelle Delva, 19487 Edgewater Dr, Port Charlotte – Affidavit of Non-Compliance - \$8,373.28 **LOUIS VILDOR PRESENT** DF
52. **COD-22-00406**, R.P. HUGHES AND COMPANY LLC, 102 Harness Rd or 13 Freeboard Rd, Placida – Affidavit of Non-Compliance - \$120.00 JC
53. **COD-20-02112**, Rosie Rouland, Rosielee Rouland, Thelma Rouland, April Poore & Roy Poore, 6213 Padula St, Punta Gorda – Fifth Affidavit of Non-Compliance - \$19,326.71 RM
ROSIELEE ROULAND PRESENT
54. **COD-21-02818**, David Soosh, 6213 Padula St, Punta Gorda – Third Affidavit of Non-Compliance - \$3,745.92 RM

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:50 AM

VII. NEW BUSINESS

- A. **COD-22-00705**, Daniel Behling, 29540 Bermont Rd or 5075 Grovewood Circle, Punta Gorda [Section 3-9-32(e)(f)(14)] **CORTEZ PRESENT** GW

ORDERED. The County recommends 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 \$50 for each day the violation continues to exist.

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

CONTINUED. The County recommends 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.

- C. **COD-22-01787**, Joe Barry & Christine Gorgone, 16080 Goldenrod Dr, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-478, 3-9-5(b), 3-9-30(e), 3-9-76 & 3-9-79.1] GW

JOE BARRY PRESENT

ORDERED. The County recommends 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.

- D. **COD-22-02181**, Adam Reiber, Tristan Reiber, Whitney Steadman & Joshua Poole, 30452 or 30454 or 30460 or 30462 or 30468 or 30470 or 30476 or 30478 Oil Well Rd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-348, 3-5-478, 3-9-5 (b), 3-9-30(e), 3-9-76 & 3-9-79.1] 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 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-23-01002**, Marlon Hernandez & Fanny Mejia, 1360 Sulstone Dr or 27041 Solomon Dr, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] **MARLON HERNANDEZ PRESENT** GW

IN REVIEW. The County recommends 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-23-01263**, CHRISTO CHRISTODOULOU & US AFFORDABLE HOMES INC, 32091 Washington Loop Rd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] GW~~

~~**DISMISSED**~~

~~**The County recommends 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. **COD-23-01282**, Raul Hernandez, 6207 Van Dine St, Englewood [Sections 3-9-100.3(d)(4) & 3-5-268] GW

ORDERED. The County recommends 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.

- H. **COD-23-01651**, Mikhail Pritykin, 103 Opal Dr, Englewood [Sections 3-5-91, 3-5-95, 3-6-24 & 3-9-100.3(d)(4)] GW

ORDERED. The County recommends 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.

- ~~I. **COD-23-00646**, Jeffrey Hill & Surendrani Hill, 3244 Depew Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] PD~~

~~**CONTINUED**~~

~~**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-23-00746**, Jorge Simon, 742 S. Ellicott Circle, Port Charlotte [Sections 3-9-33(e), 3-9-79.1 & 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 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-23-01202**, Wayne Kerry & Jodi Kerry, 175 Palmetto Circle, Port Charlotte [Section 3-9-33(e) & 3-9-79.1] PD~~

~~**CONTINUED**~~

~~**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.**~~

- ~~L. **COD-23-01368**, TRUST NUMBER 4333 L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte [Section 2-5-72; & IPMC Sections 304.1, 304.1.1, 304.2, 304.6, 304.7, 304.15 & 604.3] PD~~

~~**CONTINUED**~~

~~**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.**~~

M. ~~COD-23-01369, TRUST NUMBER 4325 L.D. HOWE TRUSTEE, 4325 Eaglet Rd, Port Charlotte [Section 2-5-72; & IPMC Sections 304.1, 304.2, 304.6, 304.7 & 604.3]~~ PD

CONTINUED

~~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 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-23-01370, 266 BEENEY ROAD LLC, 266 Beeney Rd, Port Charlotte [IPMC Sections 301.2, 301.3 & 302.7] 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 \$100 for each day the violation continues to exist.

O. ~~COD-23-01412, Susan Short, 149 Baldwin Court, Port Charlotte [Sections 3-9-33(e), 3-9-76(e) & 3-9-79.1]~~ PD

CONTINUED

~~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-23-01566, Joseph Hitsman & Luann Hitsman, 620 Sharon Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76; & IPMC Section 604.3] 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 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.

Q. COD-22-00837, John Tracey & Elizabeth Melton, 22440 Hernando 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.

R. COD-23-00707, USA OVER THE TOP RE LLC, 3163 Key Lane, Port Charlotte [Sections 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. violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- s. **COD-23-01484**, BUMFORD NP LLCA, 21622 Augusta Ave, Port Charlotte [Sections 3-9-5(b), 3-6-33(e) & 3-9-76; & 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 and issuance of a 2-year cease and desist order for repeat zoning violations.

- t. **COD-22-01585**, Laneta Clark, 48673 Bermont Rd, Punta Gorda [Section 3-9-30(e)] RH
LANETA CLARK 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-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda [Sections 3-9-5(b) & 3-9-37(e); & FBC Section 105.1] 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.

- v. **COD-23-00890**, Sharon Himmel & Denis Carmody L/E, Michael Hayes, Sean Carmody, Brendan Carmody, Shea Carmody & Alica Smith, 16045 Nasturtium Dr, Punta Gorda [Sections 3-9-30(e), 3-9-76 & 3-9-79.1] RH

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.

- w. **COD-23-00964**, Sidney Riegel, 11342 Pepper Rd, Punta Gorda [Sections 3-9-37(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, 302.3, 304.1, & 304.1.1] 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-23-01063, Laura Keener, 29445 or 29451 Turbak Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76]~~ **CONTINUED** RH

~~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.~~

y. **COD-23-01065, Elmer Toth & Amilca Reyes, 15475 Mango Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1]** **ELMER TOTH** RH

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.

z. **COD-23-01152, Bruce Ebel, 8208 Alfred Blvd, Punta Gorda [Sections 3-9-5(b) & 3-9-30(e); & FBC Sections 105.1]** **BRUCE EBEL PRESENT** RH

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.

aa. **COD-23-01183, AF DATA SYSTEM GMBH, 15516 Mango Dr, Punta Gorda [Sections 3-9-37 & 3-9-76]** RH

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-23-01546, Athanasios Kommatas, 8107 Austrian Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-76]** **ATHANASIOS KOMMATAS PRESENT** RH

CONTINUED. 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.

cc. **COD-23-01613**, Mary Stewart, 119 Mandalay Rd, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RH

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. to be added to the fines and costs.

DD. **COD-23-00253**, Sharon Finn, 2606 Conway Blvd, 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.

EE. **COD-23-00511**, Reynaldo Balderas & Norma Balderas, 1051 Cazenovia St, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **REY BALDERAS PRESENT** TJ

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.

FF. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte [Section 3-9-5(b); & 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.

GG. **COD-23-00891**, Kathlyn Gates, 22143 Montrose Ave, 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.

HH. **COD-23-01051**, Kevin Flynn, 2339 Abscott St, 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 \$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.

II. **COD-23-01109**, Georgois Kremmydas & Marlene Kremmydas, 3293 Santa Barbara Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] TJ

DISMISS CODES 3-9-5(b) & 105.1

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.

JJ. **COD-23-01228**, Michelle Whaley, 3082 Perdue Terrace, Punta Gorda [Sections 3-9-33(e), 3-9-33(d)(7) & 3-9-69(g)(14)] 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 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-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte [Sections 3-2-115, 3-9-33(e) & 3-9-76; & IPMC Section 301.2, 304.7 & 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 \$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.

LL. **COD-23-01501**, Maica Thi Cao, 22476 Bradford Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76, 3-9-100.3(b), 3-9-100.3(d) & 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.

MM. **COD-23-01502**, Lam Nguyen, 22460 Bradford Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76, 3-9-79.1, 3-9-100.3(b), 3-9-100.3(d) & 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.

NN. **COD-23-01540**, SFR JV-2 PROPERTY LLC, 23501 Rocket Ave, Port Charlotte [Sections 3-9-33(e) & 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 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.

OO. **COD-23-01584**, Patsy Crews, 2134 Alaric St, Port Charlotte [Sections 2-5-72, 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 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.

PP. **COD-23-01873**, Larry Korhonen & Kristine Korhonen, 3270 Dover Dr, Punta Gorda [Sections 3-9-33(e) & 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 \$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.

QQ. **COD-23-00380**, Maryann Carr, 1337 Seagull Dr, Englewood [Sections 3-9-37(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, 302.3, 302.7, 304.1 & 304.1.1] **KELLY PRESENT** JD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 120 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.

RR. **COD-23-00415**, Michelle Saunders, 1279 Flamingo Dr, Englewood [Sections 3-9-5(b), 3-9-37(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, 302.3, 302.7, 304.1 & 304.1.1] 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. 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.

ss. ~~COD-23-01106, Thomas Moore & Catherine Moore, 1475 Flamingo Dr, Lot 302, Englewood [Section 3-9-5(b); & FBC Section 105.1]~~ **CONTINUED** JD

~~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.~~

tt. **COD-23-00801**, Trac Nguyen & Diep Thi Bich Le, 4120 Munson St, Port Charlotte [Sections 3-9-33(e) & 3-9-5(b); & FBC Section 105.1] **TU TO PRESENT** DF

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.

uu. **COD-23-01489**, Tri Tran & Patricia Nguyen, 18133 Garth Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] DF

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.

vv. **COD-23-01742**, R M ORGANIZATION, 3262 or 3270 Leechburg St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] DF

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.

ww. **COD-23-01758**, Jose Evangelista & Stella Evangelista, 19463 Edgewater Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] DF

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.

xx. **COD-23-01759**, Jose Evangelista & Stella Evangelista, 19471 Edgewater Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] DF

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.

YY. **COD-22-01566**, Alan Tomczak & Patricia Tomczak, 11323 Zola Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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.

ZZ. **COD-22-01825**, JANA KRCMOVA S.R.O., 6380 Coliseum Blvd, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1] **REPRESENTATIVE PRESENT** ST

CONTINUED. 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.

AAA. **COD-23-00316**, Patrick Graham & Pamela Sue Jones-Graham, 5117 Latham Terrace, Port Charlotte [Sections 2-5-72, 3-9-33(e)(d)(7), 3-9-69(g)(14) & 3-9-76; & IPMC Sections 301.2, 302.7, 303.1, 303.2, 304.1, 304.2, 304.6, 304.13 & 304.14] 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 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.

BBB. **COD-23-01458**, Ruby Maitland & Christopher Maitland, 20272 Winkler Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **H. MAITLAND PRESENT** ST

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 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.

CCC. **COD-23-00099**, Korey Wilson & Carolyn Martin, 7027 Stacy Lane, Port Charlotte [Sections 3-6-26 & 3-6-24] **KOREY WILSON PRESENT** WW

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

DDD. **COD-23-00475**, Sara Freda, 996 Bowman Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-76, 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 \$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.

EEE. **COD-23-00569**, Danielle Demarais, 13270 Valrico Terrace, Punta Gorda [Sections 3-9-33(e), 3-9-76, 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 \$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.

FFF. **COD-23-01634**, John Powell, 27328 Nassau Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76] 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 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.

GGG. **COD-23-01840**, Dustin Schramel, 28152 Pasadena Dr, Punta Gorda [Sections 3-9-33(e)] RM
DUSTIN SCHRAMEL 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.

HHH. **COD-23-01855**, TANNER 6 MOVERS INC & CHAD TANNER, 125446 Fiesta Circle, Punta Gorda [Sections 3-9-33(e) & 3-9-76] **CHAD TANNER PRESENT** RM

DISMISSED. 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.

III. **COD-23-01940**, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda [3-9-33(e), 3-9-5(b) & 3-9-76; & FBC Section 105.1] **CHRIS HAMLET PRESENT** RM

CONTINUED. 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 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 2:20PM.

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 6, 2023.

Suzan Gowans
Suzan Gowans

09/08/23
Date Approved

NEXT MEETING DATE

October 4, 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.