

## 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 4, 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](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

**OCTOBER 3, 2024**

#### IV. OLD BUSINESS

#### V. CONFLICT CASES

**COD-23-01735**, PROMPT WRECKERS SERVICE AND SALES INC, 11040 Pinetrail Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 JC

**COD-23-01736**, SHARON MURRAY, 11119 or 11129 Tamiami Trail, Punta Gorda – Affidavit of Non-Compliance - \$120.00 JC

**COD-23-00887**, Neida Lopez, 29290 Clara Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG

**COD-23-02363**, Michael Barrett, 3370 Idlewild St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD

**PUO-24-00002**, Dustin Dunnahoe & Brianna Dunnahoe, 1405 Sulstone Dr, Punta Gorda [Section 3-8-42(a)(f)] 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; or thereafter be fined \$50 per day for each day a violation exists.**

PUO-24-00003, Kim Greenwood, 27129 Solomon Dr, Punta Gorda [Section 3-8-42(a)(f) GR

**KIM GREENWOOD 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 and pay any associated fees; or thereafter be fined \$50 per day for each day a violation exists.**

**COD-23-02912**, Edna Johnson, 1423 Seagull Dr, Englewood [Sections 2-5-72, 3-9-37(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 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.**

**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 – Tenth Affidavit of Non-Compliance - \$120.00 GW
2. **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 – Second Affidavit of Non-Compliance - \$9,720.00 **ADAM REIBER PRESENT CONTINUED** GW
3. **COD-23-02791**, TUCKERS GRADE & US 41LLC, 12001 or 12011 or 12021 or 12031 or 12041 or 12051 or 12061 or 12071 or 12081 or 12091 or 12101 or 12111 or 12121 or 12131 Tamiami Trl, Punta Gorda – Affidavit of Non-Compliance - \$120.00 GR
4. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 PD
5. **COD-17-01909**, Danny Neal & Glenda Neal, 850 Fairfax Terrace, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00 PD
6. **COD-20-01549**, Jimmy Cruz & Luis Cruz, 325 Timbruce Lane, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 PD
7. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Sixth Affidavit of Non-Compliance \$ 363.00 PD
8. **COD-23-00746**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$4,520.00 **JORGE ORLANDO SIMON PRESENT CONTINUED** PD
9. **COD-23-01283**, Daniel Parabak, 22175 Oneida Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$9,020.00 PD



10. **COD-23-01284**, Daniel Parabak, 22191 Oneida Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$9,020.00 PD
11. **COD-24-00320**, Nicholas Ryan Delon Smith, 282 Tait Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
12. **COD-24-00589**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **JORGE ORLANDO SIMON PRESSENT** PD
13. **COD-20-02070**, Austen J Hammer, 21405 Midway Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
14. **COD-21-02465**, Yefim A Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - \$450.00 JCM
15. **COD-22-00858**, Bernard J Dipalma, 2503 Conway Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
16. **COD-22-01270**, Marcus Clark, 21290 Glendale Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$250.00 JCM
17. **COD-22-02242**, ADVOCATE INSURANCE AND RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 JCM
18. **COD-22-02405**, Vincent Koener Jr., 21290 Percy Ave – Second Affidavit of Non-Compliance - \$4,520.00 JCM
19. **COD-16-02661**, Raymond Busbey & Sandra Busbey, 1393 Fireside St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 TJ
20. **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 – Fourth Affidavit of Non-Compliance - \$70.00 TJ
21. **COD-23-00891**, Kathlyn V Gates, 22143 Montrose Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **KATHLYN V GATES PRESENT** TJ
22. **COD-23-01074**, Laurence Allen & Patric Allen, 24247 Riverfront Dr, Port Charlotte – Fourth Affidavit of Non-compliance - \$70.00 TJ
23. **COD-23-01229**, Michelle M Whaley, 3082 Perdue Terrace, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 TJ
24. ~~**COD-23-01584**, Patsy Crews, 2134 Alaric St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00~~ **CONTINUED** TJ
25. **COD-23-01665**, Brian Campbell & Pharon Vaiciatis a/a/a Pharon Campbell & Jaclyn Campbell, 22293 Adorn Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ
26. **COD-23-01942**, MARILYN HOWE AS TRUSTEE, 21535 Voltair Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 TJ

27. **COD-24-00432**, LMD GROUP INVESTMENTS CORP., 24167 Harborview Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
28. **COD-24-00534**, Jeny Nelson, 1619 Adrian St, Port Charlotte – Affidavit of Non-Compliance - \$700.00 TJ
29. **COD-22-00758**, Shane Douglas Harris & Kathleen and Zipf Harris, 27202 or 27206 or 27210 Townsend Terrace, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
30. **COD-23-02550**, Roderick Walter Cook, 3244 Gillot Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
31. **COD-23-02950**, Vanessa Franklin, 350 Salisbury St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **VANESSA FRANKLIN PRESENT** ST
- ~~32. **COD-23-03015**, James G Godwin & Rita A Godwin, 4273 Nettle Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DISMISSED** ST~~
33. **COD-24-00355**, Jean Carlo Augustin & Guerline Augustin, 15216 Wymore Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
34. **COD-22-00164**, Carol Ann Martin & Pamela Sexton Donlan, 7500 Park Pointe Dr, Unit 5, Englewood – Fifth Affidavit of Non-Compliance - \$70.00 JD
35. **COD-23-00058**, Pamela D. Baker, 8295 Pelican Rd, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
36. **COD-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood – Affidavit of Non-Compliance - \$70.00 **CARLEEN LARGENT PRESENT** JD
37. **COD-23-02126**, LMD GROUP INVESTMENTS CORP., 1922 Mississippi Ave, Englewood – Affidavit of Non-Compliance - \$120.00 JD
38. **COD-15-01623**, Larry Dale Lee, 18522 Hottlet Circle, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$120.00 DF
39. **COD-19-00564**, L D HOWE TRUSTEE, 18292 Yale Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 DF
40. **COD-22-01383**, Millicent J Campbell, 4225 Rose Arbor Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 DF
41. **COD-23-01742**, R M ORGANIZATION, 3262 or 3270 Leechburg St, Port Charlotte – Affidavit of Non-Compliance - \$295.00 DF
42. **COD-23-01850**, URBANICA CONSTRUCTION & SERVICES LLC, 2306 Omar St, Port Charlotte – Second Affidavit on Non-Compliance - \$120.00 **OMAR QUINTERO PRESENT** DF
43. **COD-23-02431**, TINA WESY & Justin Mendenhall, 4128 Durant St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 DF



44. **COD-23-02923**, Pauline R Weber & Rachel J Green, 19385 Midway Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DF
45. **COD-24-00430**, Harley Pyles & Susan Pyles, 4097 Yucatan Circle, Port Charlotte – Affidavit of Non-Compliance - \$1,351.06 DF
46. **COD-24-00935**, William E Fitch, 1140 Aletha Ave, Port Charlotte – Affidavit of Non-Compliance - \$250.00 DF
47. **COD-24-00968**, Sabrina Muxlow, 4382 Wischamper St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DF
48. **COD-22-00255**, Christopher Lacey, 11259 Grapefruit Lane, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RH/JCM
49. **COD-23-00723**, PUNTA PROPERTIES LLC, 8080 Austrian Blvd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 RH/JCM
50. **COD-23-00889**, Lester Barrera., 7058 Swiss Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH/JCM
51. **COD-23-01481**, Phillip Melo & Amanda Arca, 27460 Nassau Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH/JCM
52. **COD-23-02861**, Pamela Smiley, 160 Charlotte St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 RH/JCM
53. **COD-23-03042**, Gustavo Flores-Juarez, 5741 Beechwood St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **GUSTAVO FLORES-JUAREZ PRESENT** RH/JCM
54. **COD-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
55. **COD-24-00055**, Nichol Tindall, 6452 Austrian Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **NICHOL TINDALL PRESENT** MG
56. **COD-24-00130**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
57. **COD-24-00422**, Marcos Antonio Ramos, 6627 Orange Blossom Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **CONTINUED** MG
58. **COD-24-00731**, Joseph M McGrew & Toss S McGrew, 6073 or 6083 Alan Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
59. ~~**COD-23-00676**, Daniel Kachmar, 2611 Larkspur Court, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00~~ **DISMISSED-ANC** RM
60. **COD-22-02016**, LAND AND LAWN LLC, 41390 and 41330 Cook Brown Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$22,520.00 **RYAN DUGAN ESQ PRESENT** WW

61. **COD-23-02072**, Richard D Miller, Harold d Miller & Barbara A Miller, 12220 Benham Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 WW

**SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:53AM**

**VII. NEW BUSINESS**

- A. **COD-24-00967**, Anthony Illuzzi, 2502 or 2504 or 2506 or 2508 or 25012 Highlands Rd, Punta Gorda [Sections 3-5-91, 3-9-100.3 (d), 3-5-268 & 3-9-76] GW

**ANTHONY ILLUZZI 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 \$250 for each day the violation continues to exist.

**Abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.**

- B. **COD-24-01124**, Duvier Quintero Lopez, 28359 or 28365 Morningside Dr, Punta Gorda [Sections 3-9-76, 3-9-33(e), 3-6-26 & 3-5-478] GW

**DUVIER QUINTERO LOPEZ 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 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-24-01274**, TLN GROUP INC, 359 Kindred Blvd, Port Charlotte [Sections 3-5-91, 3-5-95 & 3-9-100.3(d)] GW

**ORDERED.** The County recommends 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.

- D. **COD-23-02100**, BUYING COMPANY LLC, 7359 Van Lake Dr, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day for each day the violation continues to exist.



- E. **COD-23-02760**, Judy Morris, 1550 Blue Heron Dr, Englewood [Sections 2-5-72, 3-9-37(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 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 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-23-02914**, Georgia Denise Johnson, 1490 Sanderling Dr, Englewood [Sections 3-9-37(e), 3-9-76 & 3-9-79.1; & 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] JD

**GEORGIA DENISE JOHNSON AND ZACKERY JOHNSON 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 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-23-02976**, Michael A Basilotto, 424 Camino Real, 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] 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 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-23-02250**, Claudette T Hewitt, 18515 Ayrshire Circle, Port Charlotte [IPMC Sections 301.2, 304.1 & 304.7] 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.

- I. **COD-23-02579**, Douglas Lanciano, 18181 Ohara Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-100.3(d)] **DOUGLAS LANCIANO 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 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-24-00849**, Eric Scott Heinis & Theresa Catherine Heinis, 3007 Pellam Blvd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] DF

**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 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-24-01289**, Bernard F Perrine & Ann Marie Perrine, 2198 Taunt St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2 & 302.7]~~ DF

~~**DISMISSED**~~

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

- L. **COD-24-01347**, Marc Steeves Trustee, 1149 Hurtig 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 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.

- M. **COD-24-01424**, Richard A Zimmerman Jr., 2230 Taunt St, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **RICHARD ZIMMERMAN JR. PRESENT** DF

**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.

- N. **COD-24-01630**, Pauline R Weber & Rachel J Green, 19385 Midway Blvd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1; & IPMC Sections 301.2, 302.7 & 304.1.1] 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 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.



- o. **COD-24-01709**, Patrick S Stark & Jennifer E Stark Trustees, 18391 Oxford Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] DF

**JENNIFER STARK 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 \$250 per day for each day the violation continues to exist. The issuance of a 5-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- p. **COD-23-03012**, SNYDER REAL ESTATE LLC, 14454 Newcomb Rd, Port Charlotte [Sections 3-9-37(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & 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 \$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.

- q. **COD-24-00768**, Andrew Scharoun, 12089 Everglades Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] ST

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

- r. **COD-24-01075**, Brad Timothy Davis, 14411 Stephens Rd, Port Charlotte [Sections 3-9-37(e) & 3-9-76] ST

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$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-24-01285**, Michael Edwin Denis Trustee, 194 Seagrape St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] ST

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$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-24-01856**, Scott B Todd Trustee, 13155 Chiminiello Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] ST

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

- U. **COD-24-01857**, Scott B Todd Trustee, 13163 Chiminiello Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] ST

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 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-22-02463**, Kurt E Benner, 1405 Persay Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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.

- W. **COD-23-02691**, J. Alan Good & John Leslie Good, 123 Via Madonna, 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] RM

**J. ALAN GOOD 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 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-23-02692**, J. Alan Good & John Leslie Good, 111 Via Madonna, 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] RM

**J. ALAN GOOD PRESENT**

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- Y. **COD-24-00702**, John Leslie Good, 121 Via Madonna, 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] RM

**J. ALAN GOOD 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 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-24-00888**, Kevin Lee Manning & Lorraine Manning, 15682 Aron Circle, Port Charlotte [Sections 3-6-4, 3-9-33(e), 3-9-76 & 3-9-79.1] 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.

- AA. **COD-24-01205**, Trammell Pickett & Catherine Pickett, 6218 McKinley Terrace, Englewood [Sections 3-9-33(e) & 3-9-79.1] 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 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-24-01408**, Fred W Stehle & Peggy Jo Stehle, 11425 Willmington, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

**FRED STEHLE AND PEGGY STEHLE PRESENT**

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$100 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-24-01425**, Denny A Olney & Stacy Olney, 11441 Willmington Blvd or 6091 Tedder St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

**FRED STEHLE AND PEGGY STEHLE PRESENT**

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$100 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-24-00205**, Donald J Painter, 217 Fairway Rd, Rotonda West [Section 3-6-24(a)(1)]  
WW

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

- EE. **COD-24-01108**, Tonya D Marx, 18049 Cochran Blvd, Port Charlotte [Section 3-6-24(a)(1)]  
WW

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

- FF. **COD-24-00759**, NM IMPERIAL LLC, 5601 Duncan Rd or 1 Lakewood Village MHP, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1]  
MG

**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.

- GG. **COD-24-00960**, 6701 VILLA CITRUS PUNTA GORDA H. OLSON TRUSTEE, 6701 Villa View Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 304.2, 304.6, 304.7, 304.13 & 304.15]  
MG

**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.

- HH. **COD-24-01272**, Thomas W Walsh & Sesilia Kapudjija, 6501 Strasse Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-76]  
MG

**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.

- II. **COD-24-01370**, QUIET REST AND RECOVERY WITH H. OLSON & C. JOHNSON TRUSTEES, 6709 Villa View Dr, Punta Gorda [IPMC Sections 301.2, 304.2, 304.6, 304.7 & 604.3]  
MG

**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.



- JJ. **COD-24-01076**, Damion Goddard Williams, 828 Kennwood Terrace, Port Charlotte  
[Sections 3-9-5(b), 3-9-33(e) & 3-9-69; & 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. 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-24-01237**, STAY PORT CHARLOTTE 2 LLC, 3503 Mentone St, 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 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-24-01238**, STAY PORT CHARLOTTE 2 LLC, 3479 Mentone St, 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 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.

- MM. **COD-24-01325**, Roger Gromet, 4387 Lister St, 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 \$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.

- NN. **COD-24-01328**, Devon Draig Estate, 4134 Gardner Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 2-5-72] **CONTINUED** PD

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.



- oo. **COD-24-01329**, Kaushal Patel & Kinjal Patel, 185 Dow Rd, Port Charlotte [IPMC Sections 303.1, 303.2 & 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 \$50 for each day the violation continues to exist.

- pp. **COD-24-01773**, Kimberly Osborne-Ortiz, 4500 Shady Lane, 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 \$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.

- qq. **COD-23-00750**, Judith Chorazak, 21937 Beverly Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **CAITLYN WAKSLER PRESENT** JCM

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-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] **CARLOS LANDORINO ESQ 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 \$250 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.

- ss. **COD-24-01356**, Anais Andres Life Estate, 1346 Kenmore St, Port Charlotte [IPMC Sections 301.2, 302.7, ~~303.1 & 303.2~~] TJ

**DISMISSED CODES 303.1 & 303.2**

**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.

- tt. **COD-24-01398**, Vicky Ann Dohmen, 27261 Guapore Dr, Punta Gorda [ Sections 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.



- uu. **COD-24-01547**, Hoa T Tran, 21468 Dawson 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 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.

- vv. **COD-24-00491**, Stephanie Diaz-Sharp, 30168 Cedar Rd, Punta Gorda [Sections 3-9-33(e), 3-9-69(g)(14), 3-9-76 & 3-9-79.1] **STEPHANIE DIAZ SHARP PRESENT** RH/MG  
**DISMISS CODE 3-9-69(g)**

**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.

- ww. **COD-24-00904**, Dawn Michelle Anthony Auer & John Henry Anthony, 1419 Hemlock Ave, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 304.1, 304.1.1 & 304.2] **DISMISSED IPMC CODES 304.1, 304.1.1 & 304.2** RH/MG  
**DAWN ANTHONY AND JOHN ANTHONY PRESENT**

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 45 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-24-01163**, Jean Louis Grasset, 28160 Alatadena Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76] RH/MG

**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-24-01242**, Hugh G Cooper Jr, 12641 or 12647 or 12653 Easha Blvd, Punta Gorda [Sections 3-9-33(e) & 3-9-76] **HUGH COOPER JR. PRESENT** RH/MG

**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.



**XII ADJOURNMENT**

**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 1:33PM.**

**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 4, 2024.

Suzan Gowans  
Suzan Gowans

September 6, 2024  
Date Approved

**NEXT MEETING DATE**  
OCTOBER 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.