

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 DECEMBER 5, 2024

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

I. CALL TO ORDER

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

FEBRUARY 5, 2025

IV. OLD BUSINESS

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 **CONTINUED TO MARCH** GW

COD-23-00746, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$4,520.00 PD

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-23-02885**, Jason Thomsen, 15460 Gregus Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **DISMISSED** GW
2. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Seventh Affidavit of Non-Compliance - \$241.50 PD
3. **COD-22-02091**, Mark Kiel & Donna Schwan, 144 Barre Dr, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
4. **COD-23-01283**, Daniel Parabak, 22175 Oneida Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 **DANIEL PARABAK PRESENT** PD

5. **COD-23-01368**, TRUST NUMBER 4333, L.D HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$9,020.00 PD
6. **COD-23-01369**, TRUST NUMBER 4325, L.D HOWE TRUSTEE, 4325 Eaglet Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$9,020.00 PD
7. **COD-23-01566**, Joseph Hitsman & Luann Hitsman, 620 Sharon Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
8. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
9. **COD-23-02164**, Kim-Ngan T Tran, 136 Concord Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 **KIM-NGAN T TRAN PRESENT DISMISSED** PD
10. **COD-23-02363**, Michael Barrett, 3370 Idlewild St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
11. **COD-24-00320**, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED TO FEBRUARY DUE TO CONFLICT** PD
12. **COD-24-00589**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
13. **COD-24-01325**, Roger Gromet, 4387 Lister St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
14. **COD-24-01329**, Kaushal Patel & Kinjal Patel, 185 Dow Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
15. **COD-24-01773**, Kimberly Osborne-Ortiz, 4500 Shady Lane, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **KIMBERLY OSBORNE-ORTIZ PRESENT DISMISSED** PD
16. **COD-18-02487**, EDUARDO MARTINEZ, ISRAEL COLON II & GLADYS PEREZ, 21471 Kenyon Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$120.00 JCM
17. **COD-22-01124**, Tara Weiss, 21914 Haines Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM
18. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 JCM
19. **COD-23-01484**, BUMFORD NP LLCA, 21622 Augusta Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 **SHEILA HANSEL PRESENT** JCM
20. **COD-23-02297**, Victoria Caraway, 22095 Marshall Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CONTINUED** JCM
21. **COD-23-02365**, LIMANS 024 LLC, 2144 Harbor Blvd, Port Charlotte – Second Affidavit of Non-Compliance \$9,020.00 JCM

22. **COD-16-03588**, Stephen Kennedy & Deborah Kennedy, 1321 Yorkshire St, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$70.00 TJ
23. **COD-18-04132**, James Garland, 1815 Banana St, Port Charlotte – Tenth Affidavit of Non-Compliance - \$70.00 TJ
24. **COD-20-00883**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 TJ
25. **COD-20-02885** Mauricio Gutierrez & Sheila Escobar, 21439 Carleton Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 TJ
MAURICIO GUTIERREZ & SHEILA ESCOBAR PRESENT
26. **COD-22-00421**, Mauricio Gutierrez & Sheila Escobar, 21439 Carleton Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 TJ
MAURICIO GUTIERREZ & SHEILA ESCOBAR PRESENT
27. **COD-22-00847**, James Garland, 1815 Banana St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
28. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 TJ
29. **COD-23-00995**, Mauricio Gutierrez & Sheila Escobar, 21439 Carleton Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 TJ
MAURICIO GUTIERREZ & SHEILA ESCOBAR PRESENT
30. **COD-23-01379**, AIJ INVESTMENT GROUP LLC, 20390 Lorenzo Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$2,147.56 TJ
31. **COD-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 TJ
32. **COD-23-02398**, Robert Lafata Sr., 166 Strasburg Dr, Port Charlotte – Affidavit of Non-Compliance - \$20.00 TJ
ROBERT LAFATA SR. PRESENT
33. **COD-23-02416**, Anothony Noto, 27296 or 27300 Sunnybrook Rd – Third Affidavit of Non-Compliance - \$120.00 TJ
34. **COD-23-02438**, Laura Nowalk, 173 Date St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
35. **COD-23-03045**, Angelo Auriemma, Salvatore Auriemma & Julia Auriemma, 23245 Billings Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
36. **COD-24-00711**, Lifaite Charles L/E, 25285 Marilia Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
37. **COD-24-00988**, SBP FLORIDA PROPERTIES LLC, 2521 Alcalay St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ

38. **COD-24-01398**, Vicky Ann Dohmen, 27261 Guapore Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
39. **COD-24-01547**, HOA T TRAN, 21468 Dawson Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
40. **COD-20-02118**, Ronald Fisher, 19972 Kenilworth Blvd, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 ST
41. **COD-23-02711**, Peter Rothwell, 265 Collingswood Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
42. **COD-24-00655**, Jesse Jones & Kristen Jones, 6496 Coliseum Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
43. **COD-24-01196**, Roza Akopyan, 245 Day Break Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
44. **COD-24-01197**, Roza Akopyan, 253 Day Break Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
45. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood – Fourth Affidavit of Non-Compliance - \$13,560.29 JD
46. **COD-22-00153**, Darryl Blech & Helen Rae Blech Trustees, 274 Long Meadow Lane, Rotonda West – Third Affidavit of Non-Compliance - \$70.00 JD
47. **COD-23-00200**, Earl Lapointe, Patricia Wasnich & Jessica Francis, 2039 Laurel Ave, Englewood – Affidavit of Non-Compliance - \$70.00 JD
48. **COD-23-01012**, Charles Droste & Barbara Droste, 9181 Griggs Rd, Unit 64, Englewood – Affidavit of Non-Compliance – \$70.00 JD
49. **COD-23-01077**, Joseph Obey, 30 Oakland Hills Court, Englewood – Affidavit of Non-Compliance - \$70.00 JD
50. **COD-23-01351**, Anthony Caputo L/E, 1 Clubhouse Rd, Rotonda West – Second Affidavit of Non-Compliance - \$4,520.00 JD
51. **COD-23-01970**, Renate Sears, 8326 Osprey Rd, Englewood – Affidavit of Non-Compliance - \$120.00 JD
52. **COD-23-02838**, Julie Ann Holmes, 1966 Florida Ave, Englewood – Affidavit of Non-Compliance - \$70.00 JD
53. **COD-24-00453**, Simone Montinat, 1149 Vernon Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 **SIMONE MONTINAT PRESENT** DF
54. **COD-24-00962**, Cassie Berke, 4397 Wischamper St, Port Charlotte – Affidavit of Non-Compliance - \$320.00 DF

55. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Lane, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 MG
56. **COD-23-00579**, John Horner Sr., 13560 Santa Maria Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **JOHN HORNER PRESENT CONTINUED** MG
57. **COD-23-00887**, Neida Lopez, 29290 Clara Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
58. **COD-23-00992**, Wayne Thibodeau & Russell Thibodeau, 5400 Swaying Palm Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$22,520.00 **WAYNE THIBODEAU PRESENT** MG
59. **COD-23-01183**, AF DATA SYSTEM GMBH, 15516 Mango Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG
60. **COD-23-02007**, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
61. **COD-23-02193**, Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
62. **COD-23-02992**, Benjamin Scott Todd Trustee, 27054 San Pablo Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
63. **COD-24-00509**, Roger Jones & Shona Furlough, 11230 or 11234 Third Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
64. **COD-24-00512**, Roger Jones & Shona Furlough, 11219 Second Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
65. **COD-24-00523**, Bruce Mathews Jr. & Valerie Miller, 1613 Hickory Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
66. **COD-24-00959**, Jeffrey Bailey, 6638 Orange Blossom Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
67. **COD-24-00960**, 6701 VILLA CITRUS PUNTA GORDA FL TRUST, 6701 Villa View, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG
68. **COD-24-01163**, Jean Louis Grasset, 28160 Alatadena Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
69. **COD-22-00406**, R.P. HUGHES AND COMPANY LLC, 102 Harness Rd or 13 Freeboard Rd, Placida – Fifth Affidavit of Non-Compliance - \$9,020.00 JC
70. **COD-22-01383**, Millicent Campbell, 4225 Rose Arbor Circle, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 VP
71. **COD-23-02121**, Shawn Richard, 5168 Chaves Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$13,520.00 VP

72. **COD-24-01017**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP
73. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Lane, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 RM

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:35AM

VII. NEW BUSINESS

- A. **COD-24-01686**, Jeremy Hennessy & Victoria Hennessy, 2030 Tinker St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **CONTINUED** DF

JEREMY HENNESSY & VICTORIA HENNESSY PRESENT

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.

- B. **COD-24-01314**, Anthony Iannucci, 4361 Gardner Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-5(b); & FBC Section 105.1; & IPMC Sections 301.2 & 304.7] 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 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-24-01986**, Janet Birkholz, 145 Easton Dr, 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 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.

- D. **COD-24-00162**, James Guzowski & Nicole Guzowski Trustees, 16176 La Barge Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] ST

JAMES GUZOWSKI PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 60 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist.

- E. **COD-24-01068**, Anthony Chiusano, Josephine Chiusano, Matthew Audet & Donna Audet, 12602 Chamberlain Blvd, Port Charlotte [Sections 3-9-33(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 \$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.

- F. **COD-24-01691**, Janice Dietz, 12373 Mitchell Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Sections 105.4 & 110.3] ST
JANICE DIETZ PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. 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-24-01747**, Semisi Moala & Luatasi Ofa Ki Wonga Muli Moala, 12070 Gordon Ave, 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 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.

- H. **COD-24-01898**, Aaron Johnson, 7104 Rison St, Port Charlotte [Sections 2-5-72, 3-6-4, 3-9-33(e), 3-9-76 & 3-9-79.1] **AARON JOHNSON PRESENT** RM

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.

- I. **COD-24-00205**, Donald Painter, 217 Fairway Rd, Rotonda West [Section 3-6-24(a)(1)] **DONALD PAINTER 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 per day for each day the violation continues to exist.

- J. **COD-24-01036**, ICON LLC, 23202 Alaska Ave, Port Charlotte [Sections 3-5-94, 3-5-95, 3-6-26 & 3-6-35.8] 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 \$100 per day for each day the violation continues to exist.

- K. **COD-24-01228**, BELKAY CONSTRUCTION LLC, 1572 Faraday St, Port Charlotte [Sections 3-5-94, 3-5-95, 3-6-26 & 3-6-35.8] 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 \$100 per day for each day the violation continues to exist.

- L. **COD-24-00796**, William Turner, 7701 Riverside Dr, Punta Gorda [Sections 3-9-32(e) & 3-9-76] **WILLIAM TURNER PRESENT** 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.

- M. **COD-24-01158**, Marlene Sebasty, 28154 Alataдена Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] MG
MELISSA SWINK PRESENT

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 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-24-01326**, Lesvia Abstengo, 15441 Sunkist Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & 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 \$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-24-01383**, David Soosh, 6213 Padula St, 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, 302.7, 304.1 & 304.1.1] 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 \$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.

- p. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop Rd, Punta Gorda [Sections 3-9-30(e) & 3-9-76] **BRITTANNI TAYLOR PRESENT** MG

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 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-24-01735**, Shadeenah Bolden, 517 Hiram St, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] MG

FBC SECTION 105.1 DISMISSED

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-24-00053**, Mark Pardo, 22088 Laramore Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **MARK PARDO PRESENT** TJ

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.

- s. **COD-24-01105**, Melvyn Davis, 20434 Astoria Ave, Port Charlotte [IPMC Sections 301.2, 303.1, 304.1, 304.7, 304.13 & 304.13.1] **CONTINUED** TJ

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.

- T. **COD-24-01259**, Steven Frager & Valerie Frager, 22403 Bette 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

STEVEN FRAGER & VALERIE FRAGER PRESENT 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.

- U. **COD-24-01378**, Vera Hielm, 2297 Beacon Dr, Port Charlotte [Section 3-5-9(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.

- V. **COD-24-01588**, James Garland, 1815 Banana St, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-77 & 3-9-79.1; & 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. 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.

- W. **COD-24-01652**, Christopher Cook, 23301 Adela Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-79.1; & FBC Sections 105.1, 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.3, 105.4.1.4 & 110.3] **CHRISTOPHER COOK PRESENT** TJ

DISMISSED SECTIONS 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.3, 105.4.1.4 & 110.3
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. 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.

- X. **COD-24-01733**, SAAM REAL ESTATE INVESTMENT TRUST LLC, 173 Sapodilla St or 1900 Banana St or 25103 Harborview Rd or 25123 Harborview Rd, Port Charlotte [Sections 3-9-34(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 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-24-01745**, Joseph Ravid & Corinne Ravid, 3114 or 3120 or 3126 Tannin Terrace, Punta Gorda [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 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.

- Z. **COD-24-01786**, Fabian Santes-Santes & Tiffany Calabro-Santes, 1380 Annette St, Port Charlotte [Sections 3-9-5(b) & 3-5-91; & FBC Section 105.1] TJ

FABIAN SANTES-SANTES & TIFFANY CALABRO-SANTES PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- AA. **COD-24-01836**, Scott Berke, 23491 McWhirter Ave, Port Charlotte [Section 2-5-72] TJ

SCOTT BERKE 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 \$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.

- BB. **COD-24-00463**, William Crawford, 8409 Truman St, 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.

- CC. **COD-24-00516**, Marie Porter Trust, 2021 Laurel Ave, 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

GERY PORTER 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.

- DD. **COD-24-00643**, Bricely Guido, 129 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] 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 12:39PM.

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 December 5, 2024.

Suzan Gowans
Suzan Gowans

12/9/2024
Date Approved

NEXT MEETING DATE

February 5, 2025

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.