

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 FEBRUARY 5, 2025

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
MARCH 5, 2025
- IV. OLD BUSINESS

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

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.

V. CONFLICT CASES

COD-24-00320, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD

COD-24-02112, Janelle Welch, 462 Ridgewood St, Port Charlotte [IPMC Sections 301.2, 301.3, 304.1, 304.2, 304.4, 304.6 & 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 for each day the violation continues to exist.

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-23-02317**, John Res, 1551 or 1555 Belasco Ct, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 GW
2. **COD-24-01124**, Duvier Quintero Lopez, 28359 or 28365 Morningside Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 GW
3. **COD-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Sixteenth Affidavit of Non-Compliance - \$70.00 PD
4. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte – Sixth Affidavit of Non-Compliance - \$120.00 PD
5. **COD-23-01368**, TRUST NUMBER 4333 L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$120.00 PD
6. **COD-23-01369**, TRUST NUMBER 4325 L.D. HOWE TRUSTEE, 4325 Eaglet Rd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$120.00 PD
7. **COD-23-02363**, Michael Barrett, 3370 Idlewild St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$4,520.00 PD
8. **COD-24-01325**, Roger Gromet, 4387 Lister St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
9. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00 JCM
10. **COD-20-00201**, Herman Van Gardner III, 22131 Hernando Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 **HERMAN VAN GARDNER PRESENT** JCM
11. **COD-20-02070**, Austen Hammer, 21405 Midway Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 JCM
12. **COD-21-02465**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Ninth Affidavit of Non-Compliance - \$360.00 JCM
13. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
14. **COD-22-02242**, ADVOCATE INSURANCE AND RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 JCM
MARCO GALAN PRESENT
15. **COD-22-02405**, Vincent Koener Jr., 21290 Percy Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM

16. **COD-23-00750**, Judith Chorazak, 21937 Beverly Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
17. **COD-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte -Affidavit of Non-Compliance - \$270.00 **CARLOS LANDORO PRESENT** JCM
18. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Punta Gorda - Thirteenth affidavit of Non-Compliance - \$70.00 **CINDY PARKER PRESENT** TJ
19. **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 – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
20. **COD-23-01074**, Laurence Allen & Patric Allen, 24247 Riverfront Dr, Port Charlotte –Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
21. **COD-23-01229**, Michelle Whaley, 3082 Perdue Terrace, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 TJ
22. **COD-23-01885**, Jaime Antonio Baldizon, 23013 Alabaster Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 TJ
23. **COD-23-01915**, Argenis Ramirez & Estephanie Ramirez, 2366 Broadpoint Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
24. **COD-23-02527**, Moria Tolliver, 27047 Sheffield Court, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
25. **COD-24-00534**, Jeny Nelson, 1619 Adrian St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 TJ
26. **COD-24-01733**, SAAM REAL ESTATE INVESTMENT TRUST LLC, 173 Sapodilla St or 1900 Banana St or 25103 or 25123 Harborview Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 TJ
27. **COD-24-01745**, Joseph Ravid & Corinne Ravin, 3114 Tannin Terrace, Punta Gorda - Affidavit of Non-Compliance - \$70.00 TJ
28. **COD-21-01003**, Samuel Belisto, 1445 Ligget Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 ST
29. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 ST
30. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 ST
31. **COD-22-00632**, Pedro Lopez Santiago, 4535 Nutsedge Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST

32. **COD-22-01353**, Holly Wollschlager, 453 Liddy St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$7,799.85 ST
33. **COD-23-02024**, Alan Partee, 1243 Casper St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
34. **COD-23-03017**, David Kimbel, 4164 Nettle Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
35. **COD-24-01075**, Brad Davis, 14411 Stephens Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
36. **COD-22-01842**, Kim Fenderson & Marcia Wood, 6034 Quince St, Punta Gorda – Third Affidavit of Non-Compliance - \$7,843.00 RM
37. **COD-23-00912**, Patricia Hopwood, 4702 Fairway Dr S., Punta Gorda – Affidavit of Non-Compliance - \$21,760.82 RM
38. **COD-23-01474**, Jessica Delfino, 762 Baja Viejo, Englewood – Third Affidavit of Non-Compliance - \$1,646.03 RM
39. **COD-23-00052**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Affidavit of Non-Compliance - \$70.00 WW
40. **COD-23-02235**, BEACHCOMBER BAYFRONT/MANISOTA KEY, 165 Stanford Dr, Englewood – Affidavit of Non-Compliance - \$120.00 **DISMISSED** WW
CAROL HAGMAN PRESENT
41. **COD-20-02993**, Drew Collom, 3120 Waterside Dr, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
42. **COD-22-00049**, Algie M. Pruett & Algie Pruett IV, 1975 Illinois Ave, Englewood – Affidavit of Non-Compliance - \$70.00 **ALGIE PRUETT PRESENT** JD
43. **COD-23-00058**, Pamela Baker, 8295 Pelican Rd, Englewood – Third Affidavit of Non-Compliance - \$20.00 **BRENDA BAKER PRESENT** JD
44. **COD-23-01877**, MaryJo Lee Trust, 2900 Tenth St, Englewood – Affidavit of Non-Compliance - \$20.00 **PHILLIP HALCOMB PRESENT** JD
45. **COD-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood- Second Affidavit of Non-Compliance - \$4,520.00 JD
46. **COD-23-02912**, Edna Johnson, 1423 Seagull Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD
47. **COD-23-02914**, Georgia Johnson, 1490 Sanderling Dr, Englewood – Affidavit of Non-Compliance - \$70.00 **ZACK JOHNSON PRESENT** JD
48. **COD-23-02976**, Michael Bassilotto, 424 Camino Real, Englewood – Affidavit of Non-Compliance - \$70.00 JD

49. **COD-24-00626**, 1900 WISCONSIN AVENUE LLC, 2000 Wisconsin Ave, Englewood – Affidavit of Non-Compliance - \$120.00 JD
50. **COD-18-01682**, Ruth Eversley, 29255 Polk Dr, Punta Gorda – Eleventh Affidavit of Non-Compliance - \$ 70.00 MG
51. **COD-23-00348**, Chi Kim Le, 29137 Orva Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$1,000.00 **CHI KIM LE PRESENT** MG
52. **COD-23-00723**, PUNTA PROPERTIES LLC, 8080 Austrian Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 **ELI MILLER PRESENT** MG
53. **COD-23-00887**, Neida Lopez, 29290 Clara Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
54. **COD-23-00889**, Lester Barrera, 7058 Swiss Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **LESTER BARRERA PRESENT** MG
55. **COD-23-01152**, Bruce Christian Ebel, 8208 Alfred Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
56. **COD-23-01481**, Phillip Melo & Amanda Arca, 27460 Nassau Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
57. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
TERRY GARDNER PRESENT
58. **COD-23-02395**, Michelle San Miguel & Mariana Colon, 331 Howard St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
59. **COD-23-02861**, Pamela Smiley, 160 Charlotte St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
60. **COD-23-03067**, Paul Poorbaugh, 7208 Alan Blvd, Punta Gorda - Affidavit of Non-Compliance - \$70.00 **PAUL POORBAUGH PRESENT** MG
61. **COD-24-00130**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
62. **COD-24-00422**, Marcos Antonio Ramos, 6627 Orange Blossom Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
63. **COD-24-00834**, Yaron Yehoda, 2124 Pinegrove Circle, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
64. **COD-24-00999**, ROADS GREAT NO VIEW TRUST, 2101 Calle Bonito, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG
65. **COD-24-01029**, Stuart Cole, 6659 Orange Blossom Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG

66. **COD-24-01370**, QUIET REST AND RECOVERY TRUST, 6709 Villa View, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG
67. **COD-24-01735**, Shadeenah Bolden, 517 Hiram St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
68. **COD-19-03510**, Ryan Williams & Rodney Williams, 2078 Tigard St, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 VP
69. **COD-22-00902**, Solange Glockson, 18675 Ashcroft Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **CONTINUED** VP
70. **COD-23-01810**, Karl Menzer, 18243 Wintergarden Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$20.00 **KARL MENZER PRESENT** VP
71. **COD-23-02094**, Kristin Gabriellini & Marie Gabriellini, 2443 Tamarind St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP
72. **COD-24-00468**, Hin-Cheung Hung, 4032 Flamingo Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP
73. **COD-24-00935**, William Fitch, 1140 Aletha Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,700.00 VP
74. **COD-24-01280**, MARCHELLI ENTERPRISES INC, 4017 S Access Rd, Englewood – Affidavit of Non-Compliance - \$520.00 JC

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:20AM

VII. NEW BUSINESS

- A. **COD-24-01716**, Donna Ulander, 29246 Riata St or 597 Colbalt Blvd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d) & 3-5-268] **DONNA ULANDER PRESENT** GW

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 240 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-24-01151**, Charles Moore Jr., 3248 Swanee Rd, Port Charlotte, [Section 3-9-5(b); & FBC Section 105.1] **CHARLES MOORE JR PRESENT** PD

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.

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

- D. **COD-24-02128**, Juliana Ildiko Udvardy, 22433 Lewiston Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **JULIANA ILDIKO UDVERDY PRESENT** 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.

- E. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave NW, Port Charlotte [IPMC Sections 301.2 & 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.

- F. **COD-24-02242**, LMD GROUP INVESTMENTS CORP., 21811 Edgewater Dr, Port Charlotte [IPMC Sections 301.2, 301.3, 304.1 & 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 \$100 for each day the violation continues to exist.

- G. **COD-24-02326**, Tammy Nguyen, 2120 Broad Ranch 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 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-24-02337**, Emelcia Toney-Ingraham, 3364 Elkcam Blvd, Port Charlotte [Section 2-5-72; & 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.

- I. **COD-24-02460**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte [Section 3-9-33(e)] **JORGE ORLANDO SIMON PRESENT** PD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$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-24-02483**, Michael Sokalski Estate, 591 Sharon Circle, 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 \$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-24-01922**, Kay Marie Morris, 1240 Lace Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & FBC Section 105.1] ST

DIMISSED CODES 3-9-33(e), 3-9-76 & 3-9-79.1 KAY MORRIS 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. 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-24-02145**, Janice Keeney, Geniffer Holdsworth & Danielle Bachert, 320 Yorkshire St, Port Charlotte [Sections 3-9-33(e), 3-9-33(d)(7) & 3-9-69(g)(14)] ST

JANICE KEENEY 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.

- M. **COD-24-02196**, Caleb Martinez, 21184 Bassett 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.

- N. **COD-24-02235**, Julio Jimenez, 655 Rutland Circle, 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.

- O. **COD-24-01023**, Gay Nuckolls Family Trust, 1429 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] **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.

- P. **COD-24-01640**, Maryann Bodtke, 759 Baja Viejo, 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] **RM**

DAN METZKUR 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.

- Q. **COD-24-01985**, Andrea Moore, 11106 Cheltenham Ave, Englewood [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] **DISMISSED** **RM**

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.

- R. **COD-24-02062**, Tyler Wampler, 6107 Grandeur St, Englewood [Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] **CONTINUED** RM

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.

- S. **COD-23-02612**, Richard Ostrow, 7297 Skycrest St, Englewood [Section 3-6-24(a)] **CONTINUED** WW

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.

- T. **COD-24-01013**, Kenneth Smith, 5605 Beechwood St, Punta Gorda [IPMC Sections 301.2 & 304.7] 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 for each day the violation continues to exist.

- U. **COD-24-01571**, Jean Kearney, 101 Mayfair Rd or 15550 Burnt Store Rd, Unit 101, Punta Gorda [Section 3-9-36(e); & FBC Sections 105.4.1 & 110.3] MG

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-24-01689**, Stephen Moeller, 600 Edmund St, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **STEPHEN MOELLER PRESENT** MG

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.

- W. **COD-24-02002**, Edgar Alejo, 7373 Sweden Blvd, Punta Gorda [Sections 3-5-91, 3-9-30(e) & 3-9-76] **CAMERON STYLES PRESENT** MG

ORDERED. The County recommends the 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 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-24-02072, Eugene Fichter Estate, 16305 Ridgewood Court, Punta Gorda [IPMC Sections 301.2, 303.2, 304.6, 304.7 & 304.8] 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 for each day the violation continues to exist.

- y. COD-24-02099, Tiago Santos, 33535 Walnut Dr, Punta Gorda [Sections 3-9-5(b), 3-9-30(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.

- z. COD-24-02129, Amy Stanley, 2019 Calle Bonito, 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.

- AA. COD-24-02161, US 17 PUNTA GORDA SWWS 4827 DUNCAN RD TRUST, 4827 Duncan Rd, 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.

- BB. COD-24-02205, Roy Brooks Jr., 5987 Sabalwood Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1; & IPMC Sections 108.1.1, 108.1.3, 301.2, 302.1, 304.1, 304.1.1 & 304.7] ROY BROOKS JR PRESENT MG

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.

- CC. **COD-24-02217**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] 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.

- DD. **COD-24-02359**, Gary Paine, 6229 Rumford St, Punta Gorda [Section 3-9-5(b); & FBC Sections 105.1, 105.4, 110.1 & 110.3] 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 \$50 for each day the violation continues to exist.

- EE. **COD-24-02378**, Christine Watts, 11246 Grapefruit Lane, Punta Gorda [Section 2-5-72: & IPMC Sections 301.2, 302.7, 304.1, 304.13, 304.13.1, 304.15, 604.1, 604.2 & 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 \$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.

- FF. **COD-24-00093**, John Tymon Jr. & Susan Tymon, 21471 Shannon Ave, Port Charlotte [Sections 3-9-33(e), 3-9-77 & 3-9-79.1] **DISMISSED** TJ

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.

- GG. **COD-24-00713**, Kelly Sexton & Jeremy Sexton, 1321 Fireside St, Port Charlotte [Sections 1-10-18, 3-6-21, 3-9-5(b), 3-5-91, 3-9-100(b), 3-9-33(e) & 3-9-76] TJ

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.

- HH. **COD-24-00795**, Sonia Rosado Negrón, 103 Tudor St, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1; & ~~IPMC Sections 301.2, 302.7, 303.1 & 303.2~~] TJ
DISMISSED CODE 3-9-33(e); & IPMC CODES 301.2, 302.7 & 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 per day for each day the violation continues to exist.
- II. **COD-24-01680**, Noelia Collazo, 1570 Adrian St, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-72 & 3-9-76; & ~~FBC Section 105.1~~] TJ
DISMISSED CODES 3-9-5(b) & 3-9-72 & FBC SECTION 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-24-01809**, Kathlyn Gates, 22143 Montrose Ave, Port Charlotte [Section 3-9-5(b): & FBC Section 105.1; & IPMC Sections 301.2, 304.1, 304.6 & 304.7] TJ
KATHLYN GATES PRESENT
ORDERED. The County recommends the 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.
- KK. **COD-24-01918**, Debbie Heitter & Erik Heitter, 1059 Loveland Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] TJ
ERIK HEITTER 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 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-24-02022**, Kevin Parrillo, 2074 or 2078 Highlands Rd, Punta Gorda [Sections 3-5-268, 3-9-33(e), 3-9-76, 3-9-100.3(b), 3-9-100.3(d), 3-9-5(b) & 3-5-91] TJ
ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 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-23-01413**, Joe Wayne Rice Jr. & Theresa E.D. Rice, 9081 Bantry Bay Blvd, Englewood [Section 3-9-33(e); & IPMC Sections 108.1.1, 108.1.5, 108.6, 301.2, 303.1, 304.1, 6, 7 & 304.14] 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.

- NN. **COD-23-02082**, Karen Martin, 1120 Martha Place, Englewood [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 302.7] 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. 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.

- OO. **COD-23-02707**, Daniel Ball, 8339 Roosevelt St, Englewood [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] JD

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.

- PP. **COD-24-00251**, Doug Battaglia Trustee, 20 N. Gulf Blvd, Placida [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.

- QQ. **COD-24-00578**, Richard Schurich, 7438 San Casa 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

RICHARD SCHURICH 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 \$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.

RR. COD-24-01995, Ronald Kocsi & Geraldine Kocsi, 2572 Starlite Lane, 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 12:21PM.

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 February 7, 2025.

Suzan Gowans
Suzan Gowans

02/07/2025
Date Approved

NEXT MEETING DATE
March 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.