

## 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 MARCH 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](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

**APRIL 3, 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 - \$20.00 GW

#### 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-24-00967**, Anthony Illuzzi, 2502 or 2504 or 2506 or 2508 or 25012 Highlands Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 GW  
**ANTHONY ILLUZI PRESENT CONTINUED FOR 90 DAYS**
2. **COD-23-00531**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 TJ
3. **COD-24-01378**, Vera Hielm, 2297 Beacon Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
4. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Melbourne, Port Charlotte – Sixteenth Affidavit of Non-Compliance - \$70.00 PD
5. **COD-17-01909**, Danny Neal & Glenda Neal, 850 Fairfax Terrace, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$70.00 PD

6. **COD-18-00254**, Robert Gannon, 4386 Sibley Bay St, Port Charlotte – Thirteenth Affidavit of Non-Compliance - \$70.00 PD
7. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
8. **COD-24-00589**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
9. **COD-20-02932**, Dale Carlson & Patricia Carlson, 21661 Augusta Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
10. **COD-22-01124**, Tara Weiss, 21914 Haines Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
11. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 JCM
12. **COD-23-02185**, BATIM INVESTMENT LLC, 2360 Ednor St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
13. **COD-23-02365**, LIMANS 024 LLC, 2144 Harbor Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$9,020.00 JCM
14. **COD-24-00092**, Garrett Kunold, 21106 Ionia Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
15. **COD-23-02550**, Roderick Cook, 3244 Gillot Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
16. **COD-24-00355**, Jean Carlo Augustin & Guerline Augustin, 15216 Wymore Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$450.00 ST  
**GUERLINE & JEAN CARLO AUGUSTIN PRESENT**
17. **COD-24-01068**, Anthony Chiusano, Josephine Chiusano, Matthew Audet & Donna Audet, 12602 Chamberlain Blvd, Port Charlotte - Affidavit of Non-Compliance - \$70.00 ST  
**ANTHONY CHIUSANO PRESENT**
18. **COD-24-01747**, Semisi V. Moala & Luatasi Ofa Ki Wonga Moala, 12070 Gordon Ave, Punta Gorda - Affidavit of Non-Compliance - \$70.00 ST
19. **COD-23-00099**, Korey Wilson & Carolyn Martin, 7027 Stacy Lane, Port Charlotte – Affidavit of Non-Compliance - \$20.00 **CAROLYN MARTIN PRESENT** WW
20. **COD-23-00128**, VN ASSOCIATION LLC, 22517 Elmira Blvd or 3420 Beacon Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 WW
21. **COD-23-02072**, Richard Miller, Harold Miller & Barbara Miller, 12220 Benham Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 WW
22. **COD-24-01108**, Tonya Marx, 18049 Cochran Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 WW



23. **COD-24-01228**, BELKAY CONSTRUCTION LLC, 1572 Faraday St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 WW
24. **COD-20-02112**, Rosie Rouland, Rosilee Rouland, Thelma Rouland, April Poore & Roy Poore, 6200 Padula Sr, Punta Gorda - Sixth Affidavit of Non-Compliance - \$70.00 MG
25. **COD-22-00256**, Franklin Grove Jr. & Ethel Grove, 15387 Mango Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
26. **COD-22-01592**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
27. **COD-23-02138**, Donald Vaughn Jr & Kelly Vaughn, 5680 Sabal Palm Lane, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **DISMISSED** MG  
**DONALD VAUGHN PRESENT**
28. **COD-23-02475**, Yileny Collcuchi & Eric Carroyo, 27076 or 27080 Dubonet Dr, Punta Gorda – Affidavit of Non-Compliance - \$20.00 MG  
**YILENY COLLUCUCHI PRESENT**
29. **COD-24-00022**, Linda Wallace, 1315 Woodlawn Ave, Punta Gorda – Affidavit of Non-Compliance - \$0.00 **JOE WALLACE PRESENT** MG
30. **COD-24-00055**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$452.00 **NICHOLE TINDALL PRESENT** MG
31. **COD-24-00177**, Darryl Nickels, 1149 Taffy Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
32. **COD-24-00440**, Dylan Roy, 5915 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **SHELTON ROY PRESENT CONTINUED 90 DAYS** MG
33. **COD-24-00556**, Lizdelia Pagan, 15420 Olive Circle, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
34. **COD-24-01326**, Lesvia Abstengo, 15441 Sunkist Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
35. **COD-21-00989**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Tenth Affidavit of Non-Compliance - \$70.00 VP

**SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 9:42AM**

## VII. NEW BUSINESS

- A. **COD-23-02054**, Tony Donohew II & Christina Donohew, 5148 Guava Terrace, Port Charlotte [FBC Sections 105.4 & 110.3] GW

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- B. **COD-23-02561**, Brian Troch & Theresa Troch, 19077 Midway Blvd, Port Charlotte [Sections 3-5-91, 3-9-5(b) & 3-9-100.3(b)] GW

**DISMISSED CODES 3-5-91 & 3-9-100.3(b)**

**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.

- C. **COD-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-348, 3-5-478, 3-5-479, 3-9-5(b), 3-9-30(e), 3-9-76 & 3-9-79.1] **DISMISSED CODES 3-9-76 & 3-9-79.1** GW

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

- D. **COD-24-02038**, Charles Goldie Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda [Sections 3-5-91, 3-9-100.3(d), 3-5-268, ~~3-9-79.1~~ & 3-9-76] GW

**DISMISSED CODE 3-9-79.1**

**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-24-02199**, Tram Jennifer Ta, 365 Rio Vista Ave, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] **CHARLIE TRAMY(REP) PRESENT** GW

**CONTINUED UNTIL JUNE**

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.



- F. **COD-24-02200**, Mary Tram Nguyen, 423 Rio Vista Ave, Port Charlotte [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] **CHARLIE TRAMY (REP) PRESENT** GW  
**CONTINUED UNTIL JUNE**

**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.**

- G. **DOH-24-00012**, Robert Norris & Ethel Pierce, 2088 Barksdale St, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] 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 or thereafter fined \$50 per day for each day the violation continues to exist.**

- H. **COD-24-00955**, Randall Dumas & Trixi Dumas, 12294 Clarendon Ave, Port Charlotte [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.**

- I. **COD-24-00971**, Randall Dumas & Trixi Dumas, 12285 Gulfstream Blvd, Port Charlotte [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.**

- J. **COD-24-00978**, Joseph Maurer & Donna Maurer, 9174 Carnation Ave, Englewood [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 303.1 & 303.2] RM

**DONNA MAURER 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.**



- K. **COD-24-01266**, Lyle Wallace, 1680 Faust Dr, Englewood [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **LYLE WALLACE 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.

- L. **COD-24-02049**, James Denison, 1331 Tudor Rd, Englewood [Sections 3-9-33(e) & 3-9-76] **MARY DENISON PRESENT** RM

**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.

- M. **COD-24-00898**, Denise Russell, 7315 Heapford Terrace, Port Charlotte [Section 3-6-26, 3-6-30, 3-9-33(e), 3-6-35.8 & 3-9-79.1] **DENISE RUSSELL PRESENT** WW

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

- N. **COD-24-01762**, James Hubert, 12043 Le Jeune Dr, Punta Gorda [Section 3-6-24] 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.

- O. **COD-24-01820**, Angela Shaw & Ernie Ellsworth, 7281 Maguire Lane, Port Charlotte [Sections 3-6-26(a)1 & 3-6-35.8] **ANGELA SHAW PRESENT** WW

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

- P. **COD-24-01901**, George Gardner Trustee, 529 Magnolia Ave, Port Charlotte [Sections 3-6-24, 3-6-26 & 3-6-35.3] 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 per day for each day the violation continues to exist.



- Q. **COD-24-02276**, Michael Torrell & Dominique Esposito, 21434 Michigan Ave, Port Charlotte [Sections 3-6-24, 3-6-26 & 3-6-35.3] 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 per day for each day the violation continues to exist.**

- R. **COD-24-01137**, Sophia Wondergem, 2027 Mark Ave, Punta Gorda [Sections 3-9-34 & 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 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-24-01455**, Todd Manke & Emily Manke, 6276 Alan Blvd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **TODD MANKE PRESENT** MG  
**CONTINUED UNTIL MAY**

**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.**

- T. **COD-24-02456**, Laura Keener, 29145 Tamayo Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & IPMC Section 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 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-24-02474**, Daily Anderson, 155 Summerset Dr, Punta Gorda [IPMC Sections 301.2 & 303.2] 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.**

- v. **COD-24-02528**, Matthew Lucia & Jessica Lucia, 9308 Mandy St, Punta Gorda [Sections 2-5-72, 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.

- w. **COD-24-02563**, Laura Keener, 29445 Turbak Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 304.2 & 304.6] 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 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-25-00030**, B. Scott Todd Trustee, 28412 Pasadena Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-79.1] **KATHRYN VIEMELA & DENNIS TRAGS 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 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-24-02323**, George Johnson L/E, 22002 Hernando Ave, Port Charlotte [IPMC Sections 301.2, 304.1, 304.1.1, 304.2 & 304.7] 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 per day for each day the violation continues to exist.

- z. **COD-24-01728**, Jenny Nguyen-Dinh & Ha S. Dinh, 4142 Gardner Dr, Port Charlotte [Section 3-9-5(b): & FBC Section 105.1] PD

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 per day for each day the violation continues to exist.



**XII ADJOURNMENT**

**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 11:13PM.**

**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 March 7, 2025.

Suzan Gowans  
Suzan Gowans

03/07/2025  
Date Approved

**NEXT MEETING DATE**

April 3, 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.