

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 APRIL 23, 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

MAGGIE SMART ADMINISTERED THE OATH

III. NEXT MEETING DATE

IV. OLD BUSINESS

V. CONFLICT CASES

VI. NEW BUSINESS

- A. **COD-25-00164**, KO KO KAI, 5040 N Beach Rd Bldg. 3, Englewood [FBC Section 501.4: & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1, 110.3] GR

DAVID SHEARER , MATTHEW STIENER PRESENT

ORDERD. 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 for each day the violation continues to exist.

- B. **COD-25-00166**, Jimmie L Parker Trustee, 965 Gulf Blvd, Unit 2, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]

BETH PARKER PRESENT

GR

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.

- C. **COD-25-00167**, Bruce Burton Webb & Karen Webb, 45 Friendship Lane, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
BRUCE WEBB, KAREN WEBB PRESENT 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 for each day the violation continues to exist.

- D. **COD-25-00168**, Jose Antonio Jaus L/E, 14508 Frizzell Rd, Port Charlotte [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
GR

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.

- E. **COD-25-00169**, Lisa Lealan Mcconnell Trustee, 1085 Shore View Dr, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
LISA MCCONNELL, ROBERT AMICK PRESENT GR

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.

- F. **COD-25-00179**, Jeffrey Patuto & Theresa Patuto, 20 Sand Dollar Ln, Unit B, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
KURT PETRIE PRESENT 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 for each day the violation continues to exist.

- G. **COD-25-00181**, ENGLEWOOD SHORES LAND TRUST, 1225 Shore View Dr, Englewood [FBC Section 501.4: & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
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 \$100 for each day the violation continues to exist.

- H. **COD-25-00182**, James Mitchell, 1300 Shore View Dr, Unit B, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
KURT PETRIE PRESENT GR

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.

- I. **COD-25-00183**, Shane Cabral & Amy Cabral, 4194 Hollis Ave, Port Charlotte [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3]
SHANE CABRAL, AMY CABRAL PRESENT GR

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.

- J. **COD-25-00194**, Carolyn Simmelink & Dana Taylor Trustees, 1790 New Point Comfort Rd, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 for each day the violation continues to exist.

- K. **COD-25-00196**, George Famiglio Jr. & Jane Famiglio, 25 Friendship Lane, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **GEORGE FAMIGLIO III & JANE FAMIGLIO PRESENT** 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 for each day the violation continues to exist.

- L. **COD-25-00199**, Dolores Flannery, 1310 Kingfisher Dr, Englewood [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 for each day the violation continues to exist.

- M. **COD-25-00200**, John Burtscher & Joann Burtscher, 8506 Little Gasparilla Island, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **JOHN BURTSCHER, JOANN BURTSCHER PRESENT** GR

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.

- N. **COD-25-00274**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 for each day the violation continues to exist.

- O. **COD-25-00282**, Gordon Sympson Jr, 10049 Hel-Lew Ct, Placida [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 for each day the violation continues to exist.

- P. **COD-25-00354**, William Whealton Jr, & Jane Whealton Trustees, 9290 Little Gasparilla Island, Placida [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] GR

WILLIAM WHEALTON JR, JAY WHEALTON 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.

- Q. **COD-25-00586**, Marsha Viglianco, 5040 N Beach Rd, Bldg. 1, Unit 1, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DAVID SHEARER PRESENT** GR

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.

- R. **COD-25-00588**, BNY PROPERTIES LLC, 5040 N Beach Rd, Bldg. 1, Unit 2, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DAVID SHEARER PRESENT** GR

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 for each day the violation continues to exist.

- S. **COD-25-00590**, Matthew Steiner, 5040 N Beach Rd, Bldg. 1, Unit 3, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **MATTHEW STEINER, DAVID SHEARER PRESENT** GR

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.

- T. **COD-25-00591**, Steven Selvig & Lisa Selvig, 5040 N Beach Rd, Bldg. 1, Unit 4, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DAVID SHEARER PRESENT** GR

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.

- U. **COD-25-00592**, Paul Viglianco & Daniel Viglianco, 5040 N Beach Rd, Bldg. 1, Unit 5, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DAVID SHEARER PRESENT** GR

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.

- V. **COD-25-00595**, David Shearer & Karen Shearer Trustees, 5040 N Beach Rd, Bldg., 1, Unit 6, Englewood, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DAVID SHEARER PRESENT** GR

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.

- W. **COD-25-00608**, RHL 14th STREET LLC, 8566 Grand Ave, Placida, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 \$100 for each day the violation continues to exist.

- X. **COD-25-00609**, JJCC LLC, 9844 Little Gasparilla Island, Placida, [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] 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 \$100 for each day the violation continues to exist

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 10:18AM.

MINUTES APPROVAL CERTIFICATION

I, Maggie Smart, 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 April 3, 2025.


Maggie Smart

4/24/25
Date Approved

NEXT MEETING DATE

May 7, 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.