

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 JUNE 4, 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

JULY 2, 2025

IV. OLD BUSINESS

COD-24-00967, Anothony Illuzzi, 2502 or 2504 or 2506 or 2508 or 25012 Highlands Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **DISMISSED** GW

COD-24-02199, Jennifer Tram Ta, 365 Rio Vista Ave, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] 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.

COD-24-02200, Mary Tram Nguyen, 423 Rio Vista Ave, Punta Gorda [Sections 3-5-91, 3-9-100.3(d)(4) & 3-5-268] 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.

COD-24-00440, Dylan Roy, 5915 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **CONTINUED TO SEPTEMBER 3, 2025** MG

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

DISMISSED

VP

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 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.

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-23-02054**, Tony Donohew II & Christina Donohew, 5148 Guava Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
2. **COD-23-02317**, John Res, 1551 or 1555 Belasco Court, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 GW
3. **COD-24-00290**, Dale Smith, 1550 Harmony Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DALE SMITH PRESENT** TJ
4. **COD-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
5. **COD-24-02038**, Charles Goldi Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ
6. **DOH-24-00012**, Robert Norris & Ethel Pierce, 2088 Barksdale St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
7. **COD-22-01297**, Gerry Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Eighth Affidavit of Non-Compliance - \$241.50 PD
8. **COD-23-00746**, Jorge Orlando Simon, 742 S. Ellicott Circle, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 **JORGE ORLANDO SIMON PRESENT** PD
9. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **CHAE DU'PONT PRESENT** PD
10. **COD-24-01328**, Devon Draig Estate, 4134 Gardner Dr, Port Charlotte – Affidavit of Non-Compliance - \$320.00 PD
11. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$70.00 JCM
12. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 JCM

13. **COD-23-00750**, Judith Chorazak, 21937 Beverly Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CAITLYN WAKSLER PRESENT** JCM
CONTINUED
14. **COD-23-02141**, Debra Arnott, 21545 Gibraltar Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
15. **COD-24-02323**, George Johnson Life Estate, 22002 Hernando Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
16. **COD-19-02924**, Gregory Beck & Mauritz Beck, 4217 Nettle Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST
17. **COD-24-01922**, Kay Marrie Morris, 1240 Lace Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **KAY MARRIE MORRIS PRESENT** ST
18. **COD-21-00628**, Laurie Yacono, 3170 Smith St, Englewood – Fifth Affidavit of Non-Compliance - \$12,429.64 JD
19. **COD-21-00852**, Caren Herman Estate, 2851 Waterside Dr, Englewood – Fifth Affidavit of Non-Compliance - \$18,808.07 JD
20. **COD-22-00153**, Darryl Blech & Helen Blech Trustees, 274 Long Meadow Lane, Rotonda West – Fourth Affidavit of Non-Compliance - \$6,550.00 JD
21. **COD-23-01594**, Cathleen McCormack Estate, 3161 Tenth St, Englewood -Third Affidavit of Non-Compliance - \$34,454.28 JD
22. **COD-23-02707**, Daniel Ball, 8339 Roosevelt St, Englewood - Affidavit of Non-Compliance - \$70.00 **DANIEL BALL PRESENT** **CONTINUED** JD
23. **COD-24-00643**, Bricely Calderon Guido, 129 Via Madonna St, Englewood – Affidavit of Non-Compliance - \$70.00 **BRICELY CALDERON GUIDO PRESENT** JD
24. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda – Fifth Affidavit of Non-Compliance - \$120.00 MG
25. **COD-23-00722**, Arturo Requejo & Violeta Migenes, 8073 Austrian Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
26. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **BRITTANNI TAYLOR PRESENT** MG
27. **COD-24-02342**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
28. **COD-24-02456**, Laura Leigh Keener, 29145 Tamayo Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **LAURA LEIGH KEENER PRESENT** MG
29. **COD-24-02563**, Laura Keener, 29445 Turbak Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **LAURA LEIGH KEENER PRESENT** MG

30. **COD-21-02804**, Clement Smith & Yanick Smith, 18377 Winsom Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 VP
31. **COD-23-02143**, Dionisio Roberto Montes, 17413 Sabrina Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 VP
32. **COD-24-01424**, Richard Zimmerman Jr., 2230 Taunt St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP
33. **COD-23-01183**, AF DATA SYSTEM GMBH, 15516 Mango Dr, Punta Gorda - Fourth Affidavit of Non-Compliance - \$120.00 SB
34. **COD-23-01940**, Chris Hamlet, 12194 LeJune Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
35. **COD-23-02193**, Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 **MARK SCHMITT PRESENT** SB
36. **COD-24-00258**, Curtis Robbins, 16060 or 16070 or 16080 Hibiscus Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
37. **COD-24-00317**, Virgil Thomas, 28122 Senator Dr, Punta Gorda – Affidavit of Non-Compliance - \$270.00 SB
38. **COD-24-00445**, Mary Helms, 16050 Hibiscus Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
39. **COD-24-00446**, Ronald Eugene, 16040 Hibiscus Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
40. **COD-24-02010**, Scott Whitlow Trustee, 28400 Plato Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
41. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 YF
42. **COD-24-00162**, James Guzowski & Nicole Guzowski Trustees, 16176 La Barge Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF
43. **COD-24-00250**, Christopher Morgan & Julie Brown, 10481 St. Paul Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 YF
CHRISTOPHER MORGAN PRESENT
44. **COD-24-00655**, Jesse Jones & Kristen Jones, 6496 Coliseum Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 YF
45. **COD-24-00768**, Andrew Scharoun, 12089 Everglades Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF

SPECIAL MAGISTRATE DEREK ROONEY APPROVED ALL OTHER ANC'S AT 10:27AM

VII. NEW BUSINESS

- A. **COD-24-01595**, WARREN HOPE BUILDERS INC, 12414 Steen Terrace or 4599 Sines Lane, Port Charlotte, [Sections 3-5-91 & 3-9-100.3(d), 3-5-268 & 3-9-76] GW

WARREN HOPE 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 \$100 for each day the violation continues to exist.

- B. **COD-24-02520**, CARPENTER HOMES LLC, 8332 Walden St, Port Charlotte [FBC Sections 105.4, 110.3 & 3-5-268] 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 \$100 per day for each day the violation continues to exist.

- C. **COD-24-00178**, Michael Brown & Penelope Brown, 2361 Pinellas Dr, Punta Gorda [Sections 3-9-5(b) & 3-9-33(e); & FBC Sections 105.1, 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.2, 105.4.1.4 & 110.3] 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 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.

- D. **DOH-24-00021**, Jeannine Orndorff, 8011 Cleveland Dr, Punta Gorda [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 for each day the violation continues to exist.

- E. **COD-25-00639**, Juan Boncompte, 3388 Port Charlotte Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **JUAN BONCOMPTE PRESENT** PD

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.

- F. **COD-24-02402**, Jonathan Kurtz, 7524 Ratan Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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.

- G. **COD-24-02541**, Theodore Bump, 1370 Kiskadee Dr, Englewood [Sections 3-9-5(b) & 3-9-37(e); & FBC Section 105.1] **THEODORE BUMP PRESENT** RM

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.

- H. **COD-25-00647**, June Frazier, 7385 Regina Dr, Englewood [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 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-25-00949**, Patrick Moen, 8268 Tecumseh Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2 & 302.7] RM

PATRICK MOEN 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 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-24-00966**, Jean Andre & Valeria Miranda, 19262 Moore Haven Court, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] VP

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 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-25-00670**, Gary Alexander & Judith Alexander, 18321 Wolbrette Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 303.2, 304.1, 304.2 & 304.6] **GARY ALEXANDER PRESENT** VP

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. 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.

- L. **COD-25-00703**, Daniel Salina & Yurisleydis Verdecia, 637 Chevy Chase St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **YURISLEYDIS VERDECIA PRESENT** VP

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 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-25-00759**, Donald Dacko, 4040 Dotham St, Port Charlotte [Sections 3-9-33(e), 3-9-76, 3-9-79.1 & 3-6-30] VP

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 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-25-00675**, Jabie Roy & Dina Roy, 11282 Third Ave, Punta Gorda [Section 3-9-33(e)] **JABIE AND DINA ROY PRESENT** SB

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 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-24-02476**, Curtis Fullom, 28088 Mitchell Ave, Punta Gorda [Sections 3-9-42(e) & 3-9-76] **CURTIS FULLOM 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 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-25-00532**, Ferdinand Malave, 2127 Riverside Sr, Punta Gorda [IPMC Sections 301.2, 304.2, 304.7 & 304.9] **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.

- Q. **COD-25-00138**, John Thomas Dale, 1467 Sheehan Blvd, Port Charlotte [Sections 3-6-26, 3-6-24, 3-6-35.8 & 3-6-35.3] **JOHN THOMAS DALE 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.

- R. **COD-25-00025**, KATHIE INVESTORS LLC, 2200 Picnic St, Port Charlotte [Sections 3-9-5(b), 3-9-79.1 & 3-9-76; & 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 \$100 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-23-01898**, 733 ROTONDA CIRCLE LLC, 733 Rotonda Circle, Rotonda West [Section 3-9-5(b); & FBC Section 105.1] **JENNIFER WAXER PRESENT** **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.

- T. **COD-23-02913**, Aija Erglis, 66 Mark Twain Lane, Rotonda West [Section 3-9-5(b); & FBC Section 105.1] **AIJA ERGLIS PRESENT** **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.

- U. **COD-24-00251**, Doug Battaglia Trustee, 20 N. Gulf Blvd, Placida [Section 3-9-5(b); & FBC Section 105.1] **DOUG BATTAGLIA PRESENT** **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.

- v. **COD-24-00897**, William Shenk, 480 S. Gulf Blvd, Placida [Section 3-9-5(b); & FBC Sections 105.1, 105.4 & 110.3] 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.

- w. **COD-24-02186**, Alan Ross & Johnathan Ross, 1175 Holiday Dr, Englewood [FBC Sections 105.4 & 110.3] 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 12:37PM.

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 June 6, 2025.

Suzan Gowans
Suzan Gowans

06/06/2025
Date Approved

NEXT MEETING DATE

July 2, 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.