

**ANNOTATED AGENDA  
CODE ENFORCEMENT BOARD  
OCTOBER 28, 2009 - 9:00 A.M.  
CITY COUNCIL CHAMBERS**

**1. CALL TO ORDER/ANNOUNCEMENTS**

- A. Roll Call
- B. Next Scheduled Meeting - November 25, 2009
- C. Presentation of Plaque                   **PRESENTED TO HEINZ SCHMIDT**
- D. Introduction of Mark Martella, Code Enforcement Board Attorney

**2. APPROVAL OF MINUTES**

- A. Meeting of September 23, 2009   **APPROVED**

**3. NEW BUSINESS**

**A. 09-38256 - VOLUNTEER IN POLICING (VIP) OFFICER - VICTOR POITRAS**

Respondent:                   Melanie Diegidio  
Address of Violation:       Punta Gorda Housing Authority Property  
  340 Gulf Breeze Avenue

**Violation of Section 23-18(b)** Unlawful parking in a handicap zone and/or failure to display permit.                   **GUILTY; \$100 FINE + \$25 COURT COSTS**

**B. 09-37882 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**

Respondent:                   Michele Stokes, Owner  
  T. Rene Comer, Owner

Address of Violation:       465 Booth Street

**Violation of Section 26-8.11(b)** Property maintenance (failure to repair damage to the exterior portion of the structure).

**GUILTY; CEASE & DESIST ORDER REQUIRING COMPLIANCE w/in 21 DAYS OR \$250/DAY FINE**

**C. 09-38218 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**

Respondent:                   Francine Stratton, property owner  
Address of Violation:       331 Madrid Boulevard

**Violation of Section 10-1 & 10-1.1** Grass and/or weeds over twelve (12) inches in height; **Section 26-8.11(C)** Grass and/or weeds over twelve (12) inches in height throughout the landscaped areas of the property; **Section 26-8,11(e)** Grass and/or weeds over twelve (12) inches in height in the landscaped areas.

**GUILTY; CEASE & DESIST ORDER FOR FUTURE VIOLATIONS OR \$250/DAY FINE**

**D. 09-38261 – CODE COMPLIANCE OFFICER – DAWN LEWIS**

Respondent: Punta Gorda-Charlotte Harbor LLC  
Manager: Dennis P. Frechette  
Registered Agent: Jack O. Hackett, II, Esq.  
Address of Violation: 1000 West Marion Avenue

**Violation of Section 26-8.26 Temporary Structures**, Temporary construction fence and silt screen not removed; **Sections 10-1 and 10-1.1** Grass and/or weeds over twelve (12) inches in height; **Section 9A-12(a)** Storing or keeping a boat trailer, wooden pallets, a roll of fencing and other miscellaneous trash, rubbish and debris; **Section 26-18.2(h)** Violating condition of a Temporary Use Permit for the temporary sales trailer.

**GUILTY; CEASE & DESIST ORDER FOR FUTURE VIOLATIONS OR \$250/DAY FINE; ALL VIOLATIONS TO BE CORRECTED w/in 5 DAYS OF RECEIPT OF NOTICE; CITY GRANTED THE RIGHT TO ENTER PROPERTY TO REMEDY VIOLATIONS, COSTS FOR WHICH TO BE PAID BY RESPONDENT; FAILURE TO PAY COSTS TO RESULT IN LIEN ON PROPERTY**

**E. 09-37628 (DP) - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**

Respondent: Yoel Humaran  
Address of Violation: 2814 Magdalena Drive, Unit-A

**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height

**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**

**F. 09-37627 (DP) - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**

Respondent: Jose Humaran  
Address of Violation: 2814 Magdalena Drive, Unit-B

**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height

**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**

**G. 09-38157 (DP) - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**

Respondent: Darlene D'Angelo  
Address of Violation: 1230 Spanish Cay Lane, Unit A

**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height.

**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**

- H. 09-38170 (DP) - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**  
 Respondent: Darlene D’Angelo  
 Address of Violation: 1230 Spanish Cay Lane, Unit B  
**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height.  
**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**
- I. 09-38169 (DP) - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**  
 Respondent: Gary & Janet Spaulding  
 Address of Violation: 1427 Mineo Drive  
**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height.  
**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**
- J. 09-37531 (DP) - CODE COMPLIANCE OFFICER – DAWN LEWIS**  
 Respondent: Frederick J. Fox Jr. Estate  
 Address of Violation: 233 Harvey Street  
**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height  
**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**
- K. 09-37609 (DP) - CODE COMPLIANCE OFFICER – DAWN LEWIS**  
 Respondent: Frederick J. Fox Jr. Estate  
 Address of Violation: 420 West Olympia Avenue  
**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height.  
**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**
- L. 09-38057 (DP) – CODE COMPLIANCE OFFICER – RANDY WRIGHT**  
 Respondent: Janice Stultz  
 Address of Violation: 369 Portofino Drive  
**Violation of Section 10-1.1** Grass and/or weeds over twelve (12) inches in height.  
**GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 5 DAYS OF RECEIPT OF ORDER OR BE SUBJECT TO \$250/DAY FINE FOR FIRST VIOLATION & \$500/DAY FINE FOR REPEAT VIOLATIONS**

4. **UNFINISHED BUSINESS**

A. **09-37665 - CODE COMPLIANCE OFFICER – RANDY WRIGHT**

Respondent: Douglas & Darla Wilder

Address of Violation: 530 Corto Andra

**Violation of Section 26-8.11(g)** Standards of Property Maintenance, Accumulation of miscellaneous personal property throughout the yard; **Section 26-8.26** Temporary structures prohibited, large storage container in the yard; **Section 26-8.11(c)** Standards of property maintenance, grass and/or weeds over twelve (12) inches; **Section 7-32(a)(1)** Fail to obtain building permit.

**CONTINUED TO BOARD'S NEXT MEETING**

5. **OLD BUSINESS**

A. **09-36793 CODE COMPLIANCE OFFICER – DAWN LEWIS  
REQUEST FOR FINE REDUCTION**

Respondent: Edna Kelly and B & S Struck

Address of Violation: 608 West Olympia Avenue

**Violation of Sections 10-1 and 26-8.11(c)**, Grass and/or weeds and overgrown landscape over twelve (12) inches in height and landscape debris; **Section 26-8.14(b)** Storage of personal property outside for an unreasonable period of time; **Section 9A-12(a)** Visual blight; **Section 26-8.11(g)** Standards of property maintenance; an accumulation of miscellaneous debris including wood and trash; **Section 26-8.11(b)**, Soffit and fascia missing from the home.

**REDUCED FINE FROM \$5,550 TO \$0; REQUIRE  
PAYMENT OF CITY COSTS (\$164.67); FINE/  
LIEN REINSTATED IF SALE OF PROPERTY NOT  
FINALIZED w/in 90 DAYS**

6. **OTHER BUSINESS**

7. **MEMBER COMMENTS**

A. Election of Chairman (effective November 25, 2009)

**JIM STEVENS**

8. **ADJOURNMENT**

**NOTE:** If a person decides to appeal any decision made by the Code Enforcement Board, such person will need a record of proceedings, and for such purpose, the person may need to ensure that a verbatim record of proceedings is made which record indicates the testimony and evidence upon which the appeal is to be based.

**DISTRIBUTION:** Board Members (7); Alternates (2); Councilmembers (5), City Manager, City Attorney, City Clerk, Police Department, Board Attorney, Building Official, Growth Management Director, Press.