

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 JULY 1, 2026

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 ROBERT BERTSSON 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

August 6, 2026

IV. OLD BUSINESS

COD-25-02142, Joseph Brian Cox & Tara Cox, 6388 Alan Blvd, 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 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

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-24-01955**, Jesus Ponce, 870 Columbia St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 GW

2. **COD-24-02004**, GULF COAST WAREHOUSING LLC, 7630 Sawyer Circle, Port Charlotte – Affidavit of Non-Compliance - \$120.00 GW

STEVEN SABROWSKE PRESENT

3. **COD-24-02182**, Ford Nguyen, 3137 Conway Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 GW
4. **COD-24-02199**, Tram Jennifer Ta, 365 Rio Vista Ave, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 GW
5. **COD-24-02520**, CARPENTER HOMES LLC, 8332 Walden St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 GW
6. **COD-25-00830**, FLORIDA LAWN CARE EXPERTS LLC, 12860 or 12864 Willmington Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 GW
ERIK COHEON PRESENT
7. **COD-25-00448**, Travis Parke & Cristina Valle-Parke, 10313 Hallendale Dr or 15228 Appleton Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 GW
8. **DOH-23-00017**, Tracy Blackburn, 2268 Collingswood Blvd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 SB
9. **COD-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Nineteenth Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-01139**, SUPREME BUILDERS OF FL. LLC & MAYRELIS PRIETO, 111 Poinsettia Circle, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 PD
11. **COD-24-02337**, Emelcia Toney-Ingraham, 3364 Elkcam Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
12. **COD-25-00023**, Jean Claude Caroti, 22489 Lewiston Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
13. **COD-25-01990**, Mary Kay Hawkshead, 111 Rodgers Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
14. **COD-25-02446**, Carol Whiteman, 22522 Troy Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
15. **COD-25-02455**, HARTFORD DRIVE LAND TRUST #639, 639 Hartford Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
16. **COD-24-01564**, Salomon Bonilla, 7384 Heston St, Port Charlotte - Second Affidavit of Non-Compliance - \$11,633.02 RM
17. **COD-25-00385**, Robert Bock, 1306 Ibis Dr, Englewood – Second Affidavit of Non-Compliance - \$1,537.37 RM
18. **COD-23-02082**, KAREN MARTIN, 1120 Martha Place, Englewood – Second Affidavit of Non-Compliance - \$9,020.00 **KAREN MARTIN PRESENT** JD
19. **COD-23-02913**, Aija Erglis, 66 Mark Twain Lane, Rotonda West – Third Affidavit of Non-Compliance - \$70.00 JD

20. **COD-24-02122**, Diego Leonardo Lugo, 145 Ingram Blvd, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
21. **COD-26-00028**, Miriam Roth, 9181 Griggs Rd, Unit 32 or 32 Emerald St, Englewood – Affidavit of Non-Compliance - \$70.00 JD
22. **COD-26-00030**, Thomas Edwards & Brenda Edwards, 9181 Griggs Rd, Unit 39 or 39 Amber St, Englewood – Affidavit of Non-Compliance - \$70.00 JD
THOMAS EDWARDS PRESENT
23. **COD-26-00048**, Joseph Jenkins & Cathy Jenkins, 9181 Griggs Rd, Unit 60 or 60 Jade St, Englewood – Affidavit of Non-Compliance \$70.00 JD
24. **COD-20-01464**, Christopher Slattery & Alicia May, 43014 Wiregrass Lane, Punta Gorda – Seventh Affidavit of Non-Compliance - \$70.00 MG
25. **COD-24-02342**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
26. **COD-24-02528**, Matthew Lucia & Jessica Lucia, 9308 Mandy St, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
27. **COD-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
28. **COD-25-00756**, Monica Marcos & Jefferson Marcos, 8224 Swiss Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
29. **COD-25-01217**, NEIL ABRAHAMSON & JANICE ABRAHAMSON, 5522 Papaya Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 MG
30. **COD-25-01242**, Amy Watson, 3730 Gulf Breeze Lane, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
31. **COD-25-01585**, Cecilia Hembree & Ryan Hembree, 3498 Jernigan St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **RYAN HEMBREE PRESENT** WW
32. **COD-25-01739**, CARPENTER HOMES LLC, 116 Smallwood Rd, Port Rotonda West – Affidavit of Non-Compliance - \$120.00 YF
33. **COD-25-01997**, Queteline Etienne & Erick Lacerd, 14359 Overlook Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF
34. **COD-25-02097**, CARPENTER VENTURES FL LLC, 9324 or 9326 Agate St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 YF
35. **COD-25-01685**, Carlos Christies & Jeanette Christies, 378 Porto Alegre St, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 BD
36. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Sixteenth Affidavit of Non-Compliance - \$70.00 DW

37. **COD-22-02242**, ADVOCATE INSURANCE AND RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$120.00 DW
38. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Fifth Affidavit of Non-Compliance - \$10,899.58 DW
39. **COD-25-02150**, Jeffrey Sattler, 290 Overbrook Rd, Port Charlotte – Affidavit of Non-Compliance - \$5,454.92 HN
40. **COD-25-02293**, James Godwin & Rita Godwin, 4273 Nettle Rd, Port Charlotte – Affidavit on Non-Compliance - \$70.00 **RITA GODWIN PRESENT** HN
41. **COD-25-02554**, NATIONSTAR MORTGAGE LLC, 655 Rutland Circle, Port Charlotte – Affidavit of Non-Compliance - \$120.00 HN
42. **COD-25-02584**, Ronald Fisher, 19972 Kenilworth Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
43. **COD-25-01588**, WHEAT DURKO & RICHTER LLC, 8253 Duffie Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 JC
44. **COD-25-01749**, BREAD OF LIFE MISSION INC, 6454 Scott St, Punta Gorda – Second Affidavit of Non-Compliance - \$45,020.00 JC
45. **COD-25-02023**, COPART OF CONNECTICUT INC, 29450 or 39550 Bermont Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 JC
46. **COD-25-01484**, Dennis Trage, 28412 Pasadena Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 JCM
47. **COD-26-00384**, S.A. GLOBAL HOLDINGS LLC, 2465 Tamiami Trail, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
48. **COD-25-01139**, CARRI SCHARF MATERIALS COMPANY, 1231 Beach Rd, Englewood – Affidavit of Non-Compliance - \$120.00 **JOSEPH SCARF PRESENT** GR

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:17 AM.

VII. NEW BUSINESS

- A. **COD-26-00922**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda [Section 1-1018]
GW
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 \$500 for each day the violation continues to exist.
- B. **COD-25-02469**, Daniel Lesser, 15476 or 15475 Appleton Blvd, Punta Gorda [Sections 3-5-94, 3-9-33(e), 4-4-26(a)(10) & 3-9-5(b); & FBC Sections 105.1, 3307.1 & 3304.1]
YF
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 repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.
- C. **COD-26-00865**, ASC GLOBAL INC, 3057 Curry Terrace, Port Charlotte [Sections 3-5-94, 3-9-33(e) & 2-5-72; & FBC Section 3307.1]
YF
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.
- D. **COD-26-00901**, ROCA DGC INVESTMENTS LLC, 10443 Live Oak Rd, Port Charlotte [Sections 3-5-94 & 3-9-33(e); & FBC Sections 3307.1 & 3304.1]
YF
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.
- E. **COD-26-00906**, A-LAKE INVESTMENTS LLC, 14189 Appleton Blvd, Port Charlotte [Sections 3-9-33(e) & 4-4-26(a)(10); & FBC Section 3304.1]
YF
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.

- F. **COD-26-00908**, JLO HOMES LLC, 13234 or 13236 Blytheville Ave, Port Charlotte [Sections 3-5-94, 3-9-34(e) & 4-4-26(a)(10); & FBC Sections 3304.1 & 3307.1] YF

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-26-00910**, JLO HOMES LLC, 13265 or 13267 Blytheville Ave, Port Charlotte [Sections 3-5-94, 3-9-34(e) & 4-4-26(a)(10); & FBC Sections 3304.1 & 3307.1] YF

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-26-00942**, ROCA DGC INVESTMENTS LLC, 10467 Sunbury Dr, Port Charlotte [Sections 3-5-94 & 3-9-33(e); & FBC Sections 3307.1 & 3304.1] YF

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.

- I. **COD-26-00943**, ROCA DGC INVESTMENTS LLC, 10475 Sunbury Dr, Port Charlotte [Sections 3-5-94 & 3-9-33(e); & FBC Sections 3307.1 & 3304.1] YF

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.

- J. **COD-26-01032**, John Garcia, 845 Conreid Dr, Port Charlotte [Sections 3-9-33(e), 3-9-33(d)(7) & 3-9-69(g)(14)] 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 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-25-01294**, Robert Scott Shockley & Lynda Crawford, 8219 Pine Tree Lane, Englewood [Sections 3-9-5(b), 3-9-37(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] JD

ROBERT SHOCKLEY 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. 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-25-01587**, Michael Burke, 2715 N. Beach Rd, Englewood [Sections 2-5-72, 3-9-50(e) & 3-9-76; & IPMC Sections 108.1.1, 108.1.5, 301.2, 304.1.1 & 304.6] 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 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-24-00364**, Steven McBride, 13345 Green Gulf Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Sections 105.1, 105.4, 110.1 & 110.3] GR

STEVEN MCBRIDE 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. 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-24-00011**, Ellwood Stallings, 21123 Gephart Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 304.1, 304.1.1 & 304.2] DW

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-25-02164**, Ahmed Reyes L/E, 22049 Beverly Ave, Port Charlotte [Section 3-9-33(e); & IPMC Sections 301.2, 304.1, 304.1.1, 304.2, 304.6, 304.7, 304.13 & 304.13.1] DW

AHMED REYES 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. 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-26-00790**, TARALA DEVELOPMENT LLC, 21098 Glendale Ave, Port Charlotte [IPMC Section 303.2] DW

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.

- Q. **COD-26-01060**, Yanian Garcia, 2456 Newbury St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] DW

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 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.

- R. **COD-26-00436**, CORPORAL CIRCLE PROPERTIES LLC, 1211 Corporal Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] HN

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 \$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-24-02554**, Shirley Riley, 11510 Fourth St, Punta Gorda [Sections 3-6-30] 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.

- T. **COD-25-01424**, Robert Beckman Trustee, 29528 Leah Rd or 9259 Strasse Blvd, 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 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-26-00598**, Dina Dalila Gallegos Hernandez ET AL, 32061 Oil Well Rd, Punta Gorda [Sections 3-5-91, 3-6-24, 3-9-5(b), 3-9-30(e), 3-9-76 & 3-9-100.3(d); & FBC Section 105.1] **DINA DALILA GALLEGOS PRESENT** 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 repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- v. **COD-26-01008**, Matthew Anton, 3303 Dawson Lane, Punta Gorda [Sections 3-9-33(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 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-26-01086**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda [Sections 3-9-30(e) & 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 \$250 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.

- x. **COD-25-01137**, Khang Vinh Le & Lieu Phan, 18907 McGrath Circle, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] VP

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 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-25-02490**, Roseanne Bertucci, 4259 Kilpatrick St, 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.

- z. **COD-26-00842**, Steve James Sabrowske Jr, 22287 Morris Ave, Port Charlotte [Sections 3-6-26, 3-6-24, 3-6-35.8, 3-6-35.3 & 3-5-478(a)5] WW

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 ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:01AM.

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 July 1, 2026.

Suzan Gowans
Suzan Gowans

07/07/2026
Date Approved

NEXT MEETING DATE

August 6, 2026

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.