

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 NOVEMBER 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.

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

DECEMBER 4, 2025

IV. OLD BUSINESS

COD-23-02707, Daniel Ball, 8339 Roosevelt St, Englewood – Affidavit of Non-Compliance - \$70.00 JD

V. CONFLICT CASES

COD-25-00401, BJ'S WHOLESALE CLUB INC, 19101 Veterans Blvd, Port Charlotte [Sections 3-9-42(e), 3-9-44(e) & 3-9-76] JC

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.

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-23-02317**, John Res, 1551 or 1555 Belasco Court, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 GW

2. **COD-23-02971**, Freyre James Mendez, 16070 Goldenrod Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ

3. **COD-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
4. **COD-24-02038**, Charles Goldi Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
CHARLES GOLDI JR. PRESENT CONTINUED TO DECEMBER 4, 2025
5. **DOH-24-00002**, Edward Caudill, 327 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
6. **DOH-24-00021**, Jeannine Orndorff, 8011 Cleveland Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
JEANNINE ORNDORFF PRESENT CONTINUED UNTIL DECEMBER 4, 2025
7. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte –Eighth Affidavit of Non-Compliance - \$8,639.20 PD
8. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
9. **COD-23-03068**, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-02112**, Janelle Welch, 462 Ridgewood St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
11. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
12. **COD-25-00023**, Jean Claude Caroti, 22489 Lewiston Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
13. **COD-25-00289**, Tito Matos, 23022 Bayshore Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
14. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
15. **COD-25-00428**, Stephen Acken & Leigh Acken, 3163 Iverson St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
16. **COD-25-00639**, Juan Boncomppte, 3388 Port Charlotte Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **BARBARA BONCOMPTE PRESENT** PD
17. **COD-25-00850**, Long Hui Chen & Xiao Tong Lin, 3538 Pinetree St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 PD
18. **COD-25-01262**, Christopher Porter, 415 Palmetto Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
19. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Seventh Affidavit of Non-Compliance - \$340.00 **CONTINUED UNTIL FEBRUARY 2026** JCM

20. **COD-22-00125**, Jonathan Morgan, 21888 Felton Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 JCM
21. **COD-23-02141**, Debra Arnott, 21545 Gibraltar Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$250.00 JCM
22. **COD-24-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
23. **COD-25-01239**, Patricia Green, 22303 Augusta Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
24. **COD-23-00415**, Michelle Saunders, 1279 Flamingo Dr, Englewood – Second Affidavit of Non-Compliance - \$3,558.66 RM
25. **COD-24-00463**, William Crawford, 8409 Truman St, Englewood – Second Affidavit of Non-Compliance - \$25,411.96 RM
26. **COD-24-01266**, Lyle Wallace, 1680 Faust Dr, Englewood – Affidavit of Non-Compliance - \$70.00 **LYLE WALLACE PRESENT** RM
27. **COD-25-01018**, Colleen Seuffert-Dietz, 1005 Haste Lane, Englewood – Affidavit of Non-Compliance - \$274.00 RM
28. **COD-24-00578**, RICHARD SCHURICH, 7438 San Casa Dr, Englewood – Affidavit of Non-Compliance - \$120.00 JD
29. **COD-24-02080**, Algie Pruett IV & Brett Pruett, 59 Rotonda Circle, Rotonda West – Affidavit of Non-Compliance - \$120.00 JD
30. **COD-24-02083**, Mikhail Pritykin, 105 Opal Dr, Rotonda West – Affidavit of Non-Compliance - \$70.00 JD
31. **COD-23-01940**, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
32. **COD-23-02193**, Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 **MARK SCHMITT PRESENT** SB
33. **COD-23-02213**, Jeremiah Cole, 12325 Circuit Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
34. **COD-23-02379**, Rosemarie Kluever, 3201 Amanda St, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 SB
35. **COD-24-00258**, Curtis Lee Robbins, 16060 or 16070 or 16080 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
36. **COD-24-00317**, Virgil Thomas, 28122 Senator Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$22,520.00 SB

37. **COD-24-00445**, Mary Helms, 16050 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
38. **COD-24-00446**, Ronald Eugene, 1640 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
39. **COD-25-00520**, Anthony Cannady, 1319 Woodlawn Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
40. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda Sixth Affidavit of Non-Compliance - \$120.00 MG
41. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **BRITTANNI TAYLOR PRESENT** MG
42. **COD-24-02205**, Roy Brooks Jr., 5987 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance \$70.00 MG
43. **COD-24-02342**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
44. **COD-24-02563**, Laura Keener, 29445 Turbak Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 MG
45. **COD-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
46. **COD-25-01242**, Amy Watson, 3730 Gulf Breeze Lane, Punta Gorda – Affidavit of Non-Compliance \$70.00 MG
47. **COD-22-01383**, Millicent Campbell, 4225 Rose Arbor Circle, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 VP

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 10:45AM.

VII. NEW BUSINESS

- A. **COD-25-00041**, GULF COAST PROPERTY MANAGEMENT & DEVELOPEMENT LLC, 14408 or 14416 Rothschild Ave, Port Charlotte [Sections 3-9-100.3(d) & 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.

- B. **COD-24-00713**, Kelly Sexton & Jeremy Sexton, 1321 Fireside St, Port Charlotte [Sections ~~1-10-18~~, 3-6-21, ~~3-9-5(b)~~, ~~3-5-91~~, ~~3-9-100(b)~~, 3-9-33(e) & 3-9-76] TJ

DISMISS CODES 1-10-18, 3-9-5(b), 3-5-91 & 3-9-100(b)
JEREMY SEXTON 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.

- C. **COD-25-01260**, Margaret Fletcher, 197 Bodine St, Punta Gorda [Sections 3-5-268, 3-5-91, 3-9-100(b) & 3-9-100.3(d)(4)] **MARGARET FLETCHER PRESENT**
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 for each day the violation continues to exist.

- D. **COD-24-00765**, Conrad Flores, 3583 Harbor Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 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 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-25-01613**, Binh Nguyen & Trang Nguyen, 115 Poinsettia Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3)(5)(6)(7)(9), 108.6, 110.1, 301.2, 304.1, 304.1.1(3)(8), 304.2, 304.4, 304.6, 304.7, 304.13, 304.13.1, 305.1, 305.3, 501.2, 504.1, 505.1, 601.2, 604.3, 604.3.2 & 604.3.2.1] 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 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

- F. **COD-25-01706**, Carlynn Share & Cameron White, 22250 Westchester Blvd, Port Charlotte [Section 2-5-72] 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 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.

- G. **COD-25-01837**, REO HOMEBUYERS LLC, 3486 Harbor Blvd, Port Charlotte [Section 2-5-72; & IPMC Sections 304.6 & 304.13] 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 \$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.

- H. **COD-25-01840**, Gerry Berta, 518 East Tarpon Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **GERRY BERTA PRESENT** 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.

- I. **COD-25-01418**, Gerald Pellerin & Sandra Pellerin, 21419 Gladis Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 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 \$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-25-01731**, US BANK NATIONAL ASSOCIATION TRUST, 21661 Augusta Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Section 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 \$100 for each day the violation continues to exist.

- K. **COD-25-01443**, Ernest Weinacker & Melissa Weinacker, 3620 Magnolia Way, Punta Gorda [Section 3-6-24(a)1] 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 and issuance of a 2-year cease and desist order for repeat zoning violations.

- L. **COD-25-01585**, Cecilia Hembree & Ryan Hembree, 3498 Jernigan St, Port Charlotte [Sections 3-6-24, 3-6-26, 3-6-35.8 & 3-9-33(c)1-g] 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 and issuance of a 2-year cease and desist order for repeat zoning violations.

- M. **COD-25-01646**, Leonard Kushner, 25342 Narwal Lane, Punta Gorda [Sections 3-6-26, 3-6-35.8 & 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 for each day the violation continues to exist and issuance of a 2-year cease and desist order for repeat zoning violations.

- N. **COD-25-01713**, June Bagot, 23095 Gray Ave, Port Charlotte [Sections 3-9-79.1, 3-6-26 & 3-6-35.8] **JUNE BAGOT PRESENT** 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 and issuance of a 2-year cease and desist order for repeat zoning violations.

- O. **COD-25-00613**, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 \$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.

- P. **COD-25-00736**, Nicholas Wavra & Heidi Wavra, 18879 Ackerman Ave, Port Charlotte [IPMC Sections 301.2, 304.1, 304.7, 309.1 & 309.3] VP

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 5 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.

- Q. **COD-25-01628**, Lazaro Perez, 30215 Alder Rd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & 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.

- R. **COD-25-01629**, Lazaro Perez, 30207 Alder Rd, 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.

- S. **COD-25-01657**, June Roberta Laroe Life Estate, 5951 Sabalwood Dr, Punta Gorda [Sections 2-5-72, 3-9-37(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 304.2, 304.6, 304.7 & 304.10] 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.

- T. **COD-25-01677**, Kimberly Knight & Jason Knight, 16109 Preservation Blvd, Punta Gorda [Section 3-9-5(b); & 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.

- u. **COD-24-01564**, Salomon Bonilla, 7384 Heston St, Port Charlotte [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1, 304.1.1, 304.7, 304.13, 304.14, 304.18.1 & 304.18.2] 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 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-25-00345**, Kimberly Bishop, 2505 Heron Lane, Englewood [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.3, 302.7, 304.1 & 304.1.1] 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 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-25-00383**, Kenneth Noble, 1416 Kingfisher Dr, Englewood [Sections 2-5-72, 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 302.3, 302.7, 304.1, 304.1.1, 304.13, 304.14, 304.18.1, 304.18.2 & 304.7] 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 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-25-01351**, Sergey Prokopets, 9057 Avalon Ave, 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.

- Y. **COD-25-01749**, BREAD OF LIFE MISSION INC., 6454 Scott St, Punta Gorda [Sections 3-9-39(e), 3-9-5(b) & 3-9-76; & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.6, 110.1, 110.2, 110.3, 110.4, 301.2, 301.3, 302.7, 304.1, 304.1.1, 305.1.1, 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 309.1, 601.1, 601.2 & 604.3]JC

LINDA JONES 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 \$500 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.

- Z. **COD-25-00507**, Mark Trutwin, 11326 Pepper Rd, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] **MARK TRUTWIN PRESENT** SB

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 45 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.

- AA. **COD-25-00534**, Terry Richardson, 11508 or 11512 Sixth Ave, Punta Gorda [Section 3-9-33(e)] **TERRY RICHARDSON PRESENT** SB

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- BB. **COD-25-01230**, Vincent Cavalier II, 3321 Wisteria Place, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Section 302.7] SB

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.

- CC. **COD-25-01484**, Dennis Trage, 28412 Pasadena Dr, Punta Gorda [Section 3-9-33(e)] **DENNIS TRAGE PRESENT** SB

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DD. **COD-25-01685**, Carlos Christies & Jeanette Christies, 378 Porto Alegre St, Punta Gorda [Sections 3-9-33(e) & 3-9-76] BD

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.

XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:59AM.

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 November 5, 2025.

Suzan Gowans
Suzan Gowans

11/06/2025
Date Approved

NEXT MEETING DATE
December 4, 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.