

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 DECEMBER 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 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

FEBRUARY 4, 2026

IV. OLD BUSINESS

COD-24-02038, Charles Goldi Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$70.00 TJ

DOH-24-00021, Jeannine Orndorff, 8011 Cleveland Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR

COD-23-00579, John Horner Sr., 13560 Santa Maria Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **JOHN HORNER SR. PRESENT** MG

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. **PUO-23-00004**, John Suiter & Joyce Suiter, 471 Bocilla Dr, Placida – Sixth Affidavit of Non-Compliance - \$70.00 GR

2. **PUO-24-00002**, Dustin Dunnahoe & Brianna Dunnahoe, 1405 Sulstone Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 GR

3. **DOH-23-00017**, Tracy Blackburn, 2268 Collingswood, Port Charlotte – Fifth Affidavit of Non-Compliance - \$70.00 GR

4. **DOH-24-00023**, Ashley Porter Trust, 12127 Maravilla Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 GR
5. **DOH-25-00005**, James Reed & Linda Reed, 2452 Auburn Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
6. **COD-24-01325**, Roger Gromet, 4387 Lister St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$195.00 PD
7. **COD-24-02128**, Juliana Ildiko Udvardy, 22433 Lewiston Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$2,499.57 **JULIANA UDVARDY PRESENT** PD
8. **COD-17-00148**, Rachael Sanders, 3204 Easy St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 JCM
9. **COD-18-03432**, Christine Marfut, 21219 Glendale Ave, Port Charlotte – Fourteenth Affidavit of Non-Compliance - \$270.00 JCM
10. **COD-20-02070**, Austen Hammer, 21405 Midway Blvd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$70.00 JCM
11. **COD-23-02297**, Victoria Caraway, 22095 Marshall Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
12. **COD-24-01214**, Roxanne Arnold, 22220 Felton Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
13. **COD-24-02323**, George Johnson Life Estate, 22002 Hernando Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM
14. **COD-24-01166**, Ranier Jansen & Karin Conrath, 1309 Kingfisher Dr, Englewood – Affidavit of Non-Compliance - \$27,591.25 RM
15. **COD-24-01640**, Maryanne Bodtke, 759 Baja Viejo, Englewood – Second Affidavit of Non-Compliance - \$19,390.64 RM
16. **COD-25-00385**, Robert Bock, 1306 Ibis Dr, Englewood – Affidavit of Non-Compliance - \$70.00 RM
17. **COD-23-00058**, Pamela Baker, 8295 Pelican Rd, Englewood – Fifth Affidavit of Non-Compliance - \$4,520.00 JD
18. **COD-23-01877**, Maryjo Lee Trust, 2900 Tenth St, Englewood – Third Affidavit of Non-Compliance - \$70.00 **PHILIP HALCOMB PRESENT** JD
19. **COD-23-01906**, Carlen Macchiarolo, 3065 Mississippi Ave, Englewood – Fourth Affidavit of Non-Compliance - \$70.00 JD
20. **COD-23-02838**, Julie Ann Holmes, 1966 Florida Ave, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD

21. **COD-24-00303**, Lenin Pinto, 1475 Flamingo Dr, Unit 385, Englewood – Affidavit of Non-Compliance - \$70.00 **LENIN PINTO PRESENT** JD
22. **COD-24-00516**, Marie Porter Revocable Trust, 2021 Laurel Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
23. **COD-24-00643**, Bricely Guido, 129 Via Madonna, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
24. **COD-24-02122**, Diego Lugo, 145 Ingram Blvd, Englewood – Affidavit of Non-Compliance - \$70.00 JD
25. **COD-25-00916**, Ivica Cindric, 3174 Quail Ct, Englewood – Affidavit of Non-Compliance - \$70.00 JD
26. **COD-23-02197**, Mark Casamento, 12202 Ripple Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **MARK CASAMENTO PRESENT** SB
27. **COD-23-02301**, John Girardi, 15387 Orangeade Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
28. **COD-23-02446**, Joseph Casey, 27182 San Pablo Dr or 13437 Suky Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
29. **COD-24-00317**, Virgil Thomas, 28122 Senator Dr, Punta Gorda – Third Affidavit on Non-Compliance - \$270.00 SB
30. **COD-23-00887**, Neida Lopez, 29290 Clara Dr, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 MG
31. **COD-24-00130**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
32. **COD-24-00422**, Marcos Ramos, 6627 Orange Blossom Lane, Punta Gorda – Third Affidavit of Non-Compliance - \$ 70.00 MG
33. **COD-24-00491**, Stephanie Diaz-Sharp, 30168 Cedar Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **STEPHANIE DIAZ-SHARP PRESENT** MG
34. **COD-24-00959**, Jeffrey Baily, 6638 Orange Blossom Ln, Punta Gorda – Third Affidavit of Non-Compliance - \$11,357.84 MG
35. **COD-24-01029**, Stuart Cole, 6659 Orange Blossom Ln, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
36. **COD-24-01370**, QUIET REST AND RECOVERY TRUST, 6709 Villa View Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG
37. **COD-24-02072**, Eugene Fichter Estate, 16305 Ridgewood Ct, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG

38. **COD-24-02453**, Richard Carpenter Trustee, 3006 Sunny Harbor Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
39. **COD-24-02528**, Matthew Lucia & Jessica Lucia, 9308 Mandy St, Punta Gorda - Affidavit of Non-Compliance - \$340.00 MG
40. **COD-25-00756**, Monica Marcos & Jefferson Marcos, 8224 Swiss Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
41. **COD-25-01070**, Daniel Hakimian, 6235 Strasse Blvd, Punta Gorda – Affidavit of Non-Compliance \$70.00 MG
42. **COD-25-01546**, Richard Coronado, 5169 Dalewood St, Punta Gorda – Affidavit of Non-Compliance - \$120.00 **RICHARD CORONADO PRESENT** MG
43. **COD-24-01068**, Anthony Chiusano, Josephine Chiusano, Matthew Audet & Donna Audet, 12602 Chamberlain Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **ANTHONY CHIUSANO PRESENT** VP
44. **COD-24-00260**, Juan Gonzalez, 5993 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 WW
45. **COD-24-02276**, Michael Torrell & Dominique Esposito, 21434 Michigan Ave, Port Charlotte – Affidavit of Non-Compliance \$70.00 **MICHAEL TORRELL PRESENT** WW
46. **COD-24-00655**, Jesse Jones & Kristen Jones, 6496 Coliseum Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 YF
47. **COD-24-01354**, Trevor Wheeler, 15290 Addax Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **DEANNA DIBELK PRESENT** YF
48. **COD-23-02627**, Cliff Mims Jr. Estate, 1313 Ramsdel St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 BD

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:40AM.

VII. NEW BUSINESS

- A. **COD-25-01014**, De Nguyen, 24363 or 24373 Jean La Fitte Blvd, Punta Gorda [Sections 3-5-91, 3-9-100(b) & 3-9-100.3(d)(4)] TJ

DE NGUYEN 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.

- B. **COD-25-00037**, Teresa Slater, 22465 Catherine Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & FBC Sections 105.4 & 110.3] 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.

- C. **COD-25-01288**, Cecilia Garcia, 2297 Ednor St, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

- D. **COD-25-01476**, NRHQ LLC, 2144 Harbor Blvd, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 302.7, 304.1, 304.2, 304.13 & 304.13.1] 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.

- E. **COD-25-01536**, Dmitrii Larzhevskii, 21889 Beverly Ave, Port Charlotte [Sections 2-5-72 & 3-9-33(e); & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3)(6)(7), 108.6, 109.1, 110.1, 302.7, 303.1, 304.1, 304.1.1(7)(8), 304.2, 304.7, 305.1, 305.3, 306.1.1(6), 601.2 & 604.3] 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.

- F. **COD-25-00729**, SURF CLUB ON THE GULF, 2380 N. Beach Rd, Englewood [Sections 3-6-26, 3-6-35.8 & 3-6-35.3] **JUAN CARDENOSA 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 \$100 for each day the violation continues to exist.

- G. **COD-25-01516**, LARSON LAND LLC, 1039 Tamiami Trail, Port Charlotte [Sections 3-6-24, 3-9-7(h) & 3-2-47b(31)] **CONTINUED UNTIL FEB 2026** WW

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-25-01907**, Mathew Newman & Kaitlin Newman, 15027 Community Ave, Port Charlotte [Sections 3-9-79.1, 3-6-26 & 3-6-35.8] WW

MATHEW NEWMAN & KAITLIN NEWMAN PRESENT

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-24-02408**, A FIRST STEP FORWARD LLC, 18522 Lake Worth Blvd, Port Charlotte [IPMC Sections 301.2 & 302.7] **CRAIG CIRELLA PRESENT** 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 \$100 for each day the violation continues to exist.

- J. **COD-25-01435**, Nickolas Kovtuschenko, 2360 Pellam Blvd, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1] **CONTINUED TBD** VP

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-25-01217**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya St, Punta Gorda [Sections 3-9-5(b), 3-9-33(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 \$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-25-01308**, Francis Cumming, 47500 Bermont Rd, Punta Gorda [Sections 3-5-91, 3-9-5(b), 3-9-30(e) & 3-9-100.3(d); & 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.

- M. **COD-25-01948**, Eric Frey, 29181 Crawford Ave, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **CONTINUED UNTIL JULY 2026** MG

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.

- N. **COD-25-00482**, WHITAKER CAPITAL LLC, 27373 Pasadena Dr, Punta Gorda [Sections 3-6-24, 3-9-100.3(d)(g), 3-9-33(e), 3-9-76 & 3-9-79.1] 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 \$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.

- O. **COD-25-00891**, Paul Armentrout & Barbara Armentrout, 15376 Olive Circle, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-5(b); & FBC Section 105.1] SB

REBECCA ARMENTROUT 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-25-01149**, Richard Handley, 2701 Palm Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 2-5-72; & IPMC Sections 301.2, 304.1, 304.7] 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.

- Q. **COD-25-01297**, Mary Lou Grant, 15410 Orchid Dr, Punta Gorda [IPMC Sections 108.1, 108.1.1, 108.1.5(6)(7), 108.6, 110.1, 110.3, 301.1, 301.2, 301.3, 302.1, 304.1, 304.1.1] 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.

- R. **COD-25-01364**, Erica Hernandez & Yordana Toledo, 11313 Sixth Ave, Punta Gorda
[Sections 2-5-72, 3-9-33(e) & 3-9-76] SB

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-25-01449**, Marcus Nina, 12466 or 12472 Vista Circle or 28106 Senator Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76] **MARCUS NINA PRESENT** SB

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.

- T. **COD-24-02572**, Michael Garvey, 1300 Holiday Dr, Englewood [Section 3-9-5(b); & FBC Sections 105.1, 105.4 & 110.3] **STEVEN LESKOVICH 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 for each day the violation continues to exist.

- U. **COD-25-00762**, Kimleigh Matherly-Bymakos, 280 Green Dolphin Dr, Placida [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 304.7] 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.

- V. **COD-25-01256**, Bjarne Ursin, 15596 Ruston Circle, Port Charlotte [IPMC Sections 301.2, 303.1 & 303.2] **CONTINUED UNTIL FEB 2026** YF

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.

- W. **COD-24-02171**, Ryan Finnegan & Cristina Finnegan, 502 Woodland Ave, Port Charlotte [Section 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.

- x. **COD-25-01885**, AXIS CONSTRUCTION ENTERPRISE INC, 325 Timbruce Lane, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Sections 304.1, 304.6 & 304.7] 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.

- y. **COD-25-02026**, Roger Gromet, 4387 Lister St, 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 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-25-02050**, Erica Austin, 660 Floral Lane, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **DISMISSED** PD

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 10:30AM.

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 December 4, 2025.

Suzan Gowans
Suzan Gowans

12/05/2026
Date Approved

NEXT MEETING DATE

February 4, 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.