

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 FEBRUARY 4, 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 BERNTSSON 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

March 4, 2026

IV. OLD BUSINESS

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-18-03868**, RETIREMENT REAL ESTATE MANAGEMENT LLC, 2634 or 2636 or 2638 or 2640 or 2642 or 2646 Highlands Rd, Punta Gorda – Twelfth Affidavit of Non-Compliance - \$120.00 GW
2. **COD-24-01955**, Jesus Ponce, 870 Columbia St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 GW
3. **COD-24-02182**, Ford Nguyen, 3137 Conway Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 GW
4. **COD-24-02199**, Tram Jennifer Ta, 365 Rio Vista Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 GW
5. **COD-24-02520**, CARPENTER HOMES LLC, 8332 Walden St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 GW
6. **COD-25-00448**, Travis Parke & Cristina Valle-Parke, 10313 Hallendale Dr or 15228 Appleton Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 GW

7. ~~COD-25-00599, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00~~ **DISMISSED** GW

8. ~~COD-25-00601, CORPORAL CIRCLE PROPERTIES LLC, 12440 Defender Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00~~ **DISMISSED** GW

9. **COD-25-00830, FLORIDA LAWN CARE EXPERTS LLC, 12860 or 12864 Willmington Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00** GW
CHRISTOPHER BIOSK PRESENT

10. **COD-23-00419, Maliki Wilkinson, 1352 or 1356 or 1360 Danilova Dr or 1373 or 1377 Flodden Dr or 27156 or 27172 Amsterdam Dr, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00** TJ

11. **DOH-24-00012, Robert Norris & Ethel Pierce, 2088 Barksdale , Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00** GR

12. **COD-18-03910, Aynsley Brown, 7501 Sawyer Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$270.00** **REQUEST FOR CONTINUANCE DENIED** GR

13. **COD-25-00168, Jose Antonio Jaus L/E, 14508 Frizzell Rd, Port Charlotte – Affidavit of Non-Compliance - \$22,122.96** GR

14. **COD-25-00274, Gary Wendt & Lorraine Rector, 4545 Melbourne St, Port Charlotte – Affidavit of Non-Compliance - \$27,622.94** GR

15. **DOH-23-00017, Tracy Blackburn, 2268 Collingswood Blvd, Post Charlotte – Sixth Affidavit of Non-Compliance - \$70.00** SB

16. **DOH-24-00023, Ashley Porter Irrevocable Trust, 12127 Maravilla Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00** SB

17. **DOH-25-00005, James Reed & Linda Reed, 2452 Auburn Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00** SB

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

19. **PUO-24-00002, Dustin Dunnahoe & Brianna Dunnahoe, 1405 Sulstone Dr, Punta Gorda -Fourth Affidavit of Non-Compliance - \$70.00** SB

20. **COD-24-01649, Joyce Bradley, 15460 Olive Circle, Punta Gorda – Affidavit of Non-Compliance - \$70.00** **JOYCE BRADLEY PRESENT** SB

21. **COD-25-00008, Peter Phung, 335 Orchid Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00** SB

22. **COD-25-00166, Jimmie Parker Trustee, 965 Gulf Blvd, Unit 2, Englewood -Affidavit of Non-Compliance - \$70.00** SB

23. **COD-25-00201, Jacqueline Hyatt, 520 Cooper St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00** SB

24. **COD-25-00364**, Beverly Caudill, 3214 Ames St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB

25. **COD-25-00655**, Roy Poore & Rosie Rouland, 6200 Rumford St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB

26. **COD-25-01044**, Kenneth Clark & Nina Clark, 11227 or 11231 Second Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB

27. **COD-25-01064**, Leslie Pasho, 26492 or 26496 Hapsburg Rd, Punta Gorda – Affidavit of Non-Compliance \$70.00 SB

28. **COD-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Eighteenth Affidavit of Non-Compliance - \$70.00 PD

29. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD

30. **COD-23-02506**, Jean Robenson Guillaume, 22545 Utica Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD

31. **COD-23-03068**, Nicholas Ryan Delon Smith, 282 Tait Terrace, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD

32. **COD-24-02112**, Janelle Welch, 462 Ridgewood St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD

33. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD

34. **COD-25-00365**, PRATHER HOLDINGS LLC, 511 Sharon Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD

35. **COD-25-00639**, Juan Boncompte, 3388 Port Charlotte Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD

36. **COD-25-01131**, Charles Fagundes III, 157 Barre Dr, Port Charlotte – Affidavit of Non-Compliance - \$28,456.38 PD

37. **COD-25-01613**, Binh Nguyen & Trang Nguyen, 115 Poinsettia Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **AGENT JAMES GOIN PRESENT** PD

38. **COD-25-01837**, REO HOMEBUILDERS LLC, 3486 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD

39. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Seventh Affidavit of Non-Compliance - \$340.00 **RYAN RUDNICK PRESENT** JCM

40. **COD-24-01625**, Ralph Hoehne & Joanne Hoehne, 4549 or 4569 Tamiami Trail, Port Charlotte – Affidavit of Non-Compliance - \$520.00 **RALPH HOEHNE PRESENT** JCM

41. **COD-25-01312**, JB Jones Jr., 2525 Starlite Lane, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM

42. **COD-25-01325**, William Stuart, 3397 Edgehill Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM

43. **COD-25-01326**, Kristeen Adams, 22323 Hernando Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM

44. **COD-23-01710**, Andrey Gladkov, 10348 Kidron Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 RM

45. **COD-23-02273**, Beth Wardell, 19 Golfview Place, Rotonda West – Affidavit of Non-Compliance - \$9,858.00 RM

46. **COD-24-00104**, Samuel Piazza, 11889 Xavier Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$11,130.18 RM

47. ~~**COD-24-02402**, Johnathan Kurtz, 7524 Ratan Circle, Port Charlotte – Affidavit on Non-Compliance - \$70.00~~ **DISMISSED** RM

48. **COD-25-00851**, Samuel Piazza, 11889 Xavier Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RM

49. **COD-25-00904**, Donald Smith & Dena Feima, 308 Sweetwater Dr, Rotonda West – Affidavit of Non-Compliance - \$18,240.00 RM

50. **COD-25-01289**, John Supsinskas, 1272 Kingfisher Dr, Englewood – Affidavit of Non-Compliance - \$70.00 RM

51. **COD-23-02913**, Aija Erglis, 66 Mark Twain Lane, Rotonda West – Second Affidavit of Non-Compliance - \$4,520.00 JD

52. **COD-23-00992**, Wayne Thibodeau & Russell Thibodeau, 5400 Swaying Palm Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$22,520.00 MG

53. **COD-23-02007**, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda – Sixth Affidavit of Non-Compliance - \$70.00 MG

54. **COD-24-00055**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG

55. **COD-24-00177**, Darryl Nickles, 1149 Taffy Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG

56. **COD-24-00960**, 6701 VILLA VIEW CITRUS PUNTA GORDA FL TRUST, 6701 Villa View Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$120.00 MG

57. **COD-24-02002**, Edgar Alejo, 7373 Sweden Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **ATTORNEY REYES PRESENT** MG

58. **COD-24-02161**, US17 PUNTA GORDA SWWS 4827 DUNCAN RD TRUST, 4827 Duncan Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG

59. **COD-24-02217**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG

60. **COD-25-00334**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG

61. **COD-25-00483**, Neil Abrahamson and Janice Abrahamson, 5545 Sailfish Court, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG

62. **COD-25-00771**, WORLD WAR II VETERANS AND FAMILY 6646 TRUST, 6646 Villa View Dr, Punta Gorda – Second Affidavit of Non-Compliance \$9,202.00 MG

63. **COD-25-01379**, Umit Ozturk, 610 Burning Tree Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG

64. **COD-25-01657**, June Laroe Life Estate, 5951 Sabalwood Dr, Punta Gorda - Affidavit of Non-Compliance - \$70.00 MG

65. **COD-22-01447**, Carlos Marrero Jr. & Jennifer Marrero, 2039 Carpetgreen St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 VP

66. **COD-23-00801**, Trac Nguyen & Diep Thi Bich Le, 4120 Munson St, Port Charlotte – Second Affidavit of Non-Compliance \$4,520.00 **TU HOANG TO PRESENT** VP

67. **COD-23-02143**, Dionisio Montes, 17413 Sabrina Circle, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 VP

68. **COD-24-00935**, William Fitch, 1140 Aletha Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$250.00 VP

69. **COD-23-00052**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Third Affidavit of Non-Compliance - \$70.00 WW

70. **COD-24-01228**, BELKAY CONSTRUCTION LLC, 1572 Faraday St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 WW

71. **COD-23-02550**, Roderick Cook, 3244 Gillot Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 YF

72. **COD-24-01898**, Aaron Johnson, 7104 Rison St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **AARON JOHNSON PRESENT** YF

73. **COD-25-01085**, ANDREW JAMES DEVELOPMENT LLC, 8616 Agate St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 YF

74. **COD-25-01249**, ANDREW JAMES DEVELOPMENT LLC, 8608 Agate St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 YF

75. **COD-17-01771**, John Tomoka & Cindy Parker, 3086 Tarrywood Terrace, Punta Gorda – Fourteenth Affidavit of Non-Compliance - \$70.00 BD
MOLLY LITCHFIELD PRESENT

76. **COD-23-02398**, Robert Lafata Sr., 166 Strasburg Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 BD

77. **COD-24-01809**, Kathlyn Gates, 22143 Montrose Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 BD

78. **COD-25-01685**, Carlos Christies & Jeanette Christies, 378 Porto Alegre St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 BD

79. **COD-22-02242**, ADVOCATE INSURANCE AND RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$120.00 DW

80. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 DW

81. **COD-25-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 DW

82. **COD-25-01418**, Gerald Pellerin & Sandra Pellerin, 21419 Gladis Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DW

83. **COD-25-01731**, US BANK NATIONAL ASSOCIATION TRUST, 21661 Augusta Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 DW

84. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 HN

85. **COD-23-02711**, Peter Rothwell, 265 Collingswood Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 HN

86. **COD-24-00155**, Evelyn Balindan Bustinera A.K.A. Evelyn Balindan Lindsey & Orlando Rondon, 20348 Quesada Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00
EVELYN LINDSEY PRESENT HN

87. **COD-25-00635**, Richard Andrews, 1346 Pocket Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00
RICHARD ANDREWS PRESENT HN

88. **COD-24-01280**, MARCHELLI ENTERPRISE INC., 4017 S. Access Rd, Englewood – Fourth Affidavit of Non-Compliance - \$520.00
SHARON MALKIN PRESENT JC

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:35AM.

VII. NEW BUSINESS

A. COD-25-01865, INVERSION EN FLORIDA USA INC, 12148 Conroy Ave, Port Charlotte [Sections 3-5-91, 3-9-100(d), 3-5-268 & 3-6-24] **CONTINUED** GW

~~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-25-01456, Michael Mystian & Jane Benner, 3718 Magnolia Way, Punta Gorda [Sections 3-6-30 & 3-6-24(a)] 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.~~

C. COD-25-01640, Joseph Ravid & Corinne Ravid Trustees, 3020 Peace River Dr, Punta Gorda [Sections 3-6-26 & 3-6-35.8] 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.~~

D. COD-25-01717, Jose Sabino & Filomena Sabino, 23184 Cherry Ave, Port Charlotte [Sections 3-9-79.1, 3-6-26 & 3-6-35.] 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. 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-25-01950, GREEN DOLPHIN LLC, 425 Green Dolphin Dr S, Placida [Sections 3-6-26, 3-6-35.3 & 3-6-35.8] 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. 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-25-00959, Edward Wawrzyniak & Alane Wawrzyniak-Bush, 4106 Yucatan Circle, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & 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.~~

G. COD-25-01565, AA INVESTMENT COMPANY LLC, 6021 George Rd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **JAVIER BUSTAMONTE 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 \$100 for each day the violation continues to exist.

H. COD-25-01769, Julio Spinelli Trustee, 2600 Lee St, 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.

I. COD-25-02093, Don Broman, 6150 Golf Course Blvd, 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.

J. COD-25-02212, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda [Sections 3-9-37(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 \$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.

K. COD-25-01451, Nancy Jewell, 4115 Alta Vista Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 304.1, 304.1.1, 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.

L. COD-25-00580, Yuriy Zomir & Yuliya Zhomiru, 3000 N. Beach Rd, Englewood [Section 3-9-5(b); & FBC Section 105.1] 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.

M. COD-25-00700, A KEY TOO HOMES INVESTMENT LLC & CANDICE SALOW, 4000 N. Beach Rd, Englewood [Section 3-9-5(b); & FBC Section 105.1] JD

CANDICE SALOW 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.

N. COD-25-00863, Carl Boone, 2903 Waterside Dr, Englewood [Sections 3-9-5(b), 3-9-37(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] 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.

O. COD-25-00867, Carl Boone, 2915 Waterside Dr, Englewood [Sections 3-9-5(b), 3-9-37(e), 3-9-76 & 3-9-79.1] JD

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.

P. COD-25-00886, Larry Smith & Gisela Smith Trustees, 145 Sand Dollar Lane, Englewood [Section 3-9-76; & IPMC Sections 108.1.1, 108.1.5, 108.6, 301.2, 302.7 & 304.1.1] 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.

Q. COD-25-00950, H. Tommy Lane Trustee, 75 Cape Haze Dr, Placida [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **HERBERT LANE PRESENT** JD

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.

R. COD-25-01371, Paula Collie & Mary Collie, 13388 Copper Ave, Port Charlotte [Sections 3-9-33(e), 3-9-79.1 & 3-9-5(b); & FBC Section 105.1; & IPMC Sections 304.1 & 304.1.1] 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.

S. COD-25-01633, CARPENTER HOMES LLC, 13378 Appleton Blvd, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & 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.

T. COD-25-01676, E-DEVELOPMENT GROUP CORP., 8051 Walbert St, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] **LEONARDO CALITH PRESENT** 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.

U. COD-25-01739, CARPENTER HOMES LLC, 116 Smallwood Rd, Rotonda West [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & 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.

V. COD-25-01829, CARPENTER COMPANIES FLORIDA LLC, 8917 Calumet Blvd, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & 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.

W. COD-25-01997, Queteline Etienne & Erick Lacerd, 14359 Overbrook Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] YF

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.

X. COD-25-01990, Mary Kay Hawkshead, 111 Rodgers Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **ADAM ATLAS (TENANT) 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.

Y. COD-25-02434, Jennifer Ashley Eutsler, 154 Francis Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **JENNIFER EUTSLER 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.

z. COD-25-02446, Carol Whiteman, 22522 Troy Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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.

AA. COD-25-02455, HARTFORD DRIVE LAND TRUST #639, 639 Hartford Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 \$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.

BB. COD-24-00926, Thomas Corbett & Lisa Carpenter, 11679 Claremont Dr, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

CC. COD-25-00339, Andrey Gladkov, 6145 McKinley Terrace, Englewood [Sections 2-5-72, 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Sections 105.4 & 110.3] RM

ANDREY GLADKOV 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.

DD. COD-25-01479, CARPENTER COMPANIES FLORIDA LLC, 9057 Bantry Bay Blvd, Englewood [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

EE. COD-25-01480, CARPENTER VENTURES FL LLC, 9049 Bantry Bay Blvd, Englewood [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

FF. COD-25-02015, CARPENTER COMPANIES FLORIDA LLC, 9032 Evelyn Rd, Englewood [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

GG. COD-25-02016, CARPENTER COMPANIES FLORIDA LLC, 9024 Evelyn Rd, Englewood [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

HH. COD-25-02017, CARPENTER COMPANIES FLORIDA LLC, 9040 Evelyn Rd, Englewood [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

II. COD-25-02219, CARPENTER COMPANIES FLORIDA LLC, 3430 Sarto Lane, Rotonda West [Sections 2-5-72, 3-5-64, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

JJ. COD-25-02317, Pattie Evans, 10250 Barker Ave, Englewood [Sections 3-6-24, 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.

KK. COD-25-02085, PPG MCCALL AND COLISEUM LLC, 5605 South McCall Rd, Port Charlotte [Sections 3-9-5(b), 3-9-42(e), 3-9-76 & 3-9-85(1.1.4C); & FBC Sections 105.1, 105.4.1, 110.1 & 110.3; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1, 110.3 & 302.7] 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 \$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.

LL. COD-25-01994, Brian Harper, 21271 Hawthorne Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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.

MM. COD-25-02080, GEUDES INVEST LLC, 414 Denver Dr or 340 Theresa Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] 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 \$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.

NN. COD-25-02076, BACON PROPERTIES LLC, 17701 Murdock Circle, Port Charlotte [Sections 3-9-42(e) & 3-9-85(1.1.5)(a)(11)] JEFF BACON PRESENT JC

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.

oo. COD-24-01445, Yurien Avila & Lidices Avila, 17419 or 17427 Abbott Ave, Port Charlotte [Sections 3-9-5(b), 3-6-26, 3-9-42(e) & 3-9-76; & FBC Section 105.1] JCM

JAMES HERSTON 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. 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.

PP. COD-25-01588, WHEAT DURKO & RICHTER LLC, 8253 Duffie Dr, Punta Gorda [Sections 3-9-5(b), 3-9-48(e) & 3-9-76; & FBC Section 105.1] JCM

STEVE DURKO 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. 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.

QQ. COD-25-01811, KOH S KNOX LLC, 6034 or 60554 Golf Course Blvd, Port Charlotte [3-9-42(e) & SE-23-031] **CONTINUED** JCM

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.

RR. COD-25-01376, ARDAS MULTISERVICE LLC, 218 Lecturnn St, Port Charlotte [Sections 3-5-91, 3-9-33(e) & 3-9-100.3(d)] HN

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.

ss. COD-25-02150, Jeffry Sattler, 290 Overbrook St, Port Charlotte [Sections 3-9-33(e), 3-9-5(b) & 3-9-76; & IPMC Sections 301.2, 304.1 & 304.2] HN

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.

TT. COD-25-02167, Thanh V Nguyen, 521 Overbrook St, 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 \$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.

UU. COD-25-02172, Sawyer Rolfs, 12105 Gahan Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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 \$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.

VV. COD-25-01545, Cynthia Lee Topp, 11482 Royal Rd, Punta Gorda [IPMC Sections 302.1, 302.7, 304.1 & 304.15] WS

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.

ww. COD-25-01625, Mary Stewart, 803 Lincoln Rd, Punta Gorda [Sections 3-9-5(b); & FBC
Section 105.1] **MARY STEWART PRESENT** WS

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.

xx. COD-25-02338, VAGNER ALMEIDA LLC, 21459 Olean Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 \$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.

XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:53AM.

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 February 6, 2026.

Suzan Gowans
Suzan Gowans

02/09/2026
Date Approved

NEXT MEETING DATE
March 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.