

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 MARCH 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 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

April 1, 2026

IV. OLD BUSINESS

COD-24-01256, CONFIDENTIAL, Port Charlotte – Affidavit of Non-Compliance - \$70.00 WW

NPN-26-00004, CONFIDENTIAL APPEAL, Port Charlotte **APPEAL DENIED** WW

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-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 TJ
2. **COD-24-02022**, Kevin Parrillo, 1074 or 2078 Highlands Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 TJ
3. **COD-25-01149**, Richard Handley, 2701 Palm Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
4. **COD-25-01297**, Mary Lou Grant, 15410 Orchid Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
5. **COD-18-00254**, Robert Gannon, 4386 Sibley Bar St, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$70.00 PD

6. **COD-23-01368**, TRUST NUMBER 4333, L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Seventh Affidavit of Non-Compliance - \$120.00 PD
7. **COD-24-00005**, LMD GROUP INVESTMENTS CORP., 21668 Edgewater Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
8. **COD-24-00765**, Conrad Angel Flores, 3583 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CONRAD ANGEL FLORES PRESENT** PD
9. **COD-24-01773**, Kimberly Osborne-Ortiz, 4500 Shady Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 **KIMBERLY OSBORNE-ORIZ PRESENT** PD
10. **COD-24-01986**, Janet Birkholz, 145 Easton Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
11. **COD-24-02128**, Juliana Ildiko Udvardy, 22433 Lewiston Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **JULIANA UDVARDY PRESENT** PD
12. **COD-24-02171**, Ryan Finnegan & Cristina Finnegan, 502 Woodland Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
13. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
14. **COD-25-01885**, AXIS CONSTRUCTION ENTERPRISE INC., 325 Timbruce Lane, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
15. **COD-20-01392**, TRUST NUMBER 162731, L.D HOWE TRUSTEE, 1631 Shadow Ln, Englewood – Sixth Affidavit of Non-Compliance - \$120.00 RM
16. **COD-23-02914**, Georgia Johnson, 1490 Sanderling Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 RM
17. **COD-24-00363**, Gina Elliot-Morella, 11977 Xavier Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RM
18. **COD-24-01564**, Salomon Bonilla, 7384 Heston St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 RM
19. **COD-25-00647**, June Frazier, 7385 Regina Dr, Englewood – Affidavit of Non-Compliance - \$70.00 RM
20. **COD-23-00200**, Earl Lapoint, Patricia Wasnich & Jessica Francis, 2039 Laurel Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
21. **COD-23-02707**, Daniel Ball, 8339 Roosevelt St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **DANIEL BALL PRESENT** JD
22. **COD-25-00762**, Kingleigh Matherly-Bymakos, 280 Green Dolphin Dr, Placida – Affidavit of Non-Compliance - \$70.00 JD

23. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda – Seventh Affidavit of Non-Compliance - \$120.00 MG
24. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 **BRITTANNI TAYLOR PRESENT** MG
25. **COD-24-02342**, Jean Exantius, 7361 Alfred Blvd, Punta Gorda – Third Affidavit of Non-Compliance \$70.00 MG
26. **COD-24-02528**, Matthew Lucia & Jessica Lucia, 9308 Mandy St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
27. **COD-24-02563**, Laura Leigh Keener, 29445 Turbak Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG
28. **COD-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
29. **COD-25-00756**, Monica Marcos & Jefferson Marcos, 8224 Swiss Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
30. **COD-25-01107**, Henry Arnaldo Urrutia Guerra, 7357 Strasse Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **MAURA GUERRA PRESENT** MG
31. **COD-25-01217**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG
32. **COD-25-01242**, Amy Watson, 3730 Gulf Breeze Lane, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
33. **COD-25-01308**, Francise Cumming, 47500 Bermont Rd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
34. **COD-25-00670**, Gary Alexander & Judith Alexander, 18321 Wolbrette Circle, Port Charlotte – Affidavit of Non-Compliance - \$1,934.46 VP
JUDITH ALEXANDER PRESENT
35. **COD-23-02072**, Richard Miller, Harolda Miller & Barbara Miller, 12220 Benham Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 WW
36. **COD-25-00807**, Michael Ambrose, 17030 Eugene Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 WW
37. **COD-25-01646**, Leonard Kushner, 25342 Narwal Lane, Punta Gorda – Affidavit of Non-Compliance - \$70.00 WW
38. **COD-21-01383**, Robert Gregory, 9038 Calumet Blvd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$120.00 YF
39. **COD-21-01804**, Jean-Mary Pierre, 5644 Anderson Rd, Port Charlotte – Ninth Affidavit of Non-Compliance - \$70.00 YF

40. **COD-23-02519**, John Bylaska & Sandra Bylaska, 13383 Commonwealth Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 YF
JOHN BYLASKA PRESENT
41. **COD-24-00250**, Christopher Morgan & Julie Brown, 10481 St. Paul Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **CHRISTOPHER MORGAN PRESENT** YF
42. **COD-24-00888**, Kevin Lee Manning & Lorraine Manning, 15682 Aaron Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 YF
43. **COD-24-00987**, Christopher Masterson, 13511 Santa Rosa Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF
44. **COD-25-01020**, Michael Jeffrey Land, 10593 Ayear Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF
45. **COD-25-01494**, Jill Renne Donohoo, 7578 Silage Circle, Port Charlotte – Affidavit on Non-Compliance - \$70.00 YF
46. **COD-23-00271**, PEACE FOX LLC, 3301 or 3305 Peace River Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$72,720.00 BD
47. **COD-23-01396**, UNIQUE PAINTING INVESTMENTS LLC, 3360 Peace River Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$9,020.00 BD
48. **COD-24-02397**, PEACE FOX LLC, 3301 Peace River Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 BD
49. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 DW
50. **COD-24-02323**, George Johnson Life Estate, 22002 Hernando Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 DW
51. **COD-25-00037**, Teresa Slater, 22465 Catherine Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DW
52. **COD-25-01288**, Cecilia Garcia, 2297 Ednor St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DW
53. **COD-23-03017**, David Kimbel, 4164 Nettle Rd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 HN
54. **COD-24-01075**, Brad Timothy Davis, 14411 Stephens Rd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 HN
55. **COD-24-01285**, Michael Edwin Denis Trustee, 194 Seagrape St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 HN
56. **COD-24-01856**, SCOTT TODD TRUSTEE, 13155 Chiminiello Dr, Port Charlotte – Second Affidavit of Non-Compliance \$9,202.00 HN

- 57. **COD-24-01857**, SCOTT TODD TRUSTEE, 13163 Chiminiello Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 HN
- 58. **COD-25-00976**, Cecilia Torre & Giacomo Torre, 14339 Pennykamp Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
- 59. **COD-25-01211**, Viridiana Delafuente & Rigberto Guittierez, 17173 Hillsborough Blvd, Port Charlotte – Affidavit of Non-Compliance \$120.00 HN
- 60. **COD-25-01749**, BREAD OF LIFE MISSION INC, 6454 Scott St, Punta Gorda – Affidavit of Non-Compliance - \$520.00 **BRENDA JONES PRESENT** JC
- 61. **COD-23-00882**, ENCORE-MCCALL LLC, 1725 S. McCall Rd, Englewood – Fourth Affidavit of Non-Compliance - \$120.00 GR

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:30 AM.

VII. NEW BUSINESS

- A. **COD-25-02424**, Deborah Devone & Mark Devine, 5399 Ashwood Rd, Port Charlotte [Sections 3-5-91, 3-9-100(d), 3-5-268 & 3-9-76] GW
DEBORAH DEVONE & MARK DEVONE 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.
- B. **COD-25-01665**, Clay Shrum Jr., 2120 Barksdale St, Port Charlotte [Section 3-9-33(e)] 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.
- C. **COD-25-02197**, Mark Kiel & Donna Schwan, 18647 Kerrville Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 302.7] 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.

- D. **COD-25-02466**, Diana Martinez & Dayan Gomez Soto, 3447 Yukon Dr, 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.

- E. **COD-24-01350**, David Weaver, 5718 Swaying Palm Dr, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] **DAVID WEAVER PRESENT** 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.

- F. **COD-25-01065**, Michael Kemp & Raymond Mehl, 6057 Strasse Blvd, Punta Gorda [Sections 3-5-91, 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] MG
MICHAEL KEMP & RAYMOND MEHI 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.

- G. **COD-25-01656**, Wilford Rochez & Yasmin Sanchez, 5903 Sabalwood Dr, 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.

- H. **COD-25-01671**, William Neal & Kelly Ellis-Neal, 7042 Acorn Blvd, Punta Gorda [Sections 3-9-33(e) & 3-9-77] MG

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- I. **COD-25-02449**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda [Sections 1-10-18 & 3-9-30(e); & FBC Sections 105.4, 110.1 & 110.3] 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.

- J. **COD-25-02501**, Jack Davis & David Davis, 4602 Knollwood Dr, Punta Gorda [Sections 3-9-5(b), 3-9-33(e) & 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.

- K. **COD-25-02547**, Bruno Mendoza Trustee, 3403 Bayside Parkway, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **BRUNO MENDOZA 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.

- L. **COD-24-02390**, Beverly Byrum, 8305 Sycamore St, 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.

- M. **COD-25-01636**, Mark Richardson, 7500 Park Pointe Dr, Unit 1, 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, 302.7, 304.1 & 304.1.1] JD

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- N. **COD-25-01159**, Lissette Garcia, 5096 Condado Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-5(b); & FBC Section 105.1] 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.

- O. **COD-25-01576**, CARPENTER HOMES LLC, 13266 High Springs Ave, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-16(a)(1); & 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.

- P. **COD-25-01631**, CAPE CORAL ACQUISITIONS II LLC, 13370 Appleton Blvd, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-16(a)(1); & 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.

- Q. **COD-25-01809**, SLAB CORE LLC, 2393 Pappas Terrace, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-16(a)(1); & 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.

- R. **COD-25-01864**, CARPENTER COMPANIES FLORIDA LLC, 15513 Aldama Circle, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-16(a)(1); & 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.

- s. **COD-25-02097**, CARPENTER VENTURES FL LLC, 9324 or 9326 Agate St, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-16(a)(1); & 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-25-02136**, Maria Wooley, 5233 Grassland Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] **MARIA WOOLEY PRESENT** YF

ORDERED. The County recommends the Respondent be found in violation of the cited code section and issued a 5-year cease and desist order. If the Respondent is found in violation during the cease and desist order, that the Respondent be fined \$50 for each day a violation exists.

- u. **COD-25-02269**, Nikki Marie Pecora, 10377 Sunday Dr, Port Charlotte [Sections 3-5-91, ~~3-9-100.3~~, 3-9-33(e), 3-9-76, 3-9-79.1 & 3-9-5(b); & FBC Section 105.1] YF

DISMISSED CODE 3-9-100.3 NIKKI PECORA PRESENT

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- v. **COD-25-02335**, Chelsey Bast, 168 Buckeye Ave NW, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] **CHELSEY BAST PRESENT** 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.

- w. **COD-25-02410**, Jeannie Marcuzzi, 338 Colgan Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & FBC Sections 105.4 & 110.3; & IPMC Section 302.7] 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 \$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-24-01991**, Jared Marshall, 10139 Amelia Ave, Englewood [Sections 3-5-91, 3-9-33(e), 3-9-5(b) & 3-9-79.1; & FBC Sections 105.1 & 105.4] RM

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- y. **COD-25-00392**, Glenn Difalco & David Vetre, 1189 Kingfisher Dr, Englewood [Sections 3-9-37(e), 3-9-76 & ~~3-9-79.1~~] RM

DISMISSED CODE 3-9-79.1

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- z. **COD-25-00930**, Susan O'Connor, 1295 Blue Heron Dr, 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

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- AA. **COD-26-00054**, BANK OF NEW YORK MELLON TRUST, 8407 Buttonquail Dr, Englewood [Sections ~~2-5-72~~, 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, 304.13, 304.14, 304.18 & 304.7] RM

DISMISSED CODE 2-5-72

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.

- BB. **COD-25-01139**, CARRI SCHARF MATERIALS COMPANY, 1231 Beach Rd, Port Charlotte [Sections 3-9-42(e), 3-9-76 & 3-9-85(1.1.4)(c)(4); & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.6, 110.1, 110.2, 110.4, 301.2, 304.1, 304.1.1, 304.2, 304.6, 304.13, 304.13.1, 305.1, 308.1 & 604.3] JC

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- CC. **COD-25-02309**, NICOLAS-RUBY CORPORATION, 4732 Tamiami Trail, Port Charlotte [Sections 3-9-47, 3-9-76, 3-9-85 & 3-9-87] JCM

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.

- DD. **COD-25-02478**, MARK SACCULLO & DORTHY SACCULLO, 327 Tamiami Trail, Unit C & D, Port Charlotte [Sections 3-9-42(e), 3-9-76, 3-9-85] JCM

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.

- EE. **COD-24-00874**, MARLENE DRINNEN, 2781 Wisteria St, Englewood [Sections 3-9-33(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, 304.1, 304.1.1, 304.6, 304.7, 304.13, 305.1.1, 308.1, 308.2, 308.3, 601.1, 601.2, 604.3 & 605.2] 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.

- FF. **COD-25-00131**, Luis Jimenez & Grettel Lamonte, 1142 Dorchester St, Port Charlotte [Sections 3-9-33(e), 3-9-5(b) & 3-9-72] 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.

- GG. **COD-25-01778**, Clyde Thompson, 3820 Bravo Rd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Section 304.7] 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.

- HH. **COD-25-02293**, James Godwin & Rita Godwin, 4273 Nettle Rd, Port Charlotte [Sections 3-9-33(e) & 3-9-5(b); & FBC Section 105.1] HN

JAMES GODWIN & RITA GODWIN 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.

- II. **COD-25-02436**, Vasiliy Andrashko & Yuliya Cotrs, 310 Fountain St, Port Charlotte [Sections 3-9-33(e), 3-9-33(d)(7) & 3-9-69] HN

VASILY ANDRASHKO & YULIYA COTRS 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.

- JJ. **COD-25-00721**, JEANCLAUDESTLOUIS LLC, 2208 Anne Ave, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

- KK. **COD-25-01941**, NEXTGEN INVESTORS GROUP LLC, 22124 Belinda Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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.

LL. **COD-25-02312**, FEDERAL HOME LOAD MORTGAGE CORP. TR FBO, 21339 Austin Ave, Port Charlotte [Section 3-9-34; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3)(6)(7), 109.1, 110.1, 304.1, 304.1.1(7)(8), 304.2, 304.6, 304.7, 304.13, 305.1, 305.3, 306.1.1(6) & 304.3] 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.

MM. **COD-25-02517**, Joanne Whelpley, 22331 Hernando Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-71] 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 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 11:09 AM.

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 March 10, 2026.

Suzan Gowans
Suzan Gowans

03/10/2026
Date Approved

NEXT MEETING DATE

April 1, 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.