

## 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 MAY 6, 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](mailto: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

**June 3, 2026**

IV. OLD BUSINESS

V. CONFLICT CASES

COD-25-01442, Charles Dull & Jessica Dull, 3104 Pinetree St, Port Charlotte [Section3-6-24(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.

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-25-02424, Deborah Devine & Mark Devine, 5399 Ashwood Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW

**DEBORAH DEVINE AND MARK DEVINE PRESENT**

2. COD-24-00713, Kelly Sexton & Jeremy Sexton, 1321 Fireside St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ

3. COD-24-01325, Roger Gromet, 4387 Lister St, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 PD

4. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
5. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 PD
6. **COD-25-00639**, Juan Boncomppte, 3388 Port Charlotte Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **BARBARA BONCOMPTE PRESENT** PD
7. **COD-24-00926**, Thomas Corbett & Lisa Carpenter, 11679 Claremont Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RM
8. **COD-25-01479**, CARPENTER COMPANIES FLORIDA LLC, 9057 Bantry Bay Blvd, Englewood – Affidavit of Non-Compliance - \$120.00 RM
9. **COD-25-02015**, CARPENTER COMPANIES FLORIDA LLC, 9032 Evelyn Rd, Englewood – Affidavit of Non-Compliance - \$120.00 RM
10. **COD-25-02016**, CARPENTER COMPANIES FLORIDA LLC, 9024 Evelyn Rd, Englewood – Affidavit of Non-Compliance - \$120.00 RM
11. **COD-25-02219**, CARPENTER COMPANIES FLORIDA LLC, 3430 Sarto Lane, Englewood – Affidavit of Non-Compliance - \$120.00 RM
12. **COD-21-00628**, LAURIE YACONO, 3170 Smith St, Englewood – Sixth Affidavit of Non-Compliance - \$120.00 **LAURIE YACONO PRESENT** JD
13. **COD-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood – Fifth Affidavit of Non-Compliance - \$4,520.00 JD
14. **COD-23-02838**, Julie Ann Holmes, 1966 Florida Ave, Englewood – Fourth Affidavit of Non-Compliance - \$70.00 JD
15. **COD-24-00303**, Lenin Pinto, 1475 Flamingo Dr, Unit 385, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
16. **COD-24-01956**, Linda Festa, 2046 Winchester Ave, Englewood – Affidavit of Non-Compliance - \$70.00 JD
17. **COD-25-00580**, Yuri Zomir & Yuliya Zhomiru, 3000 N. Beach Rd, Englewood – Affidavit of Non-Compliance - \$70.00 JD
18. **COD-25-00646**, Christine Mamalis, 2050 Maryland Ave, Englewood – Affidavit of Non-Compliance - \$70.00 **CHRISTINE MAMALIS PRESENT** JD
19. **COD-25-00863**, Carl Boone., 2903 Waterside Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD
20. **COD-25-00886**, Larry Smith & Gisela Smith Trustees, 145 Sand Dollar Lane, Englewood – Affidavit of Non-Compliance - \$70.00 JD

21. **COD-25-00916**, Ivica Cindric, 3174 Quail Court, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
22. **COD-23-00992**, Wayne Thibodeau & Russell Thibodeau, 5400 Swaying Palm Dr, Punta Gorda – Sixth Affidavit of Non-Compliance - \$270.00 MG
23. **COD-23-03042**, Gustavo Flores-Juarez, 5741 Beechwood St, Punta Gorda - Second Affidavit of Non-Compliance - \$4,520.00 MG
24. **COD-24-00422**, Marcos Antonio Ramos, 6627 Orange Blossom Lane, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
25. **COD-24-00959**, Jeffrey Baily, 6638 Orange Blossom Lane, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 **JEFFREY BAILY PRESENT** MG
26. **COD-24-01029**, Stuart Cole, 6659 Orange Blossom Lane, Punta Gorda – Fourth Affidavit of Non-Compliance - \$ 70.00 MG
27. **COD-24-01350**, David Weaver, 5718 Swaying Palm Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
28. **COD-24-02161**, US 17 PUNTA GORDA SWWS 4827 DUNCAN RD TRUST, 22143, 4827 Duncan Rd, Punta Gorda – Fourth Affidavit of Non-Compliance - \$120.00 MG
29. **COD-24-02217**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
30. **COD-25-00334**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
31. **COD-25-02093**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
32. **COD-21-02804**, Clement Smith & Yanick Smith, 18377 Winsom Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 VP
33. **COD-22-01525**, William Fitch, 1140 Aletha Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 VP
34. **COD-23-02781**, Steven Filkins & Sandra Suchy, 3109 Felda St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 VP
35. **COD-22-00125**, Jonathan Morgan, 21888 Felton Ave, Port Charlotte – Six Affidavit of Non-Compliance - \$70.00 DW
36. **COD-25-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte – Third Affidavit of Non-Compliance – \$70.00 DW
37. **COD-25-01203**, Bernardino Estrada, 21055 Gertrude Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 DW

- 38. **COD-25-01312**, JB Jones Jr., 2525 Starlite Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DW
- 39. **COD-25-01418**, Gerald Pellerin & Sandra Pellerin, 21419 Gladis Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 DW
- 40. **COD-18-01947**, Marisa Sinclair, 1112 Shearer St, Port Charlotte – Twelfth Affidavit of Non-Compliance - \$70.00 HN
- 41. **COD-24-01068**, Anthony Chiusano, Josephine Chiusano, Matthew Audet & Donna Audet, 12602 Chamberlain Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 HN
- 42. **COD-25-01376**, ARDAS MULTISERVICE LLC, 218 Lecturn St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 HN
- 43. **COD-25-01994**, Brian Harper, 21271 Hawthorne Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
- 44. **COD-25-02080**, GUEDES INVEST LLC, 414 Denver Dr or 340 Theresa Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 HN
- 45. **COD-24-01445**, YURIEN AVILA & LIDICES AVILA, 17419 or 17427 Abbott Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 JCM
- 46. **COD-25-02309**, NICOLAS-RUBY CORPORATION, 4732 Tamiami Trail, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **NICK MIKLES PRESENT** JCM
- 47. **COD-25-02085**, PPG MCCALL AND COLISEUM LLC, 5605 S McCall Rd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 GR

**SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:20AM.**

**VII. NEW BUSINESS**

- A. **COD-25-00524**, J & J CONSTRUCTION & INVESTMENTS LLC, 49 Mark Twain Lane, Rontonda West [Sections 3-5-91, 3-9-100.3(d) & 3-5-95] 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 for each day the violation continues to exist.**

- B. **COD-25-02414**, Hong Phuong Nguyen, 17405 Edgewater Dr. or 4014 Jernigan St, Port Charlotte [Sections 3-5-91 & 3-9-100.3(d)] 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 \$50 for each day the violation continues to exist.**

- C. **COD-26-00502**, Michael Hubbard, 17541 Sicily Ave or 4162 or 4172 Jeanette St, Port Charlotte [Sections 3-5-91, 3-9-100.3 & 3-6-24] GW

**DISMISSED CODE 3-6-24**

**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-26-00014**, Giang Chau & Ho M Vu, 39890 or 29900 Bermont Rd, Punta Gorda [Sections 3-9-32(e), 3-9-76 & 3-9-79.1] **HO M VU 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.**

- E. **COD-26-00089**, Curtis Fullom, 29255 Polk Dr or 8007 Gewant 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.**

- F. **COD-26-00113**, Hoa Ngoc Lam, 32546 Oil Well Rd, Punta Gorda [Sections 3-5-91, 3-9-30(e) & 3-9-76] MG

**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$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-26-00236**, Jason Abreu, 5001 S. Fairway Dr, Punta Gorda [Sections 3-6-24, 3-9-5(b) & 3-9-33(e); & 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-26-00259**, Raymond Mowat, 3010 Wilson Ave, Punta Gorda [Sections 2-5-72 & 3-9-33(e); & IPMC Sections 301.2, 302.7, 304.2, 304.6 & 304.15] 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-26-00347**, 6701 VILLA CITRUS PUNTA GORDA FL TRUST, 6701 Villa View Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(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 \$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.

- J. **COD-25-01833**, Dale Vogel & Amy Vogal, 1476 Lemon Bay Dr, Englewood [Sections 2-5-72, 3-9-5(b), 3-9-33(e), 3-6-24 & 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, 301.3, 302.3, 302.7, 304.1 & 304.1.1] JD  
**DALE VOGEL 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.

- K. **COD-25-02162**, Lawrence Chase & Jodi Jones, 2861 Waterside Dr, Englewood [Sections 3-9-3(b), 3-9-37(e) & 3-9-76 & 3-9-79.1: & FBC Section 105.1] JD  
**LAWRENCE CHASE AND JODI 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 \$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-25-01870**, DS FLORIDA INVESTMENTS LLC, 13415 Chenille Dr, Port Charlotte [Sections 3-5-94, 3-9-33(e) & 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.

- M. **COD-25-02116**, Kelly Ann Kolomick, 7520 Riverton Circle, Port Charlotte [Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] **KELLY ANN KOLOMICK 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 \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.**

- N. **COD-25-02397**, ARASIL INVESTMENTS LLC, 3594 Gillot 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.**

- O. **COD-25-02460**, FUTURE ESTATE INVESTMENTS CORP., 15011 Ingraham Blvd, Port Charlotte {Sections 3-9-33(e) & 4-4-26(a)(10); & FBC Section 3304.} 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-25-02504**, A-LAKE INVESTMENTS LLC, 14013 Appleton Blvd, Port Charlotte [Sections 3-5-94, 3-9-33(e) & 4-4-26(a)(10)] 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-25-02592**, Zebo Kulekova & Marat Usabaliev, 10313 St Paul Dr or 15803 Applewhite Circle, Port Charlotte [Sections 3-5-94, 3-9-33(e), 2-5-72 & 4-4-26(a)(10); & FBC Section 3304.1] YF

**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$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-25-01748**, Danielle Smith, 562 Skylark Lane, Port Charlotte [FBC Sections 105.4 & 110.3] **DANIELLE SMITH 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.**

- S. **COD-26-00286**, Lana Love, 520 Lowell Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & 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.**

- T. **COD-26-00609**, Marie Joseph, 23066 Troy Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] 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.**

- U. **COD-26-00739**, Luther Peters, 3756 Easy St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **LUTHER PETERS 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.**

- V. **COD-24-02446**, Kelly Tucsok, 7368 Elsa St, Englewood [Section 3-9-5(b)] 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.**

- w. **COD-25-02074**, Douglas Spence & Melissa Spence, 824 E. 4th St, Englewood [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Sections 105.4 & 110.3] RM

**MATTHEW SPENCE**

**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-25-02119**, Duane Lepka, 9 Sportsman Lane, Rotonda West [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] 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.

- y. **COD-26-00365**, Kenneth Noble, 1416 Kingfisher 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, 304.19, 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.

- z. **COD-26-00045**, Paul Harrison & Carol Harrison, 21057 Denise Ave, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 304.1 & 304.7] 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.

- AA. **COD-26-00122**, Jason Cotte & Joan Kunstman, 4134 Hollis Ave, Port Charlotte [Sections 3-9-37(e), 3-9-76, 3-9-77 & 3-9-79.1] **JASON COTTE PRESENT** 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.

- BB. **COD-26-00335**, INVITATION HOMES 7 LP, 360 Adair 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 \$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.

- CC. **COD-26-00326**, GUPPY DEVELOPMENT LLC, 9070 Burnt Store Rd, Punta Gorda [Sections 3-9-5(b), 3-6-30 & 3-6-24] WW

**REBECCA AND MARVIN COURSON 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 \$100 for each day the violation continues to exist and issuance of a 2-year cease and desist order for repeat zoning violations.

- DD. **COD-26-00060**, RICE HOLDINGS LLC, 2611 or 2615 Placida Rd, Englewood [Sections 3-9-42(e) & 3-9-76] GR

**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-26-00384**, S A GLOBAL HOLDINGS LLC, 2465 Tamiami Trail, Unit A or Unit B or unit C, Port Charlotte [Sections 3-9-42(e), 3-9-76 & 3-9-85(1.1.4)(c)(4); & IPMC Sections 301.2, 304.1, 304.2 & 308.1] 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.

- FF. **COD-25-01447**, David Lee Gardner, 26500 Flower Rd, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 304.1, 304.6 & 304.7] WS

**DAVID GARDNER 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.

GG. **COD-26-00633**, Pamela Cox, 150 Guava St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **PAMELA COX PRESENT** BD

**ORDERED. The County recommends the Respondent be found in violation of the cited code section and issued a 2-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.**

HH. **COD-23-02437**, Brian Irwin, 3431 Cabaret St, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e): & FBC Section 105.1 & 111.1] 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.**

II. **COD-25-02042**, Peter Grant, 18267 Cortland Ave, Port Charlote [Sections 3-9-33(e) & 3-9-76; & FBC Sections 105.4 & 110.3] 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.**

JJ. **COD-25-02389**, Debbye Fitzpatrick L/E, 934 Webster Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Section 303.2] 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.**

KK. **COD-25-02596**, MELISSA KINNEY, 17092 Banks Ave, 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.**

- LL. **COD-26-00367**, Jorge Saba-Venegas, 743 Edgemere St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] VP

**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 15 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.**

**XII ADJOURNMENT**

**SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:43AM.**

**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 April 3, 2026.

Suzan Gowans  
Suzan Gowans

05/08/2026  
Date Approved

**NEXT MEETING DATE**

June 3, 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.