

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 JUNE 3, 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

July 1, 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-24-02039**, Kevin Parrillo, 2050 or 2054 Highlands Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$4,520.00 GW
- ~~2. **COD-24-02038**, Charles Goldie Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 **CONTINUED** TJ~~
3. **COD-23-01283**, Daniel Parabak, 22175 Oneida Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 **DANIEL PARABAK PRESENT** PD
4. **COD-24-00765**, Conrad Angel Flores, 3583 Harbor Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **CONRAD FLORES PRESENT** PD
5. **COD-25-01885**, AXIS CONSTRUCTION ENTERPRISE INC, 325 Timbruce Lane, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
6. **COD-25-02335**, Chelsey Louise Bast, 168 Buckeye Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **CHELSEY BAST PRESENT** PD

7. **COD-25-02410**, Jeannie Marcuzzi, 338 Colgan Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
8. **COD-24-02563**, Laura Leigh Keener, 29445 Turbak Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$11,953.10 MG
9. **COD-25-00771**, WORLD WAR II VETERANS & FAMILY 6646 TRUST, 6646 Villa View Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG
10. **COD-25-01379**, Umit Ozturk, 610 Burning Tree Lane, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **UMIT OZTURK PRESENT** MG
11. **COD-25-01657**, June Roberta Laroe Life Estate, 5951 Sabalwood Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
12. **COD-25-02449**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
13. **COD-25-02501**, Jack Clae Davis & David Paul Davis, 4602 Knollwood Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
14. **COD-18-03432**, Christine Marfut, 21219 Glendale Ave, Port Charlotte – Fifteenth Affidavit of Non-Compliance - \$270.00 DW
15. **COD-20-02070**, Austen Hammer, 21405 Midway Blvd, Port Charlotte – Eighth Affidavit of Non-Compliance - \$70.00 DW
16. **COD-24-02323**, George Johnson Life Estate, 22002 Hernando Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 DW
17. **COD-25-00721**, JEANCLAUDESTLOUIS LLC, 2208 Anne Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 DW
18. **COD-25-02312**, FEDERAL HOME LOAN MORTGAGE CORP. TR FBO, C/O SELECT PORTFOLIO SERVICING INC, 21339 Austin Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 DW
19. **COD-25-00131**, Luis Jimenez & Grettel Lomonte, 1142 Dorchester St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **LUIS JIMENEZ PRESENT** HN
20. **COD-25-01778**, Clyde Thompson, 3820 Bravo Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
21. **COD-20-02900**, Oscar Johnson, 20261 Astoria Ave, Port Charlotte - Eighth Affidavit of Non-Compliance - \$70.00 BD
22. **COD-23-00271**, PEACE FOX LLC, 3301 or 3305 Peace River Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$9,020.00 BD
23. **COD-23-01396**, UNIQUE PAINTING INVESTMENTS LLC, 3360 Peace River, Punta Gorda – Sixth Affidavit of Non-Compliance - \$120.00 BD

24. COD-24-02397, PEACE FOX LLC, 3301 Peace River Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$ 120.00 BD

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:15AM.

VII. NEW BUSINESS

- A. COD-25-02021, SABAL PALM POINT HOA INC, 6190 Rum Cove Dr, 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 \$100 for each day the violation continues to exist.

- B. COD-25-02591, MAT BOCA LLC, 10305 St Paul Dr or 15531 Applewhite Circle, Port Charlotte [Sections 3-5-94, 3-9-33(e) & 4-4-26(a)(10); & FBC Sections 3304.1 & 3307.1] 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.

- C. COD-25-00229, FLORIDA AIR WORKS INC, JOSEPH M CASEY, 23050 Seneca Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] PD

JOSEPH M CASEY 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 \$250 for each day the violation continues to exist.

- D. COD-26-00700, Jeannette Robert, 3449 Catskill St, 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.

- E. **COD-25-02579**, Mark Parker, 1412 Flamingo Dr, Englewood [Sections 3-9-37, ~~3-9-76~~ & ~~3-9-79.1~~] **DISMISSED CODES 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.

- F. **COD-25-01811**, KOH S KNOX LLC, 6034 or 6054 Golf Course Blvd, Port Charlotte [Sections 3-9-42(e) & 3-9-76; & SE-23-031] **KOH KNOX PRESENT** 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.

- G. **COD-25-02334**, ORANGEWOOD, 22291 Westchester Blvd, Bldg. 1 or Bldg. 2 or Bldg. 3 or Bldg. 4 or Bldg. 5 or Building Pool, Port Charlotte [Sections 3-9-5(b), 3-9-42(e) & 3-9-76; & FBC Section 105.1; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 301.2, 304.1, 304.1, 304.1, 304.6, 305.5.5, 604.3 & 604.3 & 605.1] JCM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist.

- H. **COD-25-00513**, CHARLOTTE COUNTY AIRPORT AUTHORITY, C/O MOTOBROS LLC, 8655 or 8901 Piper Rd and 27155 Beechcraft Ave, Punta Gorda [Sections 3-9-48(h) & 3-9-5(b); & FBC Sections 105.1, 105.4 & 110.3] JC

JAMES PARISH, JASON MARRA AND DAROL CARR 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.

- I. **COD-26-00437**, FIRST HOME HOLDING GROUP LLC, 11195 or 11225 Tamiami Trail, Punta Gorda [Sections 3-9-42(e), 3-9-69(c)(3)(b)(c) & 3-9-76] 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.

- J. **COD-26-00457**, Joseph Onescu & Cornelia Onescu, 21238 or 21230 or 21234 Stillwater 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 \$50 for each day the violation continues to exist.

- K. **COD-25-02142**, Joseph Cox & Tara Cox, 6388 Alan Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] MG

JOSEPH COX PRESENT CONTINUED UNTIL JULY 1, 2026

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-26-00928**, Neida Lopez, 29290 Clara Dr, Punta Gorda [Sections 3-5-91, 3-5-268, 3-9-30(e) & 3-9-100.3(d)] **NEIDA LOPEZ 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. The issuance of a 2-year cease and desist order for repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:30AM.

MINUTES APPROVAL CERTIFICATION

I, Suzan Gowans, Senior Administrative Assistant for Charlotte County, hereby approve and certify these minutes to be true and accurate account of the Code Enforcement Special Magistrate Hearing held on June 3, 2026.



Suzan Gowans



Date Approved

NEXT MEETING DATE

July 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.