

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 AUGUST 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.

I. CALL TO ORDER

SPECIAL MAGISTRATE ROBERT BERTNSSON 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

September 2, 2026

IV. OLD BUSINESS

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

EDWARD WAWRZYNIAC AND MR. HAYMEN 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.

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-25-00041**, GULF COAST PROPERTY MANAGEMENT & DEVELOPMENT LLC, 14408 or 14416 Rothschild Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$120.00 **RALPH BERNARD PRESENT** GW
2. **COD-25-02414**, Hong Phuong Nguyen, 17405 Edgewater Dr or 4014 Jernigan St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
3. **COD-26-00502**, Michael Hubbard, 17541 Sicily Ave or 4162 or 4172 or 4180 Jeanette St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW

4. **CITCE-26-00005**, Jacob Dalton Carley – Affidavit of Non-Compliance - \$120.00 GW
5. **COD-24-02038**, Charles Goldie Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 TJ
6. **COD-23-00156**, James Remich & Gary Remich, 135 Duxbury Ave, Port Charlotte – Affidavit of Non-Compliance - \$12,142.63 PD
7. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 PD
8. **COD-24-00765**, Conrad Angel Flores, 3583 Harbor Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **CONRAD FLORES PRESENT** PD
9. **COD-24-01314**, Anthony Iannucci, 4361 Gardner Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-02337**, Emelcia Toney-Ingraham, 3364 Elkcarn Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$145.00 PD
11. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 PD
12. **COD-25-00639**, Juan Boncompagni, 3388 Port Charlotte Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 **JUAN BONCOMPAGNI PRESENT** PD
13. **COD-26-00286**, Lana Love, 520 Lowell Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
14. **COD-26-00609**, Marie Camita Joseph, 23066 Troy Ave, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
15. **COD-25-00339**, Andrey Gladkov, 6145 McKinley Terrace, Englewood – Affidavit of Non-Compliance - \$4,027.14 RM
16. **COD-25-01018**, Colleen Seuffert-Dietz, 1005 Haste Lane, Englewood – Second Affidavit of Non-Compliance - \$220.00 RM
17. **COD-23-00200**, Earl Lapointe, Patricia Wasnich & Jessica Francis, 2039 Laurel Ave, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
18. **COD-24-00897**, William Shenk, 480 S. Gulf Blvd, Placida - Second Affidavit of Non-Compliance - \$4,520.00 JD
19. **COD-24-02080**, Algie Pruett IV & Brett Pruett, 59 Rotonda Circle, Rotonda West – Third Affidavit of Non-Compliance - \$120.00 JD
20. **COD-24-02572**, Michael Garvey, 1300 Holliday Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD

21. **COD-25-00762**, Kimleigh Matherly-Bymakos, 280 Green Dolphin Dr, Placida – Second Affidavit of Non-Compliance - \$4,520.00 JD
22. **COD-25-00867**, Carl Boone, 2915 Waterside Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD
23. **COD-25-01833**, Dale Vogel & Amy Vogel, 1476 Lemon Bay Dr, Englewood – Affidavit of Non-Compliance - \$70.00 JD
24. **COD-24-00380**, Dmitry Dembin & Rosa Dembin, 109 Morningstar Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
25. **COD-24-00491**, Stephanie Diaz-Sharp, 30168 Cedar Rd, Punta Gorda – Third Affidavit of Non-Compliance \$70.00 **STEPHANIE DIAZ-SHARP PRESENT** MG
26. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 **BRITTANNI TAYLOR PRESENT** MG
27. **COD-24-02072**, Eugene Fichter EST, 16305 Ridgewood Ct, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
28. **COD-24-02453**, Richard Carpenter Trustee, 3006 Sunny Harbor Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 MG
29. **COD-24-02563**, LAURA LEIGH KEENER, 29445 Turbak Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$9,020.00 MG
30. **COD-25-01070**, Daniel Hakimian, 6235 Strasse Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **STEVE WAGNER PRESENT** MG
31. **COD-25-01107**, Henry Arnold Urrutia Guerra, 7357 Strasse Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
32. **COD-25-01565**, AA INVESTMENT COMPANY LLC, 6021 George Rd, Punta Gorda – Affidavit of Non-Compliance - \$120.00 **JAVIER BUSTOOLANLE PRESENT** MG
33. **COD-25-02212**, Karl Brown JR., 4349 Riverside Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
34. **COD-26-00113**, Hoa Ngoc Lam, 32546 Oil Well Rd , Punta Gorda– Affidavit of Non-Compliance - \$70.00 MG
35. **COD-26-00236**, Jason Abreu, 5001 S. Fairway Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
36. **COD-26-00259**, Raymond Lee Mowat, 3010 Wilson Ave, Punta Gorda – Affidavit of Non-Compliance - \$295.00 MG
37. **COD-26-00347**, 6701 Villa Citrus Punta Gorda FL Trust, 6701 Villa View Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG

38. **COD-24-00655**, Jesse Jones & Kristen Jones, 6496 Coliseum Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 YF
39. **COD-24-01747**, Semisi Moala & Luatasi Ofa Ki Wonga Muli Moala, 12070 Gordon Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 YF
40. **COD-24-01898**, Aaron Johnson, 7104 Rison St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 **AARON JOHNSON PRESENT** YF
41. **COD-25-01085**, ANDREW JAMES DEVELOPMENT LLC, 8616 Agate St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 YF
42. **COD-23-02627**, Cliff Mims JR EST, 1313 Ramsdel St, Port Charlotte – Fourth Affidavit on Non-Compliance - \$70.00 BD
43. **COD-24-01809**, Kathlyn Gates, 22143 Montrose Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 BD
44. **COD-25-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 DW
45. **COD-25-01312**, JB Jones JR., 2525 Starlite Lane, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 DW
46. **COD-24-01075**, Brad Timothy Davis, 14411 Stephens Rd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 HN
47. **COD-24-01285**, Michael Edwin Denis Trustee, 194 Seagrape St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 HN
48. **COD-24-01856**, Scott Todd Trustee, 13155 Chiminiello Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 HN
49. **COD-24-01857**, Scott Todd Trustee, 13163 Chiminiello Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 HN
50. **COD-25-00976**, Cecilia Torre & Giacomo Torre, 14439 Pennykamp Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$43,448.61 HN
51. **COD-25-01211**, Viridiana Delafuente & Rigberto Munoz Guittierez, 17173 Hillsborough Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 HN
52. **COD-25-02167**, Thanh Nguyen, 521 Overbrook Sr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
53. **COD-25-02185**, Andrey Smentyna, 291 or 283 Camrose St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN
54. **COD-26-00045**, Paul Harrison & Carol Harrison, 21057 Denise Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN

55. **COD-25-02478**, Mark Saccullo & Dorothy Saccullo, 327 Tamiami Trail, Port Charlotte – Affidavit of Non-Compliance - \$120.00 **MARK SACCULLO PRESENT** JCM
56. **COD-23-01738**, Karla Pina, 2635 Placida Rd, Englewood – Fifth Affidavit of Non-Compliance - \$9,020.00 GR
57. **COD-24-00874**, Marlene Drinnen, 2781 Wisteria St, Englewood – Affidavit of Non-Compliance - \$120.00 GR
58. **COD-25-02466**, Diana Martinez & Dayan Soto, 3447 Yukon Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 10:05AM.

VII. NEW BUSINESS

- A. **COD-25-01912**, Julian Ordaz & Albino Ordaz, 12125 Duval Blvd or 5005 Pawnee St, Port Charlotte [Sections 3-9-100.3(d) & 3-5-268] GW
JULIAN ORDAZ 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.
- B. **COD-25-01918**, Albino Pacheco, 12107 Duval Blvd, Port Charlotte [Sections 3-9-100.3(d) & 3-5-268] GW
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.
- C. **COD-25-02537**, Uyen Dang, 422 Griffith St, Punta Gorda [Sections 3-5-478, 3-5-91 & 3-9-100(b)] **UYEN DANG PRESENT** TJ
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-25-02538**, Uyen Dang, 443 Griffith St, Punta Gorda [Sections 3-5-478, 3-5-91 & 3-9-100(b)] **UYEN DANG PRESENT** TJ
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.

- E. **COD-25-02539**, Uyen Dang, 444 Griffith St, Punta Gorda [Sections 3-5-478, 3-5-91 & 3-9-100(b)] **UYEN DANG PRESENT** TJ

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.

- F. **COD-26-00612**, Uyen Dang, 421 Griffith St, Punta Gorda [Sections 3-5-478, 3-5-91 & 3-9-100(b)] **UYEN DANG PRESENT** TJ

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.

- G. **COD-26-00692**, Frederick Kauth & Pamela Kauth, 22389 Albany Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD

FREDERICK KAUTH AND PAMELA KAUTH 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.

- H. **COD-26-00839**, PRATHER & TERRY PROPERTY ACQUISITIONS LLC, 178 Dowling Ave, Port Charlotte [Section 3-9-5(b) & FBC Section 105.1] PD

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

- I. **COD-26-00925**, 1306 KINGSTON ST LLC, 3106 Kingston St, Port Charlotte [IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3)(5)(6)(7)(9), 108.6, 110.1, 304.1.1, 304.2, 304.7 & 304.13] PD

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

- J. **COD-26-01098**, Jeffrey Hill & Surandrani Hill, 3236 Depew Ave, Port Charlotte [Section 3-9-33(e)] **JEFFREY HIL AND SURANDRANI HILL 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 \$250 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-26-01173**, David Stencel, 282 Reading St, Port Charlotte [IPMC Section 302.7] **DAVID STENCEL 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.

- L. **COD-25-02386**, Jeffery Whipple, 1445 Homestead Dr, Englewood, [Sections 3-9-5(b), 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-26-00561**, A & S USA INC, 1740 Florence Ave, 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.

- N. **COD-26-01123**, Alberto Giommi, Terrilynn Whitefield- Giommi, Kristin Giommi & Kurtis Giommi, 7500 Park Pointe Dr, Unit 26, Englewood [Section 3-9-5(b); & FBC Section 105.1] **WILLIAM MONROE PRESENT** JD

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$50 for each day the violation continues to exist.

- o. **COD-25-02439**, Dennis Panepinto, 1249 Beach Rd, Rnglewood [Sections 3-9-42(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, 304.10, 304.13, 305.1.1, 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 309.1, 601.1, 601.2, 604.3 & 605.1] 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.

- p. **COD-26-00452**, LUXOR CONTRACTING GROUP INC, 7551 Sawyer Circle, Port Charlotte [Sections 3-9-43(e), 3-9-69(e)-3 & 3-9-76; & FBC Sections ~~110.4~~ & 110.3] **DISMISSED FBC CODE 110.1** 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 \$250 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-25-01913**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando 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.

- r. **COD-25-02022**, FUTURE ESTATE INVESTMENTS CORP. 23441 McWhirter Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & FBC Sections 311.1 & 3307.1] 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. 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-26-00822**, Michelle Grant, 3196 Crestwood Dr, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1; & IPMC Section 302.7] 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. 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-26-01118**, William Stuart, 3397 Edgehill Terrace, Port Charlotte [Section 3-9-33(e); & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3)(6)(7), 108.6, 109.1, 110.1, 304.1, 304.1.1(7)(8), 304.2, 304.7, 305.1, 305.3, 306.1.1(6), 601.2 & 604.3] 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 \$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.

- U. **COD-26-01137**, Fatima Arenas & Pablo Arenas Trustees, 22167 Marshall 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.

- V. **COD-26-01545**, Heinz Gerstl, 22063 Gatewood 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.

- W. **COD-26-00913**, Darren Jennings & Lisa Little, 17505 Vallybrook Ave, Port Charlotte [Section 3-9-33(e); & FBC Section 515.29; & IPMC Sections 301.2, 303.1 & 303.2] 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.

- X. **COD-26-00962**, Bernard Lewis, 2417 Sampson St, Port Charlotte [Sections 3-9-33(e), 3-9-76, 3-9-77 & 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.

- Y. **COD-26-01014**, Elizabeth Skroce & Iwona Poirer, 362 Hinton St, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **ELIZABETH SKROCE 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.

- Z. **COD-26-01320**, Angela Fletcher, 298 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.

- AA. **COD-26-00487**, Fontayne Childers, 30291 Cedar Rd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-69(g)(1), 3-9-69(g)(14), 3-9-76 & 3-9-79.1; & FBC Section 105.1] MG
FONTAYNE CHILDERS 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.

- BB. **COD-26-00991**, MACLEAN INVESTMENT GROUP LLC, 30080 Bermont Rd, Punta Gorda [Sections 3-5-479(d), 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] MG

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 30 days from the date of the Order to bring the property into compliance or thereafter fined \$100 for each day the violation continues to exist. The issuance of a 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-26-00992**, Brian Dietz, 9292 Boots St, Punta Gorda [Sections 3-9-37(e) & 3-9-76] MG
BRIAN DIETZ 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-26-01147**, Robert Walker, 223 Summerset Dr, Punta Gorda [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] **ROBERT WALKER 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.

- EE. **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.

- FF. **COD-25-01446**, Lori McHugh & Robert Pinelli, 119 Northshore Terrace, Port Charlotte [Sections 3-6-24(a)1 & 3-6-30] 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.

- GG. **COD-25-02209**, Thomas Barbour & April Barbour, 9242 Migue Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 304.1(7)(8), 304.1.1 & 304.7] 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.

- HH. **COD-26-00648**, EMILENA INVESTMENT GROUP LLC, 8450 Maitland St, 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.

- II. **COD-26-00904**, DGC DEVELOPMENT CORP., 10315 Sunbury Dr or 15057 Appleton Blvd, 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.

- JJ. **COD-26-00905**, CHURCHILL MRA FUNDING LLC, 14308 Appleton Blvd, Port Charlotte [Sections 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.

- KK. **COD-26-01368**, CHURCHILL MRA FUNDING LLC, 13370 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.

- LL. **COD-24-01952**, Barry Bianche & Dorothy Bianche, 7387 Sea Mist Dr, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM

DOROTHY BIANCHE 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.

- MM. **COD-25-00901**, CARPENTER HOMES LLC, 77 Mark Twain Lane, Rotonda West [Sections 3-5-94, 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.

- NN. **COD-25-01972**, CARPENTER COMPANIES FLORIDA LLC, 4280 Cape Haze, Placida [Sections 3-5-94, 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.

- OO. **COD-26-00269**, Ronald Lance & Frances Chapman, 1475 Flamingo Dr, Unit 212, Englewood [Sections 3-9-5(b) & 3-9-49(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.

- PP. **COD-26-00621**, CARPENTER HOMES LLC, 467 Sunset Rd N or 133 Blue 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] 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.

- QQ. **COD-26-00628**, CARPENTER COMPANIES FLORIDA LLC, 59 Mark Twain Lane, Rotonda West [Sections 3-5-94, 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.

- RR. **COD-26-00798**, Charlie Bryant, 3047 Tarrywood Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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.

- ss. **COD-26-01240**, William Langstine, 225 Santos Dr, Port Charlotte [IPMC Sections 304.1 & 304.7] **MELISSA LANGSTINE PRESENT** BD

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.

- tt. **COD-25-01434**, Shona Furlough & Casey Bunton, 11219 Second Ave, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] WS

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-25-01691**, Brian Dietz Life Estate, 1600 Hemlock Ave, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-5(b); & FBC Section 105.1] WS

BRIAN DIETZ 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.

- vv. **COD-25-01824**, DREAM HOME BROTHERS LLC, 6213 Padula St, Punta Gorda [Sections 3-9-37 & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.2, 108.6, 110.1, 110.2, 110.3, 304.6, 304.7 & 304.13] WS

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.

- ww. **COD-25-02239**, Carolyn Houlihan Trustee, 5819 Howard Lane, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.2, 180.6, 110.1, 110.2, 110.3, 304.6, 304.7 & 304.13] 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. 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.

- xx. **COD-26-00391**, Enrique Fuentes, 2725 Lake St, Punta Gorda [Sections 3-9-33(e) & 3-9-76] WS

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 11:56AM.

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 August 6, 2026.

Suzan Gowans
Suzan Gowans

08/10/2026
Date Approved

NEXT MEETING DATE

September 2, 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.