

AGENDA

CHARLOTTE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

Administration Center, County Commission Meeting Room #119

18500 Murdock Circle, Port Charlotte, Florida 33948-1094

November 5, 2025 - 9:00 a.m.

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

II. SWEARING IN OF ALL THOSE GIVING TESTIMONY TODAY

III. AGENDA CHANGES

IV. UNFINISHED BUSINESS

V. OLD BUSINESS

COD-23-02707, Daniel Ball, 8339 Roosevelt St, Englewood – Affidavit of Non-Compliance - \$70.00 JD

VI. CONFLICT CASES

COD-25-00401, BJ'S WHOLESALE CLUB INC, 19101 Veterans Blvd, Port Charlotte [Sections 3-9-42(e), 3-9-44(e) & 3-9-76] JC

VII. 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-23-02317**, John Res, 1551 or 1555 Belasco Court, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 GW

2. **COD-23-02971**, Freyre James Mendez, 16070 Goldenrod Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 TJ

3. **COD-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ

4. **COD-24-02038**, Charles Goldi Jr., 3084 or 3086 or 3088 Foley Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ

5. **DOH-24-00002**, Edward Caudill, 327 Harbor Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
6. **DOH-24-00021**, Jeannine Orndorff, 8011 Cleveland Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
7. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte –Eighth Affidavit of Non-Compliance - \$8,639.20 PD
8. **COD-23-01739**, Jeffery Smithling, 3364 Harbor Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
9. **COD-23-03068**, Nicholas Smit, 282 Tait Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-01151**, Charles Moore Jr., 3248 Swanee Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
11. **COD-24-02112**, Janelle Welch, 462 Ridgewood St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
12. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
13. **COD-25-00023**, Jean Claude Caroti, 22489 Lewiston Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
14. **COD-25-00289**, Tito Matos, 23022 Bayshore Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
15. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
16. **COD-25-00365**, PRATHER HOLDINGS LLC, 511 Sharon Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
17. **COD-25-00428**, Stephen Acken & Leigh Acken, 3163 Iverson St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
18. **COD-25-00639**, Juan Boncompte, 3388 Port Charlotte Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
19. **COD-25-00850**, Long Hui Chen & Xiao Tong Lin, 3538 Pinetree St, Port Charlotte - Affidavit of Non-Compliance - \$70.00 PD
20. **COD-25-01262**, Christopher Porter, 415 Palmetto Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
21. **COD-21-02019**, Ryan Rudnick, 2781 Starlite Lane, Port Charlotte – Seventh Affidavit of Non-Compliance - \$340.00 JCM

22. **COD-22-00125**, Jonathan Morgan, 21888 Felton Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 JCM
23. **COD-23-02141**, Debra Arnott, 21545 Gibraltar Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$250.00 JCM
24. **COD-24-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
25. **COD-25-01239**, Patricia Green, 22303 Augusta Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
26. **COD-23-00415**, Michelle Saunders, 1279 Flamingo Dr, Englewood – Second Affidavit of Non-Compliance - \$3,488.66 RM
27. **COD-24-00463**, William Crawford, 8409 Truman St, Englewood – Second Affidavit of Non-Compliance - \$25,411.96 RM
28. **COD-24-01266**, Lyle Wallace, 1680 Faust Dr, Englewood – Affidavit of Non-Compliance - \$70.00 RM
29. **COD-25-01018**, Colleen Seuffert-Dietz, 1005 Haste Lane, Englewood – Affidavit of Non-Compliance - \$274.00 RM
30. **COD-24-00578**, RICHARD SCHURICH, 7438 San Casa Dr, Englewood – Affidavit of Non-Compliance - \$120.00 JD
31. **COD-24-02080**, Algie Pruett IV & Brett Pruett, 59 Rotonda Circle, Rotonda West – Affidavit of Non-Compliance - \$120.00 JD
32. **COD-24-02083**, Mikhail Pritykin, 105 Opal Dr, Rotonda West – Affidavit of Non-Compliance - \$70.00 JD
33. **COD-23-01940**, Chris Hamlet, 12194 Le Jeune Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
34. **COD-23-02193**, Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 SB
35. **COD-23-02213**, Jeremiah Cole, 12325 Circuit Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
36. **COD-23-02379**, Rosemarie Kluever, 3201 Amanda St, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 SB
37. **COD-24-00258**, Curtis Lee Robbins, 16060 or 16070 or 16080 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
38. **COD-24-00317**, Virgil Thomas, 28122 Senator Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$22,520.00 SB

39. **COD-24-00445**, Mary Helms, 16050 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
40. **COD-24-00446**, Ronald Eugene, 1640 Hibiscus Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
41. **COD-25-00520**, Anthony Cannady, 1319 Woodlawn Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
42. **COD-23-00337**, James Lilley, 233 Sunset Blvd, Punta Gorda Sixth Affidavit of Non-Compliance - \$120.00 MG
43. **COD-24-01484**, Brittanni Taylor, 37591 Washington Loop Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
44. **COD-24-02205**, Roy Brooks Jr., 5987 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance \$70.00 MG
45. **COD-24-02342**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
46. **COD-24-02563**, Laura Keener, 29445 Turbak Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 MG
47. **COD-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
48. **COD-25-01242**, Amy Watson, 3730 Gulf Breeze Lane, Punta Gorda – Affidavit of Non-Compliance \$70.00 MG
49. **COD-22-01383**, Millicent Campbell, 4225 Rose Arbor Circle, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 VP

VIII. NEW BUSINESS

- A. **COD-25-00041**, GULF COAST PROPERTY MANAGEMENT & DEVELOPEMENT LLC, 14408 or 14416 Rothschild Ave, Port Charlotte [Sections 3-9-100.3(d) & 3-5-268] GW
- B. **COD-24-00713**, Kelly Sexton & Jeremy Sexton, 1321 Fireside St, Port Charlotte [Sections ~~1-10-18~~, 3-6-21, ~~3-9-5(b)~~, ~~3-5-91~~, ~~3-9-100(b)~~, 3-9-33(e) & 3-9-76] TJ
DISMISS CODES 1-10-18, 3-9-5(b), 3-5-91 & 3-9-100(b)
- C. **COD-25-01144**, John Talavera, 8041 Strasse Blvd, Punta Gorda [Sections 3-5-478, 3-5-91, 3-9-100(b) & 3-9-100.3(d)(4)] TJ
- D. **COD-25-01260**, Margaret Fletcher, 197 Bodine St, Punta Gorda [Sections 3-5-268, 3-5-91, 3-9-100(b) & 3-9-100.3(d)(4)] TJ
- E. **COD-25-01465**, Angella Brayton & Alexander Brayton, 31581 Creek Trail, Punta Gorda [Sections 3-9-30(e), 3-9-76 & 3-9-100(b)] TJ
- F. **COD-24-00765**, Conrad Flores, 3583 Harbor Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-5(b); & FBC Section 105.1] PD
- G. **COD-25-00229**, FLORIDA AIR WORKS INC & JOSEPH CASEY, 23050 Seneca Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] PD
- H. **COD-25-01613**, Binh Nguyen & Trang Nguyen, 115 Poinsettia Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & 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, 301.2, 304.1, 304.1.1(3)(8), 304.2, 304.4, 304.6, 304.7, 304.13, 304.13.1, 305.1, 305.3, 501.2, 504.1, 505.1, 601.2, 604.3, 604.3.2 & 604.3.2.1] PD
- I. **COD-25-01706**, Carlynn Share & Cameron White, 22250 Westchester Blvd, Port Charlotte [Section 2-5-72] PD
- J. **COD-25-01837**, REO HOMEBUYERS LLC, 3486 Harbor Blvd, Port Charlotte [Section 2-5-72; & IPMC Sections 304.6 & 304.13] PD
- K. **COD-25-01840**, Gerry Berta, 518 East Tarpon Blvd, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD
- L. **COD-25-01964**, Travis Harrison Jr. & Elizabeth Henderson, 22297 Buffalo Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD
- M. **COD-25-01418**, Gerald Pellerin & Sandra Pellerin, 21419 Gladis Ave, Port Charlotte [Sections 3-9-5(b), 3-9-33(e) & 3-9-76; & FBC Section 105.1] JCM
- N. **COD-25-01731**, US BANK NATIONAL ASSOCIATION TRUST, 21661 Augusta Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1; & IPMC Section 304.1, 304.1.1, 304.2 & 304.7] JCM
- O. **COD-25-01443**, Ernest Weinacker & Melissa Weinacker, 3620 Magnolia Way, Punta Gorda [Section 3-6-24(a)1] WW

- P. **COD-25-01585**, Cecilia Hembree & Ryan Hembree, 3498 Jernigan St, Port Charlotte [Sections 3-6-24, 3-6-26, 3-6-35.8 & 3-9-33(c)1-g] WW
- Q. **COD-25-01646**, Leonard Kushner, 25342 Narwal Lane, Punta Gorda [Sections 3-6-26, 3-6-35.8 & 3-6-35.3] WW
- R. **COD-25-01713**, June Bagot, 23095 Gray Ave, Port Charlotte [Sections 3-9-79.1, 3-6-26 & 3-6-35.8] WW
- S. **COD-25-00613**, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] VP
- T. **COD-25-00736**, Nicholas Wavra & Heidi Wavra, 18879 Ackerman Ave, Port Charlotte [IPMC Sections 301.2, 304.1, 304.7, 309.1 & 309.3] VP
- U. **COD-25-01424**, Robert Beckman Trustee, 29528 Leah Rd or 9259 Strasse Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-30(e) & 3-9-76; & FBC Section 105.1] MG
- V. **COD-25-01628**, Lazaro Perez, 30215 Alder Rd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] MG
- W. **COD-25-01629**, Lazaro Perez, 30207 Alder Rd, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] MG
- X. **COD-25-01657**, June Roberta Laroe Life Estate, 5951 Sabalwood Dr, Punta Gorda [Sections 2-5-72, 3-9-37(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2, 304.2, 304.6, 304.7 & 304.10] MG
- Y. **COD-25-01677**, Kimberly Knight & Jason Knight, 16109 Preservation Blvd, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] MG
- Z. **COD-24-01564**, Salomon Bonilla, 7384 Heston St, Port Charlotte [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & 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, 304.7, 304.13, 304.14, 304.18.1 & 304.18.2] RM
- AA. **COD-25-00345**, Kimberly Bishop, 2505 Heron Lane, 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
- BB. **COD-25-00383**, Kenneth Noble, 1416 Kingfisher Dr, Englewood [Sections 2-5-72, 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 302.3, 302.7, 304.1, 304.1.1, 304.13, 304.14, 304.18.1, 304.18.2 & 304.7] RM
- CC. **COD-25-01351**, Sergey Prokopets, 9057 Avalon Ave, Englewood [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] RM
- DD. **COD-25-01749**, BREAD OF LIFE MISSION INC., 6454 Scott St, Punta Gorda [Sections 3-9-39(e), 3-9-5(b) & 3-9-76; & FBC Section 105.1; & 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, 305.1.1, 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 309.1, 601.1, 601.2 & 604.3] JC

- EE. **COD-25-00507**, Mark Trutwin, 11326 Pepper Rd, Punta Gorda [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] SB
- FF. **COD-25-00534**, Terry Richardson, 11508 or 11512 Sixth Ave, Punta Gorda [Section 3-9-33(e)] SB
- GG. **COD-25-01230**, Vincent Cavalier II, 3321 Wisteria Place, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Section 302.7] SB
- HH. **COD-25-01484**, Dennis Trage, 28412 Pasadena Dr, Punta Gorda [Section 3-9-33(e)] SB
- II. **COD-25-01685**, Carlos Christies & Jeanette Christies, 378 Porto Alegre St, Punta Gorda [Sections 3-9-33(e) & 3-9-76] BD

X NEXT MEETING DATE
December 4, 2025

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.