

## **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 SEPTEMBER 3, 2025**

*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 DEREK ROONEY 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**

**OCTOBER 1, 2025**

#### **IV. OLD BUSINESS**

**COD-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$22,520.00 JCM

**COD-24-00440**, Dylan Roy, 5915 Sabalwood Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **SHELTON ROY PRESENT CONTINUED** MG

#### **V. CONFLICT CASES**

**DOH-24-00016**, SFR 2012-1 FLORIDA LLC, 2401 Como St, Port Charlotte – Amended Affidavit of Non-Compliance - \$120.00 GR

**COD-23-01736**, Sharon Murray, 11119 or 11129 Tamiami Trail, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 JC

**COD-25-01030**, William Turner, 7701 Riverside 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.

**COD-23-02239**, Alexander Leslie III, 10091 Topsail Ave, Englewood [Sections 3-9-5(b) & 3-9-33(e)(c)(g); & 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.

**COD-24-02008**, Pablo Diaz, Theresa Diaz & Joyce Lane, 20322 Emerald Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-72] **JOYCE LANE PRESENT** 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.

**COD-25-01239**, Patricia Green, 22303 Augusta Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] 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 \$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.

**COD-25-00234**, Jeffrey Bisgrove Trustee, 12196 or 12204 N. Access Rd, Port Charlotte [Sections 3-5-91, 3-9-39(e), 3-9-5(b), 3-9-76 & 3-9-100.3(d)] 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. 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.

## **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-25-00448**, Travis Parke & Cristina Valle-Parke, 10313 Hallendale Dr or 15228 Appleton Blvd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
2. **COD-25-00599**, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, Port Charlotte – Affidavit of Non-Compliance - \$120.00 GW
3. **DOH-24-00016**, SFR 2012-1 FLORIDA LLC, 2401 Como St, Port Charlotte – Amended Affidavit of Non-Compliance - \$120.00 GR

4. **COD-16-00354**, Gerry Wendt & Lorraine Rector, 4545 Merlbourn St, Port Charlotte –  
Seventeenth Affidavit of Non-Compliance - \$70.00 PD
5. **COD-17-01909**, Danny Neal & Glenda Neal, 850 Fairfax Terrace, Port Charlotte –  
Fifteenth Affidavit of Non-Compliance - \$70.00 PD
6. **COD-18-00254**, Robert Gannon, 4386 Sibley Bay St, Port Charlotte – Fourteenth  
Affidavit of Non-Compliance - \$70.00 PD
7. **COD-23-01368**, TRUST NUMBER 4333, L.D. HOWE TRUSTEE, 4333 Eaglet Rd, Port  
Charlotte –Sixth Affidavit of Non-Compliance - \$120.00 PD
8. **COD-24-00269**, Teo Sock Cheng, 22251 Albany Ave, Port Charlotte – Affidavit of Non-  
Compliance - \$70.00 PD
9. **COD-24-02337**, Emelcia Toney-Ingraham, 3364 Elkcam Blvd, Port Charlotte – Second  
Affidavit of Non-Compliance - \$361.60 PD
10. **COD-23-02141**, Debra Arnott, 21545 Gibraltar Dr, Port Charlotte – Second Affidavit of  
Non-Compliance - \$4,700.00 JCM
11. **COD-23-02297**, Victoria Caraway, 22095 Marshall Ave, Port Charlotte – Third Affidavit  
of Non-Compliance - \$70.00 JCM
12. **COD-24-02323**, George Johnson Life Estate, 22002 Hernando Ave, Port Charlotte –  
Second Affidavit of Non-Compliance - \$4,520.00 JCM
13. **COD-25-02913**, Aija Erglis, 66 Mark Twain Lane, Rotonda West – Affidavit of Non-  
Compliance - \$70.00 JD
14. **COD-24-02217**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta  
Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
15. **COD-25-00771**, WORLD WAR II FAMILY TRUST, 6646 Villa View Dr, Punta Gorda –  
Affidavit of Non-Compliance - \$120.00 MG
16. **COD-23-02072**, Richard Miller, Harold Miller & Barbara Miller, 12220 Banham Ave,  
Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 WW
17. **COD-22-00632**, Pedro Lopez Santiago, 4535 Nutsedge Rd, Port Charlotte – Fifth  
Affidavit of Non-Compliance - \$4,520.00 **PEDRO LOPEZ SANTIAGO PRESENT**  
ST/JCM
18. **COD-23-01786**, Joseph Gonzalez, 323 Barrett St, Port Charlotte - Second Affidavit of  
Non-Compliance - \$4,520.00 ST/JCM
19. **COD-23-03015**, James Godwin & Rita Godwin, 4273 Nettle Rd, Port Charlotte –  
Amended Affidavit of Non-Compliance - \$70.00 **RITA GODWIN PRESENT** ST/VP
20. **COD-23-03017**, David Kimbel, 4164 Nettle Rd, Port Charlotte – Second Affidavit of Non-  
Compliance - \$4,520.00 ST/VP

21. **COD-24-00155**, Evelyn Balindan Bustinera, AKA Evelyn Balindan Lindsey & Orlando Rondon, 20348 Quesada Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST/JCM
22. **COD-24-01075**, Brad Timothy Davis, 14411 Stephens Rd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 ST/VP
23. **COD-24-01856**, SCOTT TODD TRUSTEE, 13155 Chiminiello Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 ST/BD
24. **COD-24-01857**, SCOTT TODD TRUSTEE, 13163 Chiminiello Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 ST/BD
25. **COD-24-02272**, Jessica Laurie & Jeffery Faett Jr., 24 Rhett Dr or 269 Pelton Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST/BD
26. **COD-25-00811**, Kathleen Nadolny, 23279 Burlingame Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 BD
27. **COD-23-00882**, ENCORE-MCCALL LLC, 1725 S. McCall Rd, Englewood – Third Affidavit of Non-Compliance - \$120.00 JC
28. **COD-23-01738**, Karla Pina, 2635 Placida Rd, Englewood – Third Affidavit of Non-Compliance - \$120.00 JC
29. **COD-24-01280**, MARCHELLI ENTERPRISE INC, 4017 S. Access Rd, Englewood – Third Affidavit of Non-Compliance - \$520.00 **SHARON MALKIN PRESENT** JC

**SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 10:03AM**

## **VII. NEW BUSINESS**

- A. **COD-25-00830**, FLORIDA LAWN CARE EXPERTS LLC, 12860 or 12864 Willmington Blvd, Port Charlotte [Sections 3-5-91, 3-9-100.3(d), 3-6-24, 3-9-79.1, 3-9-76 & 3-9-42(e)] GW  
**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 days from the date of the Order to bring the property into compliance or thereafter fined \$100 per day 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-25-01055**, Sean Cahill, 17542 Ohara Dr, Port Charlotte [Section 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-25-00610**, Louise Lucas TR, 9842 Little Gasparilla Island, Placida [FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1 & 110.3] **DISMISSED** GR

**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-25-01070**, Daniel Hakimian, 6235 Strasse Blvd, Punta Gorda [Sections 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 \$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-25-01107**, Henry Guerra, 7357 Strasse Blvd, Punta Gorda [Sections 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.**

- F. **COD-25-01242**, Amy Watson, 3730 Gulf Breeze Lane, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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-23-02618**, LACOSTA INVESTMENT GROUP LLC, 7431 San Casa Dr, Englewood [Sections 3-9-34(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] JD

**ED LACOSTA PRESENT**

**ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 90 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.**

- H. **COD-24-00303**, Lenin Pinto, 1475 Flamingo Dr, Unit 385, 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 \$50 for each day the violation continues to exist.

- I. **COD-24-01781**, COASTAL MOUNTAIN HOME BUYERS LLC, 2726 N. Beach Rd, 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.

- J. **COD-24-01956**, Linda Festa, 2046 Winchester Ave, 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] **LINDA FESTA PRESENT** JD

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 180 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-24-02122**, Diego Lugo, 145 Ingram Blvd, Rotonda West [Sections 2-5-72 & 3-9-76; & FBC Sections 105.4 & 110.3] 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.

- L. **COD-25-00916**, Ivica Cindric, 3174 Quail Court, 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, 304.7, 304.13, 304.14, 304.18.1 & 304.18.2] 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-25-00986**, Rabia Dar, 3072 Saint James St, Port Charlotte [Section 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.

- N. **COD-25-01262**, Christopher Porter, 415 Palmetto Dr, Port Charlotte [IPMC Sections 301.2, 304.1 & 304.7] 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.

- O. **COD-23-01318**, Victor Rosario, 21346 Gladis Ave, Port Charlotte [FBC Sections 105.4 & 110.3] 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 \$50 for each day the violation continues to exist.

- P. **COD-24-01214**, Roxanne Arnold, 22220 Felton Ave, Port Charlotte [Sections 3-9-5(b) & 3-9-33(e); & FBC Section 105.1] 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 \$50 for each day the violation continues to exist.

- Q. **COD-25-00807**, Michael Ambrose & Michelle Jarrett, 17030 Eugene Ave, Port Charlotte [Sections 3-6-26, 3-6-24, 3-6-35.3 & 3-6-35.8] WW

**MICHAEL AMBROSE PRESENT**

**ORDERED.** The County recommends the Respondent be found in violation of the cited code sections and given 120 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.

**XII ADJOURNMENT**

**SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 10:58AM.**

**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, 2025.

Suzan Gowans  
Suzan Gowans

09/04/2025  
Date Approved

**NEXT MEETING DATE**

October 1, 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.