

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 APRIL 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.

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

MAY 7, 2025

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-23-01391**, ABRAHAMSON PROPERTIES LLC, 22095 Laramore Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$6,805.94 TJ
2. **COD-23-02704**, Robert Gaskell & Leta Gaskell, 1080 Broadview St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 TJ
3. **COD-24-00711**, Lifaite Charles L/E, 25285 Marilia Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
4. **DOH-23-00017**, Tracy Blackburn, 2268 Collingswood Blvd, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 GR
5. **PUO-23-00004**, John Suiter & Joyce Suiter, 471 Bocilla Dr, Placida – Fifth Affidavit of Non-Compliance - \$4,520.00 GR
6. **COD-23-01462**, Narin Imprasert, Nipapan Imprasert & Naris Imprasert, 144 Revere St, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD

7. **COD-23-02330**, Raul Salcedo, 22176 Oneida Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **RAUL SALCEDO PRESENT** PD
8. **COD-23-02363**, Michael Barrett, 3370 Idlewild St, Port Charlotte – Fifth Affidavit of Non-Compliance - \$70.00 PD
9. **COD-24-00320**, Nicholas Ryan Delon Smith, 282 Tait Terrace, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-01139**, SUPREME BUILDERS OF FL LLC, 111 Poinsettia Circle, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
11. **COD-18-02487**, EDUARDO MARTINEZ, ISRAEL COLON II & GLADYS PEREZ, 21471 Kenyon Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$120.00 JCM
12. **COD-20-02070**, Austen Hammer, 21405 Midway Blvd, Port Charlotte – Sixth Affidavit of Non-Compliance - \$70.00 JCM
13. **COD-22-02242**, ADVOCATE INSURANCE AND RETIREMENT SOLUTIONS INC, 2288 Harbor Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 JCM
14. **COD-23-01702**, Joyce Gadry, 21339 Austin Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
15. **COD-23-00425**, John Souza, 480 Fletcher St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 ST
16. **COD-23-02106**, Guy Mario Charles, 1134 Yorkshire St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 **GUY MARIO CHARLES PRESENT** ST
17. **COD-23-02933**, Michael Bradley, 14448 Stephens Rd, Port Charlotte - Affidavit of Non-Compliance - \$70.00 **MICHAEL BRADLEY PRESENT** ST
18. **COD-23-02954**, Jason Cotte & Joan Kunstman, 4134 Hollis Ave, Port Charlotte - Affidavit of Non-Compliance - \$70.00 **JASON COTTE PRESENT** ST
19. **COD-24-00155**, Evelyn Balindan Bustinera AKA Evelyn Balindan Lindsey & Orlando Natal Rondon, 20348 Quesada Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 **EVELYN LINDSEY PRESENT** ST
20. **COD-23-01351**, Anthony Caputo L/E, 1 Clubhouse Rd, Rotonda West – Third Affidavit of Non-Compliance - \$5,970.00 JD
21. **COD-23-02126**, LMD GROUP INVESTMENTS CORP., 1922 Mississippi Ave, Englewood –Second Affidavit of Non-Compliance - \$7,167.50 JD
22. **COD-24-00463**, William Crawford, 8409 Truman St, Englewood – Affidavit of Non-Compliance - \$70.00 JD
23. **COD-24-00509**, Roger Jones & Shona Furlough, 11230 & 11234 Third Ave, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG

24. **COD-24-00512**, Roger Jones & Shona Furlough, 11219 Second Ave, Punta Gorda –
Second Affidavit of Non-Compliance - \$4,520.00 MG
25. **COD-24-02217**, Wayne Thibodeau & Rose Thibodeau, 5393 Swaying Palm Dr, Punta
Gorda – Affidavit of Non-Compliance - \$70.00 MG
26. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta
Gorda – Third Affidavit of Non-Compliance - \$70.00 SB
TERRY GARDNER & ERIK KLIEN PRESENT
27. **COD-16-02661**, Raymond Busbey & Sandra Busbey, 1393 Fireside St, Port Charlotte -
Sixteenth Affidavit of Non-Compliance - \$70.00 BD
28. **COD-23-00957**, Robert Lapietra & Melissa Lapietra, 1440 Upshaw Terrace, Port
Charlotte – Second Affidavit of Non-Compliance - \$70.00 BD
ROBERT LAPIETRA PRESENT

SPECIAL MAGISTRATE ROBERT BERNTSSON APPROVED ALL OTHER ANC'S AT 9:21AM

VII. NEW BUSINESS

- A. **COD-24-01941**, Alfredo Austria Jr & Susan Austria *, 21504 Dranson Ave, Port Charlotte
[Sections 3-2-115 & 3-9-33(e); & FBC Sections 105.4.1, 105.4.1.1, 105.4.1.2, 105.4.1.3,
105.4.1.4 & 110.3; & IPMC Sections 301.2, 302.7, 303.1, 303.2, 304.1 & 304.7] TJ

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 per day for each day the violation continues to exist.

- B. **COD-25-00063**, Colleen Marie O'Connor, 23289 Nancy Ave, Port Charlotte [Sections 3-
9-33(e) & 3-9-76] **JANE O'CONNOR 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 \$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.

- C. **COD-24-01649**, Joyce Bradley, 15460 Olive Circle, Punta Gorda [Sections 3-9-5(b), 3-
9-37(e) & 3-9-76; & FBC Section 105.1] **JOYCE BRADLEY PRESENT** MG

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- D. **COD-24-02010**, Scott Whitlow Trustee, 28400 Plato Dr, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] MG

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- E. **COD-24-02342**, Jean Exantus, 8361 or 8379 Alfred Blvd, Punta Gorda [Sections 3-9-5(b), 3-9-30(e); & FBC Sections 105.1, 105.4, 110.1 & 110.3] MG

DISMISSED FBC CODES 105.1, 105.4, 110.1 & 110.3

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 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.

- F. **COD-24-02352**, William Bokus, 3115 Sunny Harbor Dr, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 304.1.1, 304.2, 304.10 & 304.12] 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 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.

- G. **COD-24-02453**, Richard Carpenter Trustee, 3006 Sunny Harbor Dr, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] **RICHARD CARPENTER 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 per day for each day the violation continues to exist.

- H. **COD-25-00008**, Peter Phung, 335 Orchid Dr, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2, 302.7, 304.1, 304.2, 304.6, 304.9, 304.10, 304.13, 304.13.1 & 604.3] **WAYNE ROSE PRESENT** MG

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- I. **COD-25-00059**, Maria Trinidad & Corona Garcia, 15544 Orangeade Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(e) & 3-9-76; & FBC Section 105.1; & IPMC Section 304.13.2]
MARIA TRINIDAD PRESENT MG

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- J. **COD-25-00096**, Daniel Merriman & Linda Merriman, 15552 Orangeade Dr, Punta Gorda [Sections 3-9-5(b), 3-9-37(e), 3-9-76 & 3-9-79.1: & FBC Section 105.1] MG

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- K. **COD-23-02273**, Beth Wardell, 19 Golfview Place, Rotonda West [Sections 2-5-72, 3-9-33(e) & 3-9-76; & IPMC Sections 108.1, 108.1.5, 108.6, 110.1, 110.2, 110.3, 301.2, 302.7, 303.1, 304.1, 304.1.1, 304.6 & 304.7] JD

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- L. **COD-23-02869**, Margaret Marren, 7375 Quarry St, Englewood [Sections 3-9-5(b), 3-9-33(e)(c)(g); & FBC Section 105.1] **SHAWN MARREN 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 per day for each day the violation continues to exist.

- M. **COD-25-00097**, EQUITY TRUST COMPANY, 1616 New Point Comfort Rd, Englewood [Sections 3-9-33(e) & 3-9-76, 3-9-79.1; & 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]
FRANCIS RYAN PRESENT JD

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- N. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 304.1 & 304.1.1, 304.2, 304.7, 304.13, 304.13.1 & 304.13.2]
STEPHEN BJORK PRESENT JCM

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- O. **COD-25-00023**, Jean Caude Caroti, 22489 Lewiston Ave, Port Charlotte [IPMC Sections 301.2, 301.3 & 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 per day for each day the violation continues to exist.

- P. **COD-25-00293**, William Bailey, 257 Stebbins Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **WILLIAM BAILEY PRESENT** PD

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- Q. **COD-24-01166**, Jansen Ranier & Karen Conrath, 1309 Kingfisher Dr, Punta Gorda [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

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- R. **COD-25-00389**, Michael Skudera & Cathy Dison, 1388 Flamingo Dr, 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

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XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:18AM.

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, 2025.

Suzan Gowans
Suzan Gowans

04/04/25
Date Approved

NEXT MEETING DATE

May 7, 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.