

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 JULY 2, 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

AUGUST 6, 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-15-02774**, Maria Gabaldon, 3115 Newbury St, Port Charlotte – Seventeenth Affidavit of Non-Compliance - \$70.00 PD
2. **COD-22-00924**, Charles Fagundes III, 157 Barre Dr, Port Charlotte – Seventh Affidavit of Non-Compliance - \$14,051.63 PD
3. **COD-22-02091**, Mark Kiel & Donna Schwan, 144 Barre Dr, Port Charlotte – Sixth Affidavit of Non-Compliance - \$2,493.86 PD
4. **COD-24-00320**, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
5. **COD-24-01139**, SUPREME BUILDERS OF FL LLC, 111 Poinsettia Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 PD
6. **COD-20-02932**, Dale Carlson & Patricia Carlson, 21661 Augusta Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 JCM

7. **COD-23-01702**, Joyce Gadry, 21339 Austin Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 JCM
8. **COD-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$22,520.00 **CARLOS LARDONO PRESENT** JCM
CONTINUED UNTIL SEPTEMBER
9. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Affidavit of Non-Compliance - \$70.00 JCM
10. **COD-23-00058**, Pamela Baker, 8295 Pelican Rd, Englewood – Fourth Affidavit of Non-Compliance - \$70.00 JD
11. **COD-23-01877**, MaryJo Lee Trust, 2900 Tenth St, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
12. **COD-23-01906**, Carlen Macchiarolo, 2065 Mississippi Ave, Englewood – Third Affidavit of Non-Compliance - \$70.00 JD
13. **COD-23-02914**, Georgia Denise Johnson, 1490 Sanderling Dr, Englewood -Second Affidavit of Non-Compliance - \$4,520.00 JD
14. **COD-24-00516**, Marie Porter Revocable Trust, 2021 Laurel Rd, Englewood - Affidavit of Non-Compliance - \$8,323.52 JD
15. **COD-23-00887**, Neida Lopez, 29290 Clara Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 MG
16. **COD-24-00130**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
17. **COD-24-00422**, Marcos Antonio Ramos, 6627 Orange Blossom Ln, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
18. **COD-24-01029**, Stuart Cole, 6659 Orange Blossom Ln, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
19. **COD-24-01370**, QUIET REST RECOVERY TRUST, 6709 Villa View Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 MG
20. **COD-24-01735**, Shadeenah Bolden, 517 Hiram St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
21. **COD-24-02352**, William Bokus, 3115 Sunny Harbor Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
22. **COD-24-02453**, Richard Carpenter Trustee, 3006 Sunny Harbor Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **RICHARD CARPENTER PRESENT** MG
23. **COD-23-02301**, John Girardi, 15387 Orangeade Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB

24. **COD-24-01882**, Dale Case & Charlotte Gwyn Case, 6212 Safford St, Punta Gorda - Affidavit of Non-Compliance - \$70.00 SB
25. **COD-25-00008**, Peter Phung, 335 Orchid Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
26. **COD-25-00201**, Jacqueline Hyatt, 520 Cooper St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
27. **COD-21-02927**, Clifton McNealy & Gloria Blanding, 806 or 808 Burland St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 RM
28. **COD-23-00052**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 WW

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:12AM

VII. NEW BUSINESS

- A. **DV-25-00001**, Paul Lancelle, 510 Rio Villa Dr, Punta Gorda [Section 823.11(1)(b)1a] GG
ORDERED. The Respondent has been found in violation of the cited code sections and given 21 days from the date of the Order to remove the vessel and comply with Florida law. If the vessel has not been removed by the Respondent after 21 days, CCSO is authorized to remove or cause to remove any derelict vessel from the public waters of the state and to destroy said vessel. All costs incurred in the removal, destruction and disposal of the vessel are recoverable against the owner.
- B. **COD-23-02453**, Nebi Braka & Eldorada Braka, 674 McDill Dr, Port Charlotte, [FBC Sections 105.4 & 110.3] 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-23-02454** Nebi Braka & Eldorada Braka, 682 McDill Dr, Port Charlotte, [FBC Sections 105.4 & 110.3] 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 per day for each day the violation continues to exist.

- D. **COD-25-00448**, Travis Parke & Cristina Valle-Parke, 10313 Hallendale Dr or 15228 Appleton Blvd, Port Charlotte [Sections 3-5-91 & 3-9-100.3(d)] 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.

- E. **COD-25-00583**, Pamela Recicar & Steve Recicar, 1190 or 1198 March Dr, Port Charlotte [Sections 3-6-24, 3-9-5(b), 3-9-76 & 3-9-33(e); & FBC Section 105.1] GW

DISMISSING CODES 3-6-24 & 3-9-5(b); & FBC SECTION 105.1

STEVE RECICAR 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 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-25-00599**, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, 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 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.

- G. **COD-25-00601**, CORPORAL CIRCLE PROPERTIES LLC, 12440 Defender Dr, Port Charlotte [Sections 3-9-100.3(d) & 3-9-76] 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 \$100 per day for each day the violation continues to exist.

- H. **COD-25-00851**, Samuel Piazza, 11889 Xavier Ave, Port Charlotte [Section 3-9-5(b) & 3-9-33(e); & FBC Section 105.1; & IPMC Sections 301.2, 302.7 & 304.1.1.12] 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 per day for each day the violation continues to exist.

- I. **COD-25-01018**, Colleen Seuffert-Dietz, 1005 Haste Lane, Englewood [Sections 2-5-72, 3-9-33(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] 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 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.

- J. **COD-24-01971**, Alexander Mark & Irina Mark, 3151 Bunker Hill St, Port Charlotte [Section 3-9-33(e)] **ALEXANDER MARK PRESENT** VP

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.

- K. **COD-24-02558**, Gary Savich, 4106 Jeanette St, Port Charlotte [FBC Sections 105.4 & 110.3] 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.

- L. **COD-25-00520**, Anthony Cannady, 1319 Woodlawn Ave, Punta Gorda [Sections 3-9-37(e) & 3-9-76; & IPMC Section 302.7] SB

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-24-00902**, Glen Christopher & Austin Christopher, 4010 Michigan Dr, Punta Gorda [Section 3-9-5(b); & FBC Sections 105.1, 105.4 110.1 & 110.3] MG

AUSTIN CHRISTOPHER PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 45 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.

- N. **COD-25-00771**, WORLD WAR II VETERANS AND FAMILY TRUST, 6646 Villa View Dr, Punta Gorda [Sections 3-9-37(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 \$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.

- O. **COD-25-00848**, Jeffrey Canada & Amanda Canada, 7407 Gewant Blvd, Punta Gorda [Sections 3-9-30(e), 3-9-76 & 3-9-77] **JEFFREY CANADA 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. 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-23-02758**, Keith Powers & Sheila Powers, 1422 Sanderling 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] 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.

- Q. **COD-24-02397**, PEACE FOX LLC, 3301 or 3305 Peace River Dr, Punta Gorda [IPMC Sections 108.6, 301.2, 301.3 & 302.7] 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 \$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.

- R. **COD-25-00811**, Kathleen Jean Nadolny, 23279 Burlingame Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] 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.

- s. **COD-25-00976**, Cecilia Torre & Giacomo Torre, 14339 Pennykamp Ave, Port Charlotte
[Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] ST

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.

- T. **COD-25-00361**, VISION INVESTMENT FUND LLC, 221 Duxbury 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 per day for each day the violation continues to exist.

- U. **COD-24-01625**, RALPH HOEHNE & JOANNE HOEHNE, 4549 or 4569 Tamiami Trail,
Port Charlotte [Sections 3-9-42(e), 3-9-76, 3-5-91 & 3-9-100.3(d)(4)] DS

RALPH HOEHNE 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 \$500 per day for each day the violation continues to exist.

- v. **COD-24-01516**, OWEN GORMAN, 11281 or 11291 or 11301 Tamiami Trail, Punta
Gorda [Sections 3-9-42(e), 3-9-76 & 1-10-18] JC

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 \$500 per day for each day the violation continues to exist.

XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:22am.

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 July 2, 2025.

Suzan Gowans
Suzan Gowans

07/03/2025
Date Approved

NEXT MEETING DATE

August 6, 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.