

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, 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 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

SEPTEMBER 3, 2025

IV. OLD BUSINESS

V. CONFLICT CASES

PUO-24-00002, Dustin Dunnahoe & Brianna Dunnahoe, 1405 Sulstone Dr, Punta Gorda –
Second Affidavit of Non-Compliance - \$4,520.00 **DUSTIN DUNNAHOE PRESENT** GR

COD-23-03068, Nicholas Smith, 282 Tait Terrace, Port Charlotte [FBC Sections 105.4 & 110.3]
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.

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-24-02199**, Tram Jennifer TA, 365 Rio Vista Ave, Punta Gorda – Affidavit of Non-Compliance - \$70.00 GW
5. **COD-24-02520**, CARPENTER HOMES LLC, 8332 Walden St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 GW
6. **DOH-23-00017**, Tracy Blackburn, 2268 Collingswood Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 GR
7. **DOH-24-00015**, Leslie Spencer & Ernie Spencer, 2001 Barksdale St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
8. **DOH-24-00023**, Ashley Porter Irrevocable Trust, 12127 Maravilla Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GR
9. **COD-24-01325**, Roger Gromet, 4387 Lister St, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 PD
10. **COD-24-02112**, Janelle Welch, 462 Ridgewood St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
11. **COD-24-02194**, Pamela Ann Johnson, 156 Salem Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
12. **COD-25-00023**, Jean Claude Caroti, 22489 Lewiston Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
13. **COD-25-00307**, EZ STREET LLC, 340 Dalton Blvd, Port Charlotte -Affidavit of Non-Compliance - \$120.00 PD
14. **COD-25-00365**, PRATHER HOLDINGS LLC, 511 Sharon Circle, Port Charlotte - Affidavit of Non-Compliance - \$120.00 PD
15. **COD-25-00428**, Stephen Acken & Leigh Ann Acken, 3163 Iverson St, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
16. **COD-21-02465**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Tenth Affidavit of Non-Compliance - \$405.00 JCM
17. **COD-22-00125**, Jonathan Morgan, 21888 Felton Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 JCM
18. **COD-23-02692**, J. Alan Good & John Leslie Good, 111 Via Madonna, Englewood – Second Affidavit of Non-Compliance - \$50,528.42 **JOHN GOOD PRESENT** RM
19. **COD-24-01425**, Denny Olney & Stacy Olney, 11441 Willmington Blvd, Port Charlotte – Affidavit of Non-Compliance - \$17,640.94 **STACY OLNEY PRESENT** RM
20. **COD-24-01640**, Maryann Bodtke, 759 Baja Viejo, Englewood – Affidavit of Non-Compliance - \$2,364.17 RM

21. **COD-23-02082**, Karen Martin, 1120 Martha Place, Englewood – Affidavit of Non-Compliance - \$120.00 **KAREN MARTIN PRESENT** JD
22. **COD-22-01592**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$17,200.47 MG
23. **COD-24-00177**, Darryl Nickles, 1149 Taffy Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 MG
24. **COD-24-02099**, Tiago Santos, 33535 Walnut Dr, Punta Gorda - Affidavit of Non-Compliance - \$70.00 MG
25. **COD-25-00331**, Susan Avila-Callahan, 4300 Riverside Dr, Lot 123, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
26. **COD-25-00334**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
27. **COD-25-00483**, Neil Abrahamson & Janice Abrahamson, 5545 Sailfish Ct, Punta Gorda – Affidavit of Non-Compliance - \$70.00 MG
28. **COD-22-00256**, Franklin Grove Jr. & Ethel Grove, 15387 Mago Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 SB
29. **COD-23-01065**, Elmer Toth & Amilca Reyes, 15475 Mango Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 **AMILCA REYES PRESENT** SB
30. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - \$70.00 SB
TERRY GARDNER PRESENT ANC DISMISSED
31. **COD-23-02446**, Joseph Casey, 27182 San Pablo Dr or 13437 Sulky Dr, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
32. **COD-24-00556**, Lizdelia Pagan, 15420 Olive Circle, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
33. **COD-24-01326**, Lesvia Alonso Abstengo, 15441 Sunkist Dr, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 SB
34. **COD-25-00655**, Roy Poore & Rosie Rouland, 6200 Rumford St, Punta Gorda – Affidavit of Non-Compliance - \$70.00 SB
35. **COD-22-02016**, LAND AND LAWN LLC, 41390 and 41330 Cook Brown Rd, Punta Gorda – Third Affidavit of Non-Compliance - \$270.00 WW
RYAN DUGAN ESQ PRESENT
36. **COD-24-01108**, Tonya Marx, 18049 Cochran Blvd, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 WW
37. **COD-24-01228**, BELKAY CONSTRUCTION LLC, 1572 Faraday St, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 WW

38. **COD-18-00021**, Jose Gonzalez, 4143 Wood Duck, Port Charlotte – Fifth Affidavit of Non-Compliance - \$9,020.00 ST
39. **COD-18-01947**, Marisa Sinclair, 1112 Shearer St, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$70.00 ST
40. **COD-24-01285**, Michael Edwin Denis Trustee, 194 Seagrape St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
41. **COD-24-02235**, Julio Jimenez, 655 Rutland Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 ST
42. **COD-23-02519**, John Bylaska & Sandra Bylaska, 13383 Commonwealth Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 YF
43. **COD-23-01665**, Brian Campbell & Pharon Vaicaitis a/k/a Pharon Campbell & Jaclyn Campbell, 22293 Adorn Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - \$70.00 BD

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 10:11AM

VII. NEW BUSINESS

- A. **COD-25-00048**, Arkadiy Smygov, 7479 and 7487 Castleberry Terrace, Englewood [Sections 3-5-91, 3-9-100.3(d), 3-5-268 & 3-9-76] GW
CODES 3-5-91, 3-9-100.3(d) and 3-5-268 DISMISSED
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.
- B. **DOH-25-00003**, Charles King, 2410 Whisperlow St, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] 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 \$50 per day for each day the violation continues to exist.
- C. **DOH-25-00005**, James Reed & Linda Reed, 2452 Auburn Blvd, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(3)] 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 \$50 per day for each day the violation continues to exist.

- D. **COD-25-00364**, Beverly Caudill, 3214 Ames St, Punta Gorda [Sections 3-9-33(e), 3-9-76 & 3-9-5(b): & FBC Section 105.1] 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 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.

- E. **COD-25-00791**, David Brown, 1527 Hickory Ave, Punta Gorda [Sections 3-9-37(e) & 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] 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.

- F. **COD-25-01044**, Kenneth Clark & June Clark, 11227 or 11231 Second Ave, Punta Gorda [Sections 3-9-33(e) & 3-9-76] SB

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-25-01064**, Leslie Pasho, 26492 or 26496 Hapsburg Rd, Punta Gorda [Sections 3-9-33(e) & 3-9-76] SB

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-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda [Sections 3-5-91, 3-9-5(b), 3-9-30(e), 3-9-76 & 3-9-100.3(d); & 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.

- I. **COD-25-00756**, Monica Marcos & Jefferson Marcos, 8224 Swiss Blvd, Punta Gorda [Section 3-5-91, 3-9-5(b), 3-9-30(e), 3-9-76 & 3-9-100.3(d); & 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.

- J. **COD-24-02080**, Algie Pruett IV & Brett Pruett, 59 Rotonda Circle, Rotonda West [FBC Sections 105.4 & 110.3 & IPMC Sections 108.1.1, 301.2, 302.7, 303.1, 304.1.1(3)(8), 304.2 & 304.6] 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 per day for each day the violation continues to exist.

- K. **COD-24-02083**, Mikhail Pritykin, 105 Opal Dr, Rotonda West [Sections 2-5-72, 3-9-33(e) & 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-24-02465**, Dorene Smith Trustee, 129 Swan Dr, Rotonda West [IPMC Sections 108.6, 301.2, 302.7, 303.1 & 304.1] 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 per day for each day the violation continues to exist and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

- M. **COD-25-00931**, Gertrude Dorman, 2121 Carnac St, 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.

- N. **COD-25-00635**, Richard Andrews, 1346 Pocket Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] **RICHARD ANDREWS PRESENT** ST

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 \$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.

- O. **COD-25-00858**, Joseph Shepherd, 396 Berthoud St, Port Charlotte [Sections 3-5-91, 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & FBC Section 105.1] ST

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-25-01211**, Viridiana Delafuente & Rigberto Guittierez, 17173 Hillsborough Blvd, Port Charlotte [Sections 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 \$100 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.

- Q. **COD-25-00850**, Long Hui Chen & Xiao Tong Lin, 3538 Pinetree St, Port Charlotte [IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 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 \$50 per day for each day the violation continues to exist.

- R. **COD-25-01131**, Charles Fagundes III, 157 Barre Dr, Port Charlotte [FBC Sections 406.2.2.1 & 406.2.4; & 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, 505.4, 601.2, 604.3, 604.3.2 & 604.3.2.1] 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.

- s. **COD-25-00910**, Rory Knutson, 2337 Wiley St, Port Charlotte [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & 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. 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-25-01203**, Bernardino Estrada, 21055 Gertrude Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] 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.

- u. **COD-25-00251**, Erika Pan-Szegedi, 14126 Chamberlain Blvd, Port Charlotte [Sections 3-6-26, 3-6-24, 3-6-35.3 & 3-6-35.8] 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.

- v. **COD-24-01354**, Trevor Wheeler, 15290 Addax Ave, Port Charlotte [IPMC Sections 301.2, 302.7, 304.7, 304.10, 304.1, 304.1.1, 304.6 & 304.2] 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 per day for each day the violation continues to exist.

- w. **COD-24-01884**, Patricia Duburg, 6329 Oriole Blvd, Englewood [Sections 3-9-37(e) & 3-9-76] RM

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.

- x. **COD-24-02057**, David Burris, 7523 Ratan Circle, Port Charlotte [Section 3-9-5(b); & 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 per day for each day the violation continues to exist.

- y. **COD-25-00385**, Robert Bock, 1306 Ibis 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, 304.1, 304.1.1, 304.2, 304.7, 304.13 & 304.15] 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. 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-25-00387**, Michael Skudera & Cathy Dison, 1273 Ibis 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, 304.1, 304.1.1 & 304.7] RM

MICHAEL SKUDERA PRESENT

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 60 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-25-00904**, Donald Smith & Dena Feima, 308 Sweetwater Dr, Rotonda West [Sections 3-9-33(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, 303.1, 303.2, 304.1 & 304.1.1] 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. 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-25-01019**, Clarence Hovey II, 2061 Georgia Ave, Englewood [Sections 2-5-72 & 3-9-33(e); & 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] **CLARENCE HOVEY PRESENT** RM

ORDERED. The County recommends the Respondent be found in violation of the cited code sections and given 60 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.

cc. **COD-25-01289**, John Supsinskas, 1272 Kingfisher Dr, Englewood [Sections 3-9-37(e) & 3-9-76; & IPMC Sections 301.2, 301.3, 302.7 & 304.1] 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. 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.

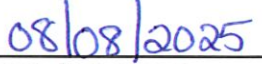
XII ADJOURNMENT

SPECIAL MAGISTRATE DEREK ROONEY ADJOURNED THE HEARING AT 11:21am.

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


Date Approved

NEXT MEETING DATE
September 3, 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.