

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 OCTOBER 1, 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 BERNTSSON 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

NOVEMBER 5, 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-23-02453**, Nebi Braka & Eldorada Braka, 674 McDill Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
2. **COD-23-02454**, Nebi Braka & Eldorada Braka, 682 McDill Dr, Port Charlotte – Affidavit of Non-Compliance - \$70.00 GW
3. **COD-22-01544**, Brock Houser & Erin Houser, 14350 Burnt Store Rd, Punta Gorda – Fourth Affidavit of Non-Compliance - \$120.00 TJ
4. **COD-24-02022**, Kevin Parrillo, 2074 or 2078 Highlands Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 TJ
5. **COD-23-02506**, Jean Guillaume, 22545 Utica Ave, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 PD
6. **COD-23-02751**, Robert Unger, 3333 Port Charlotte Blvd, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD

7. **COD-24-00320**, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Fifth Affidavit of Non-Compliance - \$4,520.00 PD
8. **COD-24-00589**, Jorge Simon, 742 S. Ellicott Circle, Port Charlotte –Third Affidavit of Non-Compliance - \$70.00 **JORGE SIMON PRESENT** PD
9. **COD-24-01139**, SUPREME BUILDERS OF FL LLC, 111 Poinsettia Circle, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 PD
10. **COD-21-02465**, Yefim Botvinnik & Yulia Levitski, 22043 Hernando Ave, Port Charlotte – Eleventh Affidavit of Non-Compliance - \$540.00 JCM
11. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Sixth Affidavit of Non-Compliance - \$120.00 JCM
12. **COD-23-01702**, Joyce Gadry, 21339 Austin Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 JCM
13. **COD-23-01923**, GENZEN INC, 21496 Holdern Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$270.00 **CARLOS LINDON PRESENT** JCM
14. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 JCM
15. **COD-24-00888**, Wayne Kevin Manning & Lorraine Manning, 15682 Aron Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 RM
16. **COD-24-00955**, Randall Dumas & Trixi Dumas, 12294 Clarendon Ave, Port Charlotte – Affidavit of Non-Compliance - \$6,066.90 **RANDALL DUMAS PRESENT** RM
17. **COD-24-00971**, Randall Dumas & Trixi Dumas, 12285 Gulfstream Blvd, Port Charlotte – Affidavit of Non-Compliance - \$6,066.90 **RANDALL DUMAS PRESENT** RM
18. **COD-23-02912**, Edna Johnson, 1423 Seagull Dr, Englewood – Third Affidavit of Non-Compliance - \$19,932.02 JD
19. **COD-23-02976**, Michael Bassilotto, 424 Camino Real, Englewood – Second Affidavit of Non-Compliance - \$4,520.00 JD
20. **COD-24-00626**, 1900 WISCONSIN AVENUE LLC, 2000 Wisconsin Ave, Englewood - Second Affidavit of Non-Compliance - \$9,020.00 JD
21. **COD-23-00992**, Wayne Thibodeau & Russell Thibodeau, 5400 Swaying Palm Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - \$270.00 MG
22. **COD-23-02007**, Karl Brown Jr., 4349 Riverside Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 MG
23. **COD-24-00960**, 6701 VILLA VIRW CITRUS TRUST, 6701 Villa View Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$120.00 MG

24. **COD-24-02002**, Edgar Alejo, 7373 Sweeden Blvd, Punta Gorda – Affidavit of Non-Compliance - \$70.00 ERIC MG
25. **COD-24-02161**, US 17 PUNTA GORDA 4827 DUNCAN RD TRUST, 4827 Duncan Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$9,020.00 MG
26. **COD-23-00128**, VN ASSOCIATION LLC, 22517 Elmira Blvd or 3420 Beacon Dr, Port Charlotte – Second Affidavit of Non-Compliance - \$9,020.00 WW
27. **COD-23-00009**, Kevin Kupper, 1067 Riggs St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 BD
28. **COD-23-01396**, UNIQUE PAINTING INVESTMENTS LLC, 3360 Peace River, Punta Gorda – Fourth Affidavit of Non-Compliance - \$120.00 BD
29. **COD-24-01809**, Kathlyn Gates, 22143 Montrose Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 BD
30. **COD-24-02397**, PEACE FOX LLC, 3301 Peace River Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 BD
31. **COD-25-00931**, Gertrude Dorman, 2121 Carnac St, Port Charlotte – Affidavit of Non-Compliance - \$70.00 BD
32. **COD-24-00747**, Stephen Dufresne II, 17421 Sabrina Circle, Port Charlotte – Affidavit of Non-Compliance - \$70.00 VP

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:11AM. OPENED UP AGAIN AT 9:34AM. CLOSED AT 9:39AM.

VII. NEW BUSINESS

- A. **COD-24-02004**, GULF COAST WAREHOUSING LLC, 7630 Sawyer Circle, Port Charlotte [Section 3-9-42(g); & 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 \$100 per day for each day the violation continues to exist.

- B. **COD-24-01990**, Rajat Gupta & Anita Gupta, 6030 Rum Cove Dr, Placida [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.

- C. **COD-25-00646**, Christine Mamalis, 2050 Maryland Ave, Englewood [Sections 3-9-37(e), 3-9-76 & 3-9-79.1] JD

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.

- D. **COD-25-01474**, Kip Harper, 3911 Conway Blvd, Port Charlotte [IPMC Sections 301.2 & 303.1] 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 \$50 for each day the violation continues to exist.

- E. **COD-25-01312**, JB Jones Jr., 2525 Starlite Lane, Port Charlotte [IPMC Sections 301.2, 304.1, 304.1.1 & 304.2] 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.

- F. **COD-25-01325**, William Stuart, 3397 Edgehill Terrace, Port Charlotte [IPMC Sections 304.1, 304.1.1, 304.2, 304.7 & 304.13] 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.

- G. **COD-25-01326**, Kristeen Adams, 22323 Hernando Ave, Port Charlotte [IPMC Sections 304.1, 304.1.1, 304.2 & 304.7] 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.

- H. **COD-25-00766**, David Mack & Melissa Linger, 17450 White Water Court, Punta Gorda [Sections 3-5-485 & 3-5-481] WW

ORDERD. 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-25-01110**, Daniel Janicki & Jacqueline Janicki, 18369 Hottel Circle, Port Charlotte [Sections 3-9-33(e) & 3-9-76] **JACQUELINE JANICKI 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 \$250 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.

- J. **COD-24-00987**, Christopher Masterson, 13511 Santa Rosa Ave, Port Charlotte [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] 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 for each day the violation continues to exist.

- K. **COD-25-00649**, ORMAIR INVESTMENTS LLC, 15504 Greenwood Ave, Port Charlotte [Sections 3-9-33(e) & 3-9-76] YF

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.

- L. **COD-25-01020**, Michael Jeffrey Land, 10593 Ayear Rd, Port Charlotte [Sections 3-6-24, 3-5-91, 3-9-100.3(d), 3-9-33(e), 3-9-76 & 3-79.1] 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 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-25-01085**, ANDREW JAMES DEVELOPMENT LLC, 8616 Agate St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] YF

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.

- N. **COD-25-01249**, ANDREW JAMES DEVELOPMENT LLC, 8608 Agate St, Port Charlotte [Sections 3-9-33(e) & 3-9-79.1] YF

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-25-01494**, Jill Donohoo, 7578 Silage Circle, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] 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 for each day the violation continues to exist.

- P. **COD-24-02316**, Neubel Lazo & Yaimara Arencibia, 16095 Arilia Dr, Punta Gorda [Section 3-9-5(b); & FBC Section 105.1] MG

NEUBEL LAZO & YAIMARA ARENCIBIA 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 for each day the violation continues to exist.

- Q. **COD-25-01379**, Umit Ozturk, 610 Burning Tree Lane, Punta Gorda [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 302.7] 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.

- R. **COD-25-01546**, Richard Coronado, 5169 Dalewood St, Punta Gorda [Sections 3-9-33(e) & 3-9-76] **RICHARD CORONADO PRESENT** 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.

- s. **COD-24-02062**, Tyler Wampler, 6107 Grandeur St, Englewood [Sections 3-6-24, 3-9-33(e), 3-9-76 & 3-9-79.1] **DISMISS CODE 3-6-24** 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.

- T. **COD-25-01472**, Thomas Badovinac & Sandra Walda, 10513 Oceanspray Blvd, Englewood [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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.

XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 10:08AM.

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 October 1, 2025.

Suzan Gowans
Suzan Gowans

10/01/25
Date Approved

NEXT MEETING DATE
November 5, 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.