

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 1, 2026

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 6, 2026

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-23-02317**, John Res, 1551 or 1555 Belasco Court, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 GW
2. **DOH-24-00012**, Robert Norris & Ethel Pierce, 2088 Barksdale St, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 SB
3. **COD-24-00555**, Alan Leitschuh, 834 Conreid Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
4. **COD-24-01139**, SUPREME BUILDERS OF FL LLC, 111 Poinsettia Circle, Port Charlotte – Fourth Affidavit of Non-Compliance - \$120.00 PD
5. **COD-25-00023**, Jean Claude Caroti, 22489 Lewiston Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 PD
6. **COD-25-01990**, Mary Kay Hawkshead, 111 Rodgers Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD

7. **COD-25-02446**, Carol Whiteman, 22522 Troy Ave, Port Charlotte – Affidavit of Non-Compliance - \$70.00 PD
8. **COD-25-02455**, HARTFORD DRIVE LAND TRUST #639, 639 Hartford Dr, Port Charlotte – Affidavit of Non-Compliance - \$120.00 PD
9. **COD-24-00897**, William Shenk, 480 S. Gulf Blvd, Placida – Affidavit of Non-Compliance - \$70.00 JD
10. **COD-24-02080**, Algie Pruett IV & Brett Pruett, 59 Rotonda Circle, Port Charlotte – Second Affidavit of Non-Compliance - \$9,0200.00 JD
11. **COD-24-00491**, Stephanie Diaz-Sharp, 30168 Cedar Rd, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 **STEPHANIE DIAZ-SHARP PRESENT** MG
12. **COD-24-02072**, Eugene Fichter Estate., 16305 Ridgewood Court, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
13. **COD-24-02453**, Richard Carpenter Trustee, 3006 Sunny Harbor Dr, Punta Gorda – Third Affidavit of Non-Compliance - \$70.00 MG
14. **COD-25-02212**, KARL BROWN JR., 4349 Riverside Dr, Punta Gorda – Affidavit of Non-Compliance - \$120.00 MG
15. **COD-23-00128**, VN ASSOCIATION LLC, 22517 Elmira Blvd or 3420 Beacon Dr, Port Charlotte – Third Affidavit of Non-Compliance - \$120.00 WW
16. **COD-24-01108**, Tonya Marx, 18049 Cochran Blvd, Port Charlotte - Third Affidavit of Non-Compliance - \$70.00 WW
17. **COD-24-01017**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte– Second Affidavit of Non-Compliance - \$9,485.01 VP
18. **COD-24-01424**, Richard Zimmerman Jr., 2230 Taunt St, Port Charlotte – Second Affidavit of Non-Compliance - \$4,520.00 VP
19. **COD-24-01809**, Kathlyn Gates, 22143 Montrose Ave, Port Charlotte – Third Affidavit of Non-Compliance - \$70.00 BD
20. **COD-25-01685**, Carlos Christies & Jeanette Christies, 378 Porto Alegre St, Punta Gorda – Second Affidavit of Non-Compliance - \$4,520.00 BD
21. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - \$120.00 DW
22. **COD-24-02551**, Stephen Bjork, 2208 Lee Terrace, Port Charlotte – Fourth Affidavit of Non-Compliance \$70.00 DW
23. **COD-24-00813**, Jon Rekdal, 4340 Garden Rd, Port Charlotte – Affidavit of Non-Compliance - \$70.00 HN

- 24. **COD-23-01683**, Terry Gardner & Jacqueline Gardner, 24449 Jean La Fitte Blvd, Punta Gorda – Fifth Affidavit of Non-Compliance - \$4,520.00 WS
- 25. **COD-23-01738**, KARLA PINA, 2635 Placida Rd, Englewood – Fourth Affidavit of Non-Compliance - \$120.00 GR

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:11AM.

VII. NEW BUSINESS

- A. **DV-26-00001**, Artem Korzhuk, 35810 Hilnick 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-25-02479**, Pierson Pelletier, 3423 or 3431 or 3439 or 3447 Jewel St, Port Charlotte [Sections 3-5-91 & 3-9-100.3(d)] **PIERSON PELLETIER PRESENT** 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-25-01345**, David Heno, 1905 Union Ave, Punta Gorda [Sections 3-9-34(e) & 3-9-76; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5(3), 108.6, 110.1, 110.3, 301.2 & 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.
- D. **DOH-25-00017**, Brendan Larsen, 11432 Poplin Ave, Unit A or B, Englewood [Section 3-8-256(c)(1), (c)(2) & (c)(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.

- E. **DOH-25-00022**, John St Pierre, 5348 Palangos Dr, Punta Gorda [Section 3-8-256(c)(1), (c)(2) & (c)(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.

- F. **DOH-25-00028**, FKH SFR PROPCO I LP, 2137 Como St, Port Charlotte [Section 3-8-256(c)(1), (c)(2) & (c)(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.

- G. **COD-23-01843**, Dexter Pereira, 4087 Conestoga St, Port Charlotte [Sections 3-6-24 & 3-6-30] 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.

- H. **COD-25-00754**, Robert Dolina, Anna Middeldorf & Tammy Hoffman, 30045 Beech Rd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & 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-25-01965**, Denny Acosta & Elsa Acosta, 6517 Alan Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-30(f)(32)] **DENNY ACOSTA 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.

- J. **COD-25-00955**, Timothy Lyons, 1952 Winchester Ave, Englewood [Sections 2-5-72, 3-9-37(e), 3-9-76 & 3-9-79.1] **DISMISSED CODE 2-5-72** JD
TIMOTHY LYONS PRESENT

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-26-00028**, Miriam Roth, 9181 Griggs Rd, Unit 32 or 32 Emerald St, Englewood [Sections 3-9-35(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.

- L. **COD-26-00030**, Thomas Edwards & Carie Beth Facenda, 9181 Griggs Rd, Unit 39 or 39 Amber St, Englewood [Sections 3-9-35(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] **THOMAS EDWARDS PRESENT** JD

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- M. **COD-26-00031**, Jeffery McCord & Bethany McCord Trustees, 9181 Griggs Rd, Unit 54 or 54 Crystal St, Englewood [Sections 3-9-5(b), 3-9-35(e) & 3-9-76; & FBC Section 105.1; & 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] JD

JEFFERY MCCORD & BETHANY MCCORD 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. 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-26-00033**, David Stahl, 9181 Griggs Rd, Unit 49 or 49 Amber St, Englewood [Sections 3-9-35(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.

- o. **COD-26-00048**, Joseph Jenkins & Cathy Jenkins, 9181 Griggs Rd, Unit 60 or 60 Jade St, Englewood [Sections 3-9-35(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.

- p. **COD-26-00049**, Thomas Edwards & Brenda Edwards, 9181 Griggs Rd, Unit 52 or 52 Amber St, Englewood [Sections 3-9-5(b), 3-9-35(e) & 3-9-76; & FBC Section 105.1; & 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] JD

THOMAS EDWARDS & BRENDA EDWARDS PRESENT

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- q. **COD-25-02396**, 1K PEDREROS INVESTMENT LLC, 5372 Lambright Dr or 5480 Gillot Blvd, Port Charlotte [Sections 2-5-72, 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Sections 3307.1 & 3304.1] 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 \$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.

- r. **COD-25-02206**, Rhonda Adams, 23078 Bayshore Rd, Port Charlotte [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, 601.2, 604.3, 604.3.2 & 304.3.2.1] 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 \$50 for each day the violation continues to exist.

- s. **COD-26-00114**, Delroy Wint & Rasheeda Wint, 3387 Idlewild St, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 302.7] PD
DELROY WINT 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. 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-24-01833**, Randall Dixon, 7202 Maguire Lane, Englewood [Sections 2-5-72, 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Sections 301.2 & 304.6] RM
RANDALL DIXON 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. 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-25-02023**, COPART OF CONNECTICUT INC, 39450 or 39550 Bermont Rd, Punta Gorda [Sections 1-10-18, 3-9-30(e) & 3-9-5(b); & FBC Section 105.1] JC
TERRY CRAMER 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 \$100 for each day the violation continues to exist.
- v. **COD-25-02185**, Andrey Smentyna, 291 or 283 Camrose St, Port Charlotte [Sections 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & FBC Sections 105.1 & 111.1] HN
ANDREY SMENTYNA 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. 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.
- w. **COD-25-02554**, NATIONSTAR MORTGAGE LLC, 655 Rutland Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1; & IPMC Section 301.2 & 304.7] HN
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.

- x. **COD-25-02584**, Ronald Fisher, 19972 Kennilworth Blvd, Port Charlotte [Sections 3-9-33(e), 3-9-5(b), 3-9-72, 3-9-76, 3-9-77 & 3-9-79.1; & FBC Section 105.1] HN

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- y. **COD-23-00261**, Michael Ott & Teresa Ott, 2210 Brookwood Dr, Englewood {sections 3-9-5(b), 3-6-30 & 3-6-24(a)1; & FBC Section 105.1] WW

MICHAEL OTT 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.

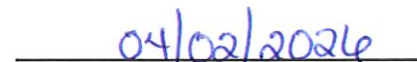
XII ADJOURNMENT

SPECIAL MAGISTRATE ROBERT BERNTSSON ADJOURNED THE HEARING AT 11:06AM.

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, 2026.


Suzan Gowans


Date Approved

NEXT MEETING DATE
May 6, 2026

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.