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 SEPTEMBER 2, 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 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**
October 7, 2026

IV. **OLD BUSINESS**

V. **CONFLICT CASES**

COD-25-00234, Jeffery Bisgrove Trustee, 12196 or 12204 N. Access Rd, Port Charlotte– Second Affidavit of Non-Compliance - $9,0200.00 GR

COD-26-00492, Mark Clark & Cheryl Clark Trustee, 420 Green Dolphin Blvd S., Placida [Sections 3-6-24, 3-6-26, 3-6-35.8 & 3-6-35.3] 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. 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.

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-24-02039**, Kevin Parrillo, 2050 or 2054 Highlands Rd, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 GW

2. **COD-25-02424**, Deborah Devine & Mark Devine, 5399 Ashwood Rd, Port Charlotte – Second Affidavit of Non-Compliance - $4,520.00 **MARK DEVINE PRESENT** GW

3. **COD-26-00922**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda – Affidavit of Non-Compliance - $520.00 GW

4. **COD-24-01218**, William Freyer & Taylor Freyer, 7474 or 7492 Alfred Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 TJ

5. **PUO-23-00004**, John Suiter & Joyce Suiter, 471 Bocilla Dr, Placida – Eighth Affidavit of Non-Compliance - $70.00 SB

6. **COD-18-00254**, Robert Gannon, 4386 Sibley Bay St, Port Charlotte – Sixteenth Affidavit of Non-Compliance - $70.00 PD

7. **COD-24-02128**, Juiliana Ildiko Udvardy, 22433 Lewiston Ave, Port Charlotte – Fourth Affidavit of Non-Compliance - $70.00 **JUILIANA ILDIKO UDVARDY PRESENT** PD

8. **COD-23-00992,** Wayne Thibodeau & Russell Thibodeau, 5400 Swaying Palm Dr, Punta Gorda – Seventh Affidavit of Non-Compliance - $270.00 MG

9. **COD-24-00959**, Jeffrey Eugene Baily, 6638 Orange Blossom Lane, Punta Gorda – Fifth Affidavit of Non-Compliance - $4,520.00 MG

10. **COD-24-01029**, Stuart Cole, 6659 Orange Blossom Lane, Punta Gorda – Fifth Affidavit of Non-Compliance - $4,520.00 MG

11. **COD-24-01350**, David Weaver, 5718 Swaying Palm Dr, Punta Gorda – Second Affidavit of Non-Compliance - $4,520.00 MG

12. **COD-24-02161**, US17 PUNTA GORDA SWWS 4827 DUNCAN RD TRUST, 4827 Duncan Rd, Punta Gorda – Fifth Affidavit of Non-Compliance - $9,020.00 MG

13. **COD-24-02217,** Wayne Thibodeau & Rose Thibodeau**,** 5393 Swaying Palm Dr, Punta Gorda – Fifth Affidavit of Non-Compliance - $4,520.00 MG

14. **COD-25-00334**, Charlie Vu H Dinh, 29124 Orva Dr, Punta Gorda - Fourth Affidavit of Non-Compliance - $70.00 MG

15. **COD-25-00771**, WORLD WAR II AND FAMILY 6646 TRUST, 6646 Villa Dr, Punta Gorda – Fourth Affidavit of Non-Compliance - $120.00 MG

16. **COD-25-01657**, June Roberta Laroe Life Estate, 5951 Sabalwood Dr, Punta Gorda – Third Affidavit of Non-Compliance - $295.00 MG

17. **COD-25-02093**, Don Broman, 6150 Golf Course Blvd, Punta Gorda – Second Affidavit of Non-Compliance - $20,925.23 MG

18. **COD-25-02449**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda – Second Affidavit of Non-Compliance - $4,520.00 MG

19. **COD-25-02501**, Jack Davis & David Davis, 4602 Knollwood Dr, Punta Gorda – Second Affidavit of Non-Compliance - $4,520.00 MG

20. **COD-26-00928**, NEIDA LOPEZ, 29290 Clara Dr, Punta Gorda – Affidavit of Non-Compliance - $120.00 MG

21. **COD-26-01086**, Nichole Tindall, 6452 Austrian Blvd, Punta Gorda – Affidavit of Non-Compliance $270.00 MG

22. **COD-22-00837**, John Tracey & Elizabeth Melton, 22440 Hernando Ave, Port Charlotte – Seventh Affidavit of Non-Compliance - $70.00 DW

23. **COD-24-01995**, Ronald Kocsi & Geraldine Kocsi, 2572 Starlite Lane, Port Charlotte – Affidavit of Non-Compliance - $70.00 DW

24. **COD-25-01941**, NEXTGEN INVESTORS GROUP LLC, 22124 Belinda Ave, Port Charlotte – Affidavit of Non-Compliance - $120.00 DW

25. **COD-26-00790**, TARALA DEVELOPMENT LLC, 21098 Glendale Ave, Port Charlotte – Affidavit of Non-Compliance - $120.00 DW

26. **COD-22-00288**, Erik Konald & Jennifer Konald, 98 Statler St, Port Charlotte – Seventh Affidavit of Non-Compliance - $70.00 HN

27. **COD-24-01445**, YURIEN AVILA & LIDICES AVILA, 17419 or 17427 Abbott Ave, Port Charlotte – Second Affidavit of Non-Compliance - $9,020.00 JCM

28. **COD-25-00759**, Donald Dacko, 4040 Dotham St, Port Charlotte – Affidavit of Non-Compliance - $70.00 VP

29. **COD-23-00052**, Sergey Prokopets, 9057 or 9065 Avalon Ave, Englewood – Fourth Affidavit of Non-Compliance - $70.00 WW

30. **COD-23-02072**, Richard Miller, Harold Miller & Barbara Miller, 12220 Benham Ave, Port Charlotte – Fifth Affidavit of Non-Compliance - $4,520.00 WW

31. **COD-24-00260**, Juan Miguel Gonzalez, 5993 Sabalwood Dr, Punta Gorda – Second Affidavit of Non-Compliance - $4,520.00 WW

32. **COD-24-01228**, BELKAY CONSTRUCTION LLC, 1572 Faraday St, Port Charlotte – Fourth Affidavit of Non-Compliance - $120.00 WW

33. **COD-25-00251**, Erika Pan-Szeged, 14126 Chamberlain Blvd, Port Charlotte – Affidavit of Non-Compliance - $70.00 WW

34. **COD-26-00326**, GUPPY DEVELOPMENT LLC, 9070 Burnt Store Rd, Punta Gorda – Affidavit on Non-Compliance - $120.00 WW

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:10AM.

VII. NEW BUSINESS

A. **COD-25-02118**, Kenneth Sloan, 28285 N. Twin Lakes Dr, Punta Gorda [Sections 3-9-34(e), 3-9-76 & 3-9-79.1] 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.

B. **COD-25-00960**, M KLISS LLC, 1953 Winchester Ave, Englewood [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 $100 for each day the violation continues to exist.

C. **COD-25-02276**, David Deakin & Robyn Deakin, 22055 Marshall Ave, Port Charlotte [Section 3-9-5(b); & FBC Sections 105.1, 105.4 & 110.3] DW

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.

D. **COD-26-01770**, Heinz Joseph Gerstl, 22456 Hernando Ave, Port Charlotte [Section 3-9-5(b); & FBC Section 105.1] DW

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-26-01029**, John Dedeus Sabino Sr. & John Dedeus Sabino Jr., 924 Bowman Terrace, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] HN

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F. **COD-26-01388**, Geniffer Holdsworth, Danielle Bachert & Janice Keeney, 320 Yorkshire St, Port Charlotte [Sections 3-9-33(e) & 3-9-69] HN

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-25-02413**, Keith Koby, 8461 Gewant Blvd, Punta Gorda [Sections 3-9-30(e) & 3-9-76] **KEITH KOBY 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 $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-24-02411**, CHRISTO CHRISTODOULOU & US AFFORDABLE HOMES INC, 32091 Washington Loop Rd, Punta Gorda [Sections 3-5-94, 3-5-95, 3-5-478 & 3-9-5(b); & FBC Sections 105.1, 3307.1 & 3304.1] WW

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.

I. **COD-25-01001**, Tina Rossi, 6167 Gillot Blvd, Port Charlotte [Sections 3-6-30, 3-6-24(a) & 3-6-35.3] **TINA ROSSI & ROBERT PRIEST PRESENT** 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. 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-26-01273**, ECO SOLAR COMPANY LLC, 221 Dorman St, Port Charlotte [Sections 3-6-26, 3-6-35.8, 3-5-94, 3-5-95(b) & 3-5-98; & FBC Section 105.1] 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 $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.

K. **COD-25-01812**, ASC GLOBAL INC, 2385 Pappas Terrace, Port Charlotte [Sections 3-9-33(e), 4-4-26(a)(10); & FBC Section 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.

L. **COD-26-00338**, FLIPPINGHOUSE LLC, 9317 Hialeah Terrace, Port Charlotte [Sections 3-9-33(e) & 4-4-26(a)(10); & FBC Section 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.

M. **COD-26-00903**, ROCA DGC INVESTMENTS LLC, 10459 Sunbury Dr, Port Charlotte [Section 3-9-33(e); & 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.

N. **COD-26-00907**, A-LAKE INVESTMENTS LLC, 13410 Appleton Blvd, Port Charlotte [Sections 3-9-33(e) & 4-4-26(a)(10); & FBC Sections 3304.1 & 3307.1] 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.

O. **COD-26-01317**, Kenneth Sloan, 3229 Montgomery Dr, 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 $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-26-01295**, Christina Ngoc Chau, 561 Sharon Circle, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 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 $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 9:36AM.

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 September 2, 2026.

Suzan Gowans
Suzan Gowans

09/02/2026
Date Approved

NEXT MEETING DATE
October 7, 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.