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 7, 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
November 4, 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-23-00419**, Miliki Wilkinson, 1352 or 1356 or 1360 Danilova Dr or 1373 or 1377 Flodden Dr or 27156 or 27172 Amsterdam Dr, Punta Gorda – Seventh Affidavit of Non-Compliance - $70.00 TJ

2. **COD-24-02182**, Ford Nguyen, 3137 Conway Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - $4,520.00 TJ

3. **COD-24-02199**, Tram Jennifer Ta, 365 Rio Vista Ave, Punta Gorda – Fourth Affidavit of Non-Compliance - $4,520.00 TJ

4. **COD-24-01955**, Jesus Ponce, 870 Columbia St, Port Charlotte – Fourth Affidavit of Non-Compliance - $4,520.00 GR

5. **COD-24-02004**, GULF COAST WAREHOUSE LLC, 7630 Sawyer Circle, Port Charlotte – Second Affidavit of Non-Compliance - $9,020.00 GR

6. **COD-24-02520**, CARPENTER HOMES LLC, 8332 Walden St, Port Charlotte – Fourth Affidavit of Non-Compliance - $9,020.00 GR

7. **COD-25-00448**, Travis Parke & Cristina Valle-Parke, 10313 Hallendale Dr or 15228 Appleton Blvd, Port Charlotte – Fourth Affidavit of Non-Compliance - $4,520.00 GR

8. **COD-23-02193,** Mark Schmitt, 11406 or 11410 Second Ave, Punta Gorda – Fifth Affidavit of Non-Compliance - $4,520.00 **MARK SCHMITT PRESENT** GR

9. **DOH-24-00012**, Robert Norris & Ethel Pierce, 2088 Barksdale St, Port Charlotte – Fourth Affidavit of Non-Compliance - $70.00 GR

10. **DOH-25-00005**, James Reed & Linda Reed, 2452 Auburn Blvd, Port Charlotte – Third Affidavit of Non-Compliance - $70.00 GR

11. **COD-23-01368**, TRUST NUMBER 4333 L D HOWE TRUSTEE, 4333 Eaglet Rd, Port Charlotte – Eighth Affidavit of Non-Compliance - $120.00 PD

12. **COD-23-03068**, Nicholas Smith, 282 Tait Terrace, Port Charlotte – Third Affidavit of Non-Compliance - $70.00 PD

13. **COD-24-00320,** Nicholas Smith**,** 282 Tait Terrace, Port Charlotte – Sixth Affidavit of Non-Compliance - $70.00 PD

14. **COD-24-01773**, Kimberly Osborne-Ortiz, 4500 Shady Lane, Port Charlotte - Third Affidavit of Non-Compliance - $1,620.00 **KIMBERLY ORTIZ PRESENT** PD

15. **COD-24-02337**, Emelcia Toney-Ingraham, 3364 Elkcam Blvd, Port Charlotte – Fifth Affidavit of Non-Compliance - $220.00 PD

16. **COD-25-01990**, Mary Kay Hawkshead, 111 Rodgers Ave, Port Charlotte – Third Affidavit of Non-Compliance - $70.00 PD

17. **COD-25-02410**, Jeannie Marcuzzi, 338 Colgan Ave, Port Charlotte – Second Affidavit of Non-Compliance - $4,520.00 PD

18. **COD-25-02455**, HARTFORD DRIVE TRUST #639, 639 Hartford Dr, Port Charlotte – Third Affidavit of Non-Compliance - $120.00 PD

19. **COD-25-00646**, Christine Ann Mamalis, 2050 Maryland Ave, Englewood – Second Affidavit of Non-Compliance - $4,520.00 JD

20. **COD-25-00886**, Larry Smith & Gisela Smith Trustees, 145 Sand Dollar Lane, Englewood – Second Affidavit of Non-Compliance - $4,520.00 JD

21. **COD-25-00916**, Ivica Cindric, 3174 Quail Court, Englewood – Third Affidavit of Non-Compliance - $20,349.19 JD

22. **COD-26-00030**, Thomas Edwards & Brenda Edwards, 9181 Griggs Rd, Unit 39 or 39 Amber St, Englewood – Second Affidavit of Non-Compliance - $4,520.00 JD

23. **COD-24-00491**, Stephanie Diaz-Sharp, 30168 Cedar Rd, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 **STEPHANIE DIAZ-SHARP PRESENT** MG

24. **COD-24-00834**, Yaron Yehoda, 2124 Pinegrove Circle, Punta Gorda – Second Affidavit of Non-Compliance - $4,520.00 MG

25. **COD-24-01735**, Shadeenah Bolden, 517 Hiram St, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 **SHADEENAH BOLDEN PRESENT** MG

26. **COD-24-02002**, Edgar Alejo, 7373 Sweden Blvd, Punta Gorda – Third Affidavit of Non-Compliance - $70.00 MG

27. **COD-24-02072**, Eugene Fichter EST, 16305 Ridgewood Court, Punta Gorda – Fifth Affidavit of Non-Compliance - $4,520.00 MG

28. **COD-24-02342**, Jean Exantius, 8361 Alfred Blvd, Punta Gorda – Fifth Affidavit on Non-Compliance - $4,520.00 MG

29. **COD-24-02528**, Matthew Lucia & Jessica Lucia, 9308 Mandy St, Punta Gorda – Fourth Affidavit of Non-Compliance -$220.00 MG

30. **COD-25-00754**, Robert Dolina, Anna Middledorf & Tammy Hoffman, 30045 Beech Rd, Punta Gorda – Affidavit of Non-Compliance - $70.00 MG

31. **COD-25-00755**, Monica Marcos & Jefferson Marcos, 8208 Swiss Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 MG

32. **COD-25-00756**, Monica Marcos & Jefferson Marcos, 8224 Swiss Blvd, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 MG

33. **COD-25-01217**, Neil Abrahamson & Janice Abrahamson, 5522 Papaya Dr, Punta Gorda – Third Affidavit of Non-Compliance - $120.00 MG

34. **COD-25-01242**, Amy Watson, 3730 Gulfbreeze Lane, Punta Gorda – Fourth Affidavit of Non-Compliance - $70.00 MG

35. **COD-26-00598**, Dina Dalila Gallegos Hernandez, 32061 Oil Well Rd, Punta Gorda – Affidavit of Non-Compliance - $70.00 **DINA GALLEGOS PRESENT** MG

36. **COD-26-01008**, Matthew Anton, 3303 Dawson Lane, Punta Gorda – Affidavit of Non-Compliance - $70.00 MG

37. **COD-22-02391**, ICON PALERMO HOLDINGS LLC, 22505 Catherine Ave, Port Charlotte – Eighth Affidavit of Non-Compliance - $120.00 DW

38. **COD-25-00721**, JEANCLAUDESTLOUISE LLC, 2208 Anne Ave, Port Charlotte – Second Affidavit of Non-Compliance - $9,020.00 DW

39. **COD-25-01376**, ARDAS MULTISERVICE LLC, 218 Lecturn St, Port Charlotte – Second Affidavit of Non-Compliance - $9,020.00 HN

40. **COD-25-01778**, Clyde Thompson, 3820 Bravo Rd, Port Charlotte – Second Affidavit of Non-Compliance - $4,520.00 HN

41. **COD-26-00436**, CORPORAL CIRCLE PROPERTIES LLC, 12211 Corporal Circle, Port Charlotte – Affidavit of Non-Compliance - $120.00 HN

42. **COD-26-00384**, S A GLOBAL HOLDINGS LLC, 2465 Tamiami Trail, Port Charlotte – Second Affidavit of Non-Compliance - $9,020.00 JCM

43. **COD-25-01588**, WHEAT DURKO & RICTHER LLC, 8253 Duffie Dr, Punta Gorda – Second Affidavit of Non-Compliance - $9,020.00 **RANDY BREIN PRESENT** JC

44. **COD-25-01811**, KOH S KNOX LLC, 6034 Golf Course Blvd, Punta Gorda – Affidavit of Non-Compliance - $120.00 JC

45. **COD-24-01017**, Patrick Howanitz, 18542 Satsuma Ave, Port Charlotte – Third Affidavit of Non-Compliance - $930.29 VP

46. **COD-25-01446**, Lori McHugh & Robert Pinelli, 119 Northshore Terrace, Port Charlotte – Affidavid of Non-Compliance - $70.00 WW

47. **COD-24-01689**, Stephen Moeller, 600 Edmund St, Punta Gorda – Affidavit of Non-Compliance - $70.00 **STEPHEN MOELLER PRESENT** WS

SPECIAL MAGISTRATE APPROVED ALL OTHER ANC'S AT 9:14 AM.

VII. NEW BUSINESS

A. **DOH-26-00002**, Robert Woodard Sr. & Robert Woodard Jr., 2329 Auburn Blvd, Port Charlotte [Sections 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 including payment of any associated fees to the Department of Health or thereafter fined $50 for each day the violation continues to exist.

B. **DOH-26-00010**, Thomas Hasenfus, Victoria Hasenfus & Gregory Hasenfus, 390 Bocilla Dr, Placida [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 including payment of any associated fees to the Department of Health or thereafter fined $50 for each day the violation continues to exist.

C. **DOH-26-00012**, Judith Marxen, 2292 Harbour Dr, Punta Gorda [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 including payment of any associated fees to the Department of Health or thereafter fined $50 for each day the violation continues to exist.

D. **DOH-26-00013**, STAGE 94 REAL ESTATE LLC, 1190 Barbour Dr, Punta Gorda [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 including payment of any associated fees to the Department of Health or thereafter fined $100 for each day the violation continues to exist.

E. **DOH-26-00016,** Frank Lazarchek & Carrie Lazarchek, 19390 Abhenry Circle, 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 including payment of any associated fees to the Department of Health or thereafter fined $50 for each day the violation continues to exist.

F. **COD-26-01807**, Craig Trudell & Kimberly Trudell, 21339 Austin Ave, Port Charlotte [Section 3-9-34; & IPMC Sections 304.1, 304.1.1(7)(8), 304.2, 304.6, 304.7, 304.13, 305.1 & 305.3] 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.

G. **COD-26-00766**, David Dauson, 14050 Slichter Ave, Port Charlotte [Sections 3-9-33(e), 3-9-5(b), 3-9-76 & 3-9-79.1; & FBC Sections 105.4 & 110.3; & IPMC Sections 301.2, 302.7 & 304.1] 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 $50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any 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-26-01182**, TDF REAL ESTATE INVESTMENTS LLC, 306 Matson Lane, Port Charlotte [Sections 3-9-33(e), ~~3-9-5(b)~~ & 3-9-76; & FBC Section ~~105.1~~] HN

DISMISSED CODES 3-9-5(b) and FBC 105.1

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 any 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-26-01375**, 3D SAFE CONSTRUCTIONS LLC, 18134 Ardmore Ave, 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] 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 any 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-26-01409**, Guy Mario Charles, 1134 Yorkshire St, Port Charlotte [Sections 3-9-33(e), 3-9-76 & 3-9-79.1] 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 $100 for each day the violation continues to exist. The issuance of a 5-year cease and desist order for any 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-26-01903**, James Godwin & Rita Godwin, 4274 Nettle Rd, Port Charlotte [Sections 2-5-72, 3-9-37(e) & 3-9-76; & FBC Section 501.4; & IPMC Sections 108.1, 108.1.1, 108.1.2, 108.1.3, 108.1.5, 108.6, 110.1, 110.3, 301.2, 301.3, 302.1, 302.5, 304.1, 304.1.1, 304.2, 304.4, 304.6, 304.9, 304.13, 304.15, 305.1, 305.1.1, 305.2, 305.3, 309.1, 309.2, 604.1, A101.1, A102.1 & A103.5] HN

RITA GODWIN 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 any 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-26-00088**, Elizabeth Beltran-Perez, 29153 Pelican Dr or 7008 Swiss Blvd, Punta Gorda [Section 3-9-5(b); & 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.

M. **COD-26-02099**, Lazaro Rayes Perez, 30221 Alder Rd, Punta Gorda [Sections 3-9-5(b), 3-9-33(e), 3-9-76 & 3-9-79.1; & FBC Section 105.1] MG

LAZARO RAYES PEREZ 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 any 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-25-02187**, Franklin Mahurin, 23283 Rountree Ave, Port Charlotte [Sections 3-6-30, 3-6-24(a) & 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 and issuance of a 2-year cease and desist order for repeat zoning violations.

O. **COD-26-02129**, Renato Teixeira, 5800 Bronco Rd, Punta Gorda [Section 3-5-476(i)

RENATO TEIXEIRA PRESERNT 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.

P. **COD-26-01187**, Mary Ann Rijska, 7408 Sidi Court, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 301.2 & 302.7] 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 any 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-26-01282**, Cody Geisendorfer & Michelle Geisendorfer, 2401 Pappas Terrace, Port Charlotte [Sections 3-9-33(e) & 3-9-76; & IPMC Sections 304.1, 304.1.1(8), 304.2 & 303.2] 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 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any 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-26-01471**, Jeffry Sattler, 9244 or 9246 Agate St, Port Charlotte [Sections 3-9-34(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 $50 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any 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-26-01472**, PORT CHARLOTTE FREEDOM INVESTMENTS LLC, 9156 or 9158 Agate St, Port Charlotte [Sections 3-9-34(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 any 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-26-01896**, FLW HOMES LLC, 9574 Honeymoon Dr, Port Charlotte [Sections 2-5-72, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Section 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. The issuance of a 2-year cease and desist order for any 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-26-00686**, Bradley Holt & Jessica Randall, 22082 Malone Ave, Port Charlotte [IPMC Section 302.7] 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.

V. **COD-26-01174**, Brian White & Beth White, 21253 Edgewater Dr, Port Charlotte [IPMC Section 302.7] 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.

W. **COD-26-01581**, Danielle Smith, 562 Skylark Lane, 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 $50 for each day the violation continues to exist.

X. **COD-26-01898**, PRATHER HOLDINGS LLC, 501 Grove Ave, Port Charllotte [Sections 3-9-33(e) & 3-9-76] **JEFF KILEN PRESENT** PD

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 any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

Y. **COD-26-02076**, Gabriel Gordon & Chasidy Pugh, 151 Barre Dr NW, Port Charlotte [Sections 3-9-33(e) & 3-9-76] PD

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 any 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-26-02194**, Tricia Bramble, 189 Cummins Ave, 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, 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 10 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.

AA. **COD-26-01900**, Nathaniel Michalec & Tanya Michalec, 22025 Voltair 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 any 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-25-02223**, Roger Alfred West Jr., 1418 Sanderling Dr, Englewood [Section 3-9-37(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 any 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-26-00678**, TRUST NUMBER 162731 HOWE L.D. TRUSTEE, 1627 or 1629 or 1631 or 1633 Shadow Lane, Englewood [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, 304.1, 304.1.1, 304.13, 304.14, 304.18.1, 304.18.2 & 304.7] 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 $100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any repeat zoning violations and abatement in the event of non-compliance with costs of abatement to be added to the fines and costs.

DD. **COD-26-00813**, Annabelle Lee Willett, 1395 Mallard Dr, Englewood [Sections 3-9-5(b) & 3-9-37(e); & 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 for each day the violation continues to exist.

EE. **COD-26-00863**, IBIZA URUGUAY LLC, 19 Ebb Circle, Placida [Sections 3-5-94, 3-9-33(e), 3-9-76 & 4-4-26(a)(10); & FBC Section 3307.1 & 3304.1] 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 $100 for each day the violation continues to exist. The issuance of a 2-year cease and desist order for any 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 10:00AM.

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 8, 2026.

Suzan Gowans
Suzan Gowans

10/08/2026
Date Approved

NEXT MEETING DATE
November 4, 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.