CODE ENFORCEMENT BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
DECEMBER 19, 2025, 9:00 AM

Adele M Higgins, Chair
Joseph J Comeaux, Vice Chair
Carl E Rich, Board Member
Eric M Gentry, Board Member
Ronald J Muschong, Board Member
Robert J Engelhart, Board Member
Keith Johnson, Board Member

CALL TO ORDER
Roll Call
Next Meeting - January 15, 2026 at Laishley Community Room, 120 Laishley Ct., Punta Gorda, FL 33950

1. **APPROVAL OF MINUTES**

   1.A **October 21, 2025, Meeting Minutes.**

2. **NEW BUSINESS**

   2.A **HEARING-25-88662- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondents: Lori A Murray Address of Violation: 410 E. Henry St. Violation of Chapter 26, Section 8.10 Multiple Axel Trailer**

   2.B **HEARING-25-87986- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondent: Dorothy Middleton Address of Violation: 509 Fitzhugh Ave. Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Windows/Roof Violation of Chapter 9, Section 9-2 (d) Unlicensed Vehicle Violation of Chapter 26, Section 8.10 Multiple Axel Trailer Violation of Chapter 9, Section 9-2 (a) Outside Storage**

   2.C **HEARING-25-88471- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondent: Elizabeth Sease Address of Violation: 512 Dr. Martin Luther King Jr. Blvd. Violation of Chapter 9, Section 9-2 (d) Unlicensed Vehicle Violation of Chapter 26, Section 8.11 (b) Property Maintenance**

   2.D **HEARING-25-87828- CODE COMPLIANCE OFFICER- SHANNIE KUHNS Respondent: Thomas J. Setchel Address of Violation:10101 Burnt Store Rd. #108**

Violation of Chapter 26, Section 3.6 (k)(2)(b) Manufactured Home

2.E **HEARING-25-88294- CODE COMPLIANCE OFFICER- SHANNIE KUHNS Respondents: Anthony Trevelino Estate C/O Kathryn Trevelino-Executor Anthony Trevelino Estate C/O Frank Trevelino Anthony Trevelino Estate C/O Michael J. Engle, POA Address of Violation:10303 Burnt Store Rd. #146 Violation of Chapter 26, Section 8.11 (b) Property Maintenance**

3. **UNFINISHED BUSINESS**

3.A **HEARING-25-88186- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondents: Society of St. Vincent DePaul Address of Violation: 509 Berry St. Violation of Chapter 26, Section 8.11 (b) (2) Property Maintenance/Roof**

3.B **HEARING IMPOSING PENALTY- HEARING-24-86129- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG Respondent: Joan Sawasky Address of Violation:1580 San Marino Ct. Violation of Chapter 26, Section 8.11 (a) Property Maintenance/Roof**

3.C **HEARING IMPOSING PENALTY- HEARING-24-86836- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondent: Coshunda Gomillia Address of Violation: 561 Mary St. Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Siding**

3.D **HEARING IMPOSING PENALTY- HEARING-25-87667- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG Respondents: Jacquelyn Neri Mariah Arias C/O James Mallonee Address of Violation:1239 Winward Ct. Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds Violation of Chapter 26, Section 8.11 (e) Property Maintenance Violation of Chapter 9, Section 9-2 (a) Outside Storage**

3.E **HEARING IMPOSING PENALTY- HEARING-25-88346- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG Respondents: San Marcos GTM LLC. Address of Violation: 1623 Redwing Ct. Violation of Chapter 26, Section 1.4 No Permit Violation of Chapter 26, Section 1.5 No Permit Violation of Chapter 26, Section 1.10 No Permit Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds**

4. **STAFF COMMENTS**

4.A **2026 Code Enforcement Board Meeting Schedule**

5. **MEMBER COMMENTS**

ADJOURNMENT

If any person decides to appeal any matter considered at this meeting, he or she may need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this public hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens, and any other special accommodations can be requested by contacting the Human

Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3371, and whose email address is humres@cityofpuntagordafl.com, at least two (2) calendars days prior to the meeting.

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

APPROVAL OF MINUTES

Title: October 21, 2025, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: October 21, 2025, Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

1. October 21, 2025, Minutes

CITY OF PUNTA GORDA, FLORIDA
CODE ENFORCEMENT BOARD MEETING MINUTES
OCTOBER 21, 2025, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Adele Higgins, Chair
Joseph Comeaux, Keith Johnson, Ronald Muschong, Carl Rich

MEMBERS ABSENT: Robert Engelhart

CITY STAFF PRESENT: Meredith Achtenberg, Code Compliance Officer; Rachel Barry, Zoning Official; Frank Coppinger, Code Compliance Officer; Nick Falkner, Code Compliance Supervisor; Morgan Schneider, Administrative Assistant; Alexandra Friend, Board Recorder

CALL TO ORDER

Chair Higgins called the meeting to order at 9:02 a.m.

1) APPROVAL OF MINUTES

1.A September 24, 2025, Meeting Minutes.

Exhibits:
Cover Page
September 24, 2025, Minutes

Member Rich **MOVED** to approve the September 24, 2025, minutes, **SECONDED** by Member Johnson.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

2) NEW BUSINESS

2.A HEARING-25-88367- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG

Respondents: Robert & Madeline Neveril
Address of Violation: 26072 Seminole Lakes Blvd.
Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Structure
Violation of Chapter 9, Section 9-2 (g) Public Nuisances/Public Safety

Exhibits:
Cover Page
25-00088367 26072 Seminole Lakes Blvd

Chair Higgins called Case 25-88367 and identified the parties thereto, the subject property, and the violations noticed for hearing. She then confirmed the respondent was not present, entering a plea of not guilty on their behalf. Meredith Achtenberg, Code Compliance Officer, reviewed the history of the case, displaying photographs of the subject property.

Member Rich questioned whether the Board could take action beyond assessing fines to alleviate the public safety hazard presented by the property.
Rachel Barry, Zoning Official, replied affirmatively, noting the Board could request staff investigate obtaining a contractor to address the public safety hazard.
Daniel Lewis, Board Attorney, explained the cost of same should be included in the City's lien against the property.
Member Comeaux **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Rich.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.
Member Rich **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the property be brought into compliance within 15 days, to request the City investigate how the property could be secured and that any costs incurred by the City during same be the responsibility of the respondent, and to require payment of case costs incurred in the amount of $28.72 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

2.B HEARING-25-88038- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Orlando Acquisitions LLC C/O Summit Shah
Address of Violation: 10001 Tamiami Trail
Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Canopy
Violation of Chapter 26, Section 8.11 (a) Property Maintenance/Roof
Violation of Chapter 26, Section 11.12 (a)(b) Sign Maintenance
Exhibits:
Cover Page
25-00088038 10001 Tamiami Trl

Chair Higgins called Case 25-88038 and identified the parties thereto, the subject property, and the violations noticed for hearing. She then confirmed the respondent was present.
Meredith Achtenberg reviewed the history of the case, displaying photographs of the subject property.
Hamza Rashid, respondent, explained the difficulties he had experienced with insurance and the steps taken to bring the property into compliance. He indicated he was looking into obtaining an attorney, requesting 90 days to bring the property into compliance.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.
Member Rich **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the roof be brought into compliance within 30 days, the signs be brought into compliance within 90 days, and the canopy be

brought into compliance within 180 days, and to require payment of case costs incurred in the amount of $21.78 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

2.C HEARING-25-88650- CODE COMPLIANCE OFFICER- FRANK COPPINGER
Respondents: Ocean Breeze Holdings LLC.
Address of Violation: 1975 Narranja St.
Violation of Chapter 9, Section 9-2 (a) Outside Storage
Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds
Exhibits:
Cover Page
25-00088650 1975 Narranja St

Chair Higgins called Case 25-88650 and identified the parties thereto, the subject property, and the violations noticed for hearing. She then confirmed the respondent was not present and entered a plea of not guilty on their behalf.
Frank Coppinger, Code Compliance Officer, reviewed the history of the case, displaying photographs of the subject property.
Member Rich questioned if the roof was part of the noticed violations.
Frank Coppinger replied same had been part of a previous case, noting there had been a transfer of ownership and the code compliance process would start over with the new owner.
Chair Higgins questioned whether the new owner would be subject to the prior compliance order entered for the property.
Daniel Lewis, Board Attorney, stated a lien would remain with the property, noting he would look into the new owner's responsibility regarding the previous order.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.
Chair Higgins questioned if there had been any contact with the new property owner or if any permits had been applied for.
Frank Coppinger replied in the negative.
Member Comeaux confirmed with Frank Coppinger that the tall grass or weeds had been remedied.
Member Comeaux **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the property be brought into compliance within 60 days, and to require payment of case costs incurred in the amount of $17.23 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Rich.
Member Muschong opined it should not take 60 days to remedy the outside storage violation.
AYE: Comeaux, Rich
NAY: Higgins, Johnson, Muschong
ABSENT: Engelhart
MOTION FAILED.

Member Muschong **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the property be brought into compliance within 30 days, and to require payment of case costs incurred in the amount of $17.23 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Rich.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

NOTE: A 5-minute break was called at 10:29 a.m.

2.D HEARING-24-87147- CODE COMPLIANCE SUPERVISOR- NICK FALKNER
Respondents: Punta Gorda AA Hotel LLC.
Address of Violation: 300 W. Retta Esplanade
Violation of Chapter 26, Section 16.5 (c)(1) Demolition Requirements
Violation of Chapter 26, Section 16.5 (h) Demolition Requirements
Exhibits:
Cover Page
24-00087147 300 W Retta Esplanade

NOTE: Item 2.D was heard before Item 2.A.

Chair Higgins called Case 24-87147 and identified the parties thereto, the subject property, and the violations noticed for hearing. She then confirmed the respondent was present, requesting an entry of plea.
Nick Falkner, Code Compliance Supervisor, reviewed the history of the case, displaying photographs of the subject property.
Derek Rooney, attorney for respondent, pled guilty. He explained there was a drainage system under the parking lot and an attempt had been made to save same. He indicated the cost to sod the property was approximately $250,000, noting the respondent was having a study performed to determine the best use for the property.
Chair Higgins questioned who the drainage system belonged to.
Derek Rooney replied same was owned by the respondent, noting it was insufficient to sustain future uses of the property.
Member Rich questioned how the property could come into compliance.
Nick Falkner replied Public Works required the respondent remove the drainage system; however, compliance for the instant case only required the respondent to satisfy the demolition permits by sodding the property.
Member Rich questioned how long it would take the respondent to become compliant.
Derek Rooney replied it would take roughly 90 to 120 days to have the property sodded.
Ron Everts, Public Works Director, reviewed options that had been discussed with the respondent to bring the property into compliance with Public Works, noting the City was exploring bond options to ensure the drainage system could be removed if the developer chose not to develop the property.
Member Rich **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the property be brought into compliance within 120 days, and to require payment of case costs incurred in the amount of

$28.37 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Muschong.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

2.E HEARING-25-87782- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Michael S. & May Marogi Dorman
Address of Violation: 1406 Sea Fan Dr.
Violation of Chapter 26, Section 1.4 No Permit
Violation of Chapter 26, Section 1.5 No Permit
Violation of Chapter 26, Section 1.10 No Permit
Violation of Chapter 6, Section 3-2 (b)(2)c Seawall Maintenance
Violation of Chapter 26, Section 3.13 (m)(1)(7) Watercraft
Violation of Chapter 26, Section 3.13 (s) Watercraft
Exhibits:
Cover Page
25-00087782 1406 Sea Fan Dr

Chair Higgins called Case 25-87782 and identified the parties thereto, the subject property, and the violations noticed for hearing. She then confirmed the respondent was not present, entering a plea of not guilty on their behalf.
Meredith Achtenberg reviewed the history of the case, displaying photographs of the subject property.
Chair Higgins questioned if there had been contact with the property owner.
Meredith Achtenberg replied affirmatively, noting the property owner had indicated he was seeking assistance to have the watercraft removed.
Member Rich questioned the date of the incident that resulted in the boat being aground.
Meredith Achtenberg replied same had occurred during the hurricanes the prior year.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.
Member Rich expressed concern for the severity of the violations, questioning whether the seawall had been inspected.
Meredith Achtenberg replied with uncertainty.
Member Rich **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to order the property be brought into compliance within 15 days, and to require payment of case costs incurred in the amount of $30.02 within 15 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

3) UNFINISHED BUSINESS

3.A HEARING-25-88186- CODE COMPLIANCE OFFICER- FRANK COPPINGER
Respondents: Society of St. Vincent DePaul
Address of Violation: 509 Berry St.
Violation of Chapter 26, Section 8.11 (b) (2) Property Maintenance/Roof
Exhibits:
Cover Page
25-00088186 509 Berry St

Chair Higgins called Case 25-88186 and identified the parties thereto, the subject property, and the violations noticed for hearing.
Frank Coppinger requested a 60-day continuance, noting a court hearing between the respondent and the lessee had been set for November 14, 2025.
Member Rich **MOVED** to continue the hearing to the December 19, 2025, meeting, **SECONDED** by Member Johnson.
Chair Higgins confirmed with Frank Coppinger that Society of St. Vincent de Paul was the property owner and Community Assisted and Supported Living Inc. leased the property.
Nick Falkner noted continuing the case to the December 2025 meeting was earlier than the 60-day continuance that had been requested.
The Board acknowledged same, speaking against allowing the case to be continued beyond the December 2025 meeting.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

3.B HEARING- FINE REDUCTION REQUEST
HEARING-24-86598- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondent: Bonnie S. Jacobs Trustee
Address of Violations: 551 Toulouse Dr.
Violation of Chapter 26, Section 8.11 (a) Property Maintenance/Dirty Roof
Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Structure
Exhibits:
Cover Page
24-00086598 551 Toulouse Dr.

NOTE: Item 3.B was heard following Item 2.D.

Chair Higgins called the hearing for fine reduction request, confirming the respondent was present.
Meredith Achtenberg reviewed the history of the case and the fines that had been imposed.
Member Rich **MOVED** to approve the fine reduction request and to reduce the fine to $0, **SECONDED** by Member Comeaux.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.
Nick Falkner explained a release of lien would be provided and it was the respondent's responsibility to have same recorded.

3.C HEARING IMPOSING PENALTY-

HEARING-24-86129- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondent: Joan Sawasky
Address of Violation: 1580 San Marino Ct.
Violation of Chapter 26, Section 8.11 (a) Property Maintenance/Roof
Exhibits:
Cover Page
24-00086129 1580 San Marino Ct

NOTE: A brief recess was called at 10:35 a.m.

Chair Higgins called Case 24-86129 and identified the parties thereto, the subject property, and the violations noticed for hearing
Nick Falkner requested the hearing be continued to the December 19, 2025, meeting to allow staff to notify the proper party.
Member Rich **MOVED** to continue the case to the December 19, 2025, meeting, **SECONDED** by Member Johnson.
AYE: Comeaux, Higgins, Johnson, Muschong, Rich
ABSENT: Engelhart
MOTION CARRIED.

4) STAFF COMMENTS

NOTE: Staff comments were heard after Member comments.

Nick Falkner confirmed that unregistered boats were not permitted on private or public property unless inside an enclosed building or garage.

5) MEMBER COMMENTS

Member Comeaux questioned why a hearing imposing penalty had not yet been held for the Larmore properties.
Daniel Lewis cautioned the Board against discussing properties that were not noticed for hearing.
Chair Higgins confirmed with Daniel Lewis that it would be appropriate to request case updates for properties.
Nick Falkner stated staff would provide an update on the Larmore properties once they were able to obtain legal advice regarding same.
Member Muschong questioned the Code Compliance's purview as it related to derelict vessels.
Eric Lee, Punta Gorda Police Department, replied the Police department handled unregistered watercrafts that were on a waterway and Code Compliance handled unregistered watercrafts on private properties.
Member Muschong questioned if there was a follow up process for special event permits.
Nick Falkner replied with uncertainty.

ADJOURNMENT

The meeting adjourned at 11:13 a.m.

_____
Chair

_____
Board Recorder

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

NEW BUSINESS

Title: **HEARING-25-88662- CODE COMPLIANCE OFFICER- FRANK COPPINGER**
Respondents: Lori A Murray
Address of Violation: 410 E. Henry St.
Violation of Chapter 26, Section 8.10 Multiple Axel Trailer

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088662 410 E. Henry St.

CODE ENFORCEMENT BOARD OF THE CITY OF PUNTA GORDA, FLORIDA

COMPLAINT NO. CEB **25-00088662**

CITY OF PUNTA GORDA,
Petitioner,
v.

LORI A MURRAY
Respondent
- - - - - - - - - - - - - - - - - /

NOTICE OF CONTINUANCE
CODE ENFORCEMENT BOARD HEARING

The above-named Respondent is notified is notified that the current pending matter before the Board is continued to:

Date of Hearing: **DECEMBER 19, 2025**

Time of Hearing: **9:00 A.M.**
in the **Laishley Community Room 120 Laishley Ct. Punta Gorda. Florida 33950.**

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the Respondent by Certified/Return Receipt Mail Delivery to:

LORI A MURRAY
410 E HENRY ST
PUNTA GORDA, FL 33950

September 23, 2025

Morgan Schneider, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

NEW BUSINESS

Title: **HEARING-25-87986- CODE COMPLIANCE OFFICER- FRANK COPPINGER**
Respondent: Dorothy Middleton
Address of Violation: 509 Fitzhugh Ave.
Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Windows/Roof
Violation of Chapter 9, Section 9-2 (d) Unlicensed Vehicle
Violation of Chapter 26, Section 8.10 Multiple Axel Trailer
Violation of Chapter 9, Section 9-2 (a) Outside Storage

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00087986 509 Fitzhugh Ave

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00087986

CITY OF PUNTA GORDA,
Petitioner,
V.
DOROTHY MIDDLETON,
Respondent,
----------/

AFFIDAVIT OF VIOLATIONS AND NOTICE OF HEARING

Our records indicate that you are the owner/lessee of this property. If you no longer own this property, please notify our office so corrective action may be taken.

Location/address where violation exists:
509 FITZHUGH AVE,
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
000M-0017-WAD-000

BEFORE ME, the undersigned authority, personally appeared, **Frank Coppinger** Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on **May 28, 2025** an inspection of the property found that the roof on the house structure of your property is in disrepair and the house structure has plywood covering a window which is a Violation of the Punta Gorda Code **Chapter 26 Section 8.11 (b).**

2. That on **June 2, 2025** a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the roof and windows be repaired or replaced and maintained within thirty (30) days of receipt of the notice.

3. That on **June 24, 2025** the Notice of Violation and Order for Corrective Action was returned undelivered.

4. That on **June 26, 2025** the Notice of Violation and Order for Corrective Action was posted on the property and at the City Hall Annex.

5. That on **September 2, 2025** a re-inspection found the violations had not been corrected in that the roof on the structure of the property remains in disrepair, and the plywood covering a window remains on the property. We found an unlicensed vehicle; with no valid tag displayed, parked and/or stored on the property, which is a violation of the Punta Gorda Code **Chapter 9 Section 9-2 (d),** and a multiple axel trailer being parked and/or stored on the property which is a violation of the Punta Gorda Code **Chapter 26 Section 8.10**. We found there is outside storage on your property; including but not limited to: tires, a black wagon, wood material, and other miscellaneous items, which is a violation of the Punta Gorda Code **Chapter 9 Section 9-2(a).**

6. That on **September 2, 2025** a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the roof and windows be repaired or replaced and maintained; and have the vehicle properly licensed; with a valid tag displayed on the vehicle; and have the multiple axel trailer be removed from the property; and have the tires, black wagon, wood material, and other miscellaneous items stored inside or removed from the property within thirty (30) days of receipt of the notice.

7. That on **September 4, 2025** the Notice of Violation and Order for Corrective Action was received by the Respondent via certified mail.

8. That on **October 6, 2025** a re-inspection found that the violations had not been corrected in that the roof on the structure of the property remains in disrepair; the plywood covering a window remains on the property; the unlicensed vehicle; with no valid tag displayed, remains parked and/or stored on the property, the multiple axel trailer remains on the property; and the outside storage on the property; including but not limited to: tires, a black wagon, wood material, and other miscellaneous items remains on the property.

THEREFORE; NOTICE is hereby given that, pursuant to the City of Punta Gorda Code of Ordinances, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code Enforcement Board on **December 19, 2025 at 9:00 a.m.**, in the **Laishley Community Room 120 Laishley Ct. Punta Gorda Fl 33950**

The Board will receive testimony and evidence at said **PUBLIC HEARING** and shall make findings of fact as are supported by the testimony and evidence pertaining to matters alleged herein.

NOTE: In the event you agree with the facts and the law, then you should contact the undersigned Code Inspector and endeavor to make some arrangement for a written stipulation to cure the violation. **Failure to verify compliance with the Code Compliance Officer listed below will result in the Hearing of this matter on the date specified above.**

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

NOTE: If a person decides to appeal any decision made by the Code Enforcement Board, such person will need a record of proceedings, and for such purpose, the person may need to ensure that a verbatim record of proceedings is made which record indicates the testimony and evidence upon which the appeal is to be based.

NOTE: A copy of the agenda packet provided to the Code Enforcement Board, may be obtained through the Code Enforcement Board Clerk at the City Hall Annex, 126 Harvey Street, 3rd floor, Punta Gorda, Florida.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

DATED: October 8, 2025

Frank Coppinger
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8th day of October, 20 25, by Frank Coppinger, who is personally known to me or who has produced _____ as identification.

NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Signature of Notary) (Seal)

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

NEW BUSINESS

Title: **HEARING-25-88471- CODE COMPLIANCE OFFICER- FRANK COPPINGER**
Respondent: Elizabeth Sease
Address of Violation: 512 Dr. Martin Luther King Jr. Blvd.
Violation of Chapter 9, Section 9-2 (d) Unlicensed Vehicle
Violation of Chapter 26, Section 8.11 (b) Property Maintenance

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088471 512 Dr. Martin Luther King Jr. Blvd.

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00088471

CITY OF PUNTA GORDA,
Petitioner,
V.
ELIZABETH SEASE,
Respondent,
----------/

AFFIDAVIT OF VIOLATIONS AND NOTICE OF HEARING

Our records indicate that you are the owner/lessee of this property. If you no longer own this property, please notify our office so corrective action may be taken.

Location/address where violation exists:
512 MARTIN LUTHER KING BLVD,
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
0000-0006-TBA-000

BEFORE ME, the undersigned authority, personally appeared, **Frank Coppinger** Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on **August 22, 2025** an inspection of the property found an unlicensed vehicle with an expired tag parked and/or stored on the property which, is a Violation of the Punta Gorda Code Chapter 9 Section 9-2 (d). We found the structure on the property has plywood covering windows and the soffits are in disrepair, which is a Violation of the Punta Gorda Code Chapter 26 Section 8.11(b)

2. That on **August 22, 2025** a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and have the vehicle properly licensed; with a valid tag displayed on the vehicle, and have the windows and soffits repaired or replaced and maintained within thirty (30) days of receipt of the notice.

3. That on **September 12, 2025** the Notice of Violation and Order for Corrective Action was returned undelivered.

4. That on **September 5, 2025** the Notice of Violation and Order for Corrective Action was posted on the property and at the City Hall Annex.

5. That on **October 6, 2025** a re-inspection found the violations have not been corrected in that the

unlicensed vehicle; with expired tags displayed, remains parked and/or stored on the property; and the plywood remains covering the windows and the soffits on the structure remain in disrepair

THEREFORE; NOTICE is hereby given that, pursuant to the City of Punta Gorda Code of Ordinances, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code Enforcement Board on **December 19, 2025 at 9:00 a.m.**, in the **Laishley Community Room 120 Laishley Ct, Punta Gorda Fl. 33950.**

The Board will receive testimony and evidence at said **PUBLIC HEARING** and shall make findings of fact as are supported by the testimony and evidence pertaining to matters alleged herein.

NOTE: In the event you agree with the facts and the law, then you should contact the undersigned Code Inspector and endeavor to make some arrangement for a written stipulation to cure the violation. **Failure to verify compliance with the Code Compliance Officer listed below will result in the Hearing of this matter on the date specified above.**

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

NOTE: If a person decides to appeal any decision made by the Code Enforcement Board, such person will need a record of proceedings, and for such purpose, the person may need to ensure that a verbatim record of proceedings is made which record indicates the testimony and evidence upon which the appeal is to be based.

NOTE: A copy of the agenda packet provided to the Code Enforcement Board, may be obtained through the Code Enforcement Board Clerk at the City Hall Annex, 126 Harvey Street, 3rd floor, Punta Gorda, Florida.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

DATED: October 8, 2025

Frank Coppinger
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of October, 20 25, by Frank Coppinger, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

NOTARY PUBLIC STATE OF FLORIDA
NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Seal)

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

NEW BUSINESS

Title: **HEARING-25-87828- CODE COMPLIANCE OFFICER- SHANNIE KUHNS**
Respondent: Thomas J. Setchel
Address of Violation:10101 Burnt Store Rd. #108
Violation of Chapter 26, Section 3.6 (k)(2)(b) Manufactured Home

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00087828 10101 Burnt Store rd. #108

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00087828

CITY OF PUNTA GORDA,
Petitioner,
V.
THOMAS J. SETCHEL,
Respondent,
----------/

AFFIDAVIT OF VIOLATION AND NOTICE OF HEARING

Our records indicate that you are the owner/lessee of this property. If you no longer own this property, please notify our office so corrective action may be taken.

Location/address where violation exists:
10101 BURNT STORE RD, #108
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
0000-P2 -ZZZ-000

BEFORE ME, the undersigned authority, personally appeared, Shannie Kuhns Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on September 8, 2025 an inspection of the property found that the front shed attached to the manufactured home on the property was in violation of the ten (10) foot separation from the neighboring structure, which is a Violation of the Punta Gorda Code, Chapter 26, Section 3.6 (k) (2) (b).

2. That on September 9, 2025 a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the front shed attached to the manufactured home be moved to meet the ten (10) foot separation requirement or removed from the property within thirty (30) days of receipt of notice.

3. That on September 11, 2025 the Notice of Violation and Order for Corrective Action was received by the Respondent.

4. That on October 27, 2025 a re-inspection found the violation had not been corrected in that the front shed attached to the manufactured home remains on the property and does not meet the required ten (10) foot separation from the neighboring structure.

THEREFORE; NOTICE is hereby given that, pursuant to the City of Punta Gorda Code of Ordinances, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code

Enforcement Board on **December 19, 2025 at 9:00 a.m.**, in the **Laishley Community Room at 120 Laishley Ct., Punta Gorda, Florida 33950.**

The Board will receive testimony and evidence at said **PUBLIC HEARING** and shall make findings of fact as are supported by the testimony and evidence pertaining to matters alleged herein.

NOTE: In the event you agree with the facts and the law, then you should contact the undersigned Code Inspector and endeavor to make some arrangement for a written stipulation to cure the violation. **Failure to verify compliance with the Code Compliance Officer listed below will result in the Hearing of this matter on the date specified above.**

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

NOTE: If a person decides to appeal any decision made by the Code Enforcement Board, such person will need a record of proceedings, and for such purpose, the person may need to ensure that a verbatim record of proceedings is made which record indicates the testimony and evidence upon which the appeal is to be based.

NOTE: A copy of the agenda packet provided to the Code Enforcement Board, may be obtained through the Code Enforcement Board Clerk at the City Hall Annex, 126 Harvey Street, 3rd floor, Punta Gorda, Florida.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

DATED: October 27, 2025

Shannie Kuhns
Code Compliance Officer

NOTARIAL CERTIFICATE – ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 27 day of October, 20 25, by Shannie Kuhns, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

NICHOLAS PARKER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

NEW BUSINESS

Title: **HEARING-25-88294- CODE COMPLIANCE OFFICER- SHANNIE KUHNS**
Respondents: Anthony Trevelino Estate C/O Kathryn Trevelino-Executor
Anthony Trevelino Estate C/O Frank Trevelino
Anthony Trevelino Estate C/O Michael J. Engle, POA
Address of Violation:10303 Burnt Store Rd. #146
Violation of Chapter 26, Section 8.11 (b) Property Maintenance

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088294 10303 Burnt Store Rd. #146

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00088294

CITY OF PUNTA GORDA,
Petitioner,
V.
ANTHONY TREVELINO ESTATE
C/O KATHRYN TREVELINO-EXECUTOR,
Respondent,

ANTHONY TREVELINO ESTATE
C/O FRANK TREVELINO
Respondent,

ANTHONY TREVELINO ESTATE
C/O MICHAEL J. ENGLE, POA
Personal Representative,

----------/

AFFIDAVIT OF VIOLATIONS AND NOTICE OF HEARING

Our records indicate that you are the owner/lessee of this property. If you no longer own this property, please notify our office so corrective action may be taken.

Location/address where violation exists:
10303 BURNT STORE RD. #146,
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
0000-00P3-ZZZ-000

BEFORE ME, the undersigned authority, personally appeared, Shannie Kuhns Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on July 25, 2025 an inspection of the property found deficiencies on the house structure that are in a state of disrepair: the roof, missing soffit and fascia, and broken/and or missing jalousie glass on the front door which is a Violation of the Punta Gorda Code Chapter 26, Section 8.11 (b).

2. That on July 28, 2025 a Notice of Violation and Order for Corrective Action was sent to the Respondents and Personal Representative via certified mail; ordering corrective action be taken and the roof, soffit, and fascia, and jalousie glass be repaired or replaced within thirty (30) days of receipt of the notice.

3. That on August 14, 2025 the Notice of Violation and Order for Corrective Action was returned undelivered from the Respondents to the Sweedesboro, NJ address, as listed therein.

4. That on August 14, 2025 the Notice of Violation and Order for Corrective Action was posted on the property and at the City Hall Annex.

5. That on September 2, 2025 the Notice of Violation and Order for Corrective Action was received by the Personal Representative at the Philadelphia, PA address, as listed therein.

6. That on September 15, 2025 a re-inspection found the violations have not been corrected in that the roof, soffit and fascia, and jalousie glass had not been repaired or replaced.

7. That on September 29, 2025 the Notice of Violation and Order for Corrective Action was sent to an additional Respondent via certified mail, at the Cape May, NJ address listed therein, which as of October 27, 2025, has not been received or returned undelivered.

8. That on October 27, 2025 a re-inspection found the violations have not been corrected in that the roof, soffit and fascia, and jalousie glass had not been repaired or replaced.

THEREFORE; NOTICE is hereby given that, pursuant to the City of Punta Gorda Code of Ordinances, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code Enforcement Board on **December 19, 2025 at 9:00 a.m.**, in the **Laishley Community Room at 120 Laishley Ct., Punta Gorda, Florida 33950.**

The Board will receive testimony and evidence at said **PUBLIC HEARING** and shall make findings of fact as are supported by the testimony and evidence pertaining to matters alleged herein.

NOTE: In the event you agree with the facts and the law, then you should contact the undersigned Code Inspector and endeavor to make some arrangement for a written stipulation to cure the violation. **Failure to verify compliance with the Code Compliance Officer listed below will result in the Hearing of this matter on the date specified above.**

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

NOTE: If a person decides to appeal any decision made by the Code Enforcement Board, such person will need a record of proceedings, and for such purpose, the person may need to ensure that a verbatim record of proceedings is made which record indicates the testimony and evidence upon which the appeal is to be based.

NOTE: A copy of the agenda packet provided to the Code Enforcement Board, may be obtained through the Code Enforcement Board Clerk at the City Hall Annex, 126 Harvey Street, 3rd floor, Punta Gorda, Florida.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

DATED: October 28, 2025

Shannie Kuhns
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 28 day of October, 20 25, by Shannie Kuhns, who is personally known to me or who has produced Florida Drivers License as identification.

Madison H
(Signature of Notary) (Seal)

MADISON HENDERSON
Notary Public - State of Florida
Commission # HH 436849
My Comm. Expires Aug 23, 2027

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

UNFINISHED BUSINESS

Title: **HEARING-25-88186- CODE COMPLIANCE OFFICER- FRANK COPPINGER**
Respondents: Society of St. Vincent DePaul
Address of Violation: 509 Berry St.
Violation of Chapter 26, Section 8.11 (b) (2) Property Maintenance/Roof

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088186 509 Berry St.

CODE ENFORCEMENT BOARD OF THE CITY OF PUNTA GORDA, FLORIDA

COMPLAINT NO. CEB **25-00088186**

CITY OF PUNTA GORDA,
Petitioner,

v.

SOCIETY OF ST. VINCENT DEPAUL
Respondents

- - - - - - - - - - - - - - - - - /

NOTICE OF CONTINUANCE
CODE ENFORCEMENT BOARD HEARING

It was announced in open session on October 21, 2025 the above-named Respondents is notified that the current pending matter before the Board is continued to:

Date of Hearing: **DECEMBER 19, 2025**

Time of Hearing: **9:00 A.M.**
in the **LAISHLEY COMMUNITY ROOM AT 120 LAISHLEY CT. PUNTA GORDA FLORIDA 33950**

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the Respondents by Certified/Return Receipt Mail Delivery to:

SOCIETY OF ST VINCENT DEPAUL
C/O TOMAS YI
5109 N NEBRASKA AVE.
TAMPA FL 32603

SOCIETY OF ST. VINCENT DE PAUL
SOUTH PINELLAS INC
384 15TH ST. N
SAINT PETERSBURG FL. 33705

October 22, 2025

Frank Coppinger Code Compliance Officer

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY-**
HEARING-24-86129- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondent: Joan Sawasky
Address of Violation:1580 San Marino Ct.
Violation of Chapter 26, Section 8.11 (a) Property Maintenance/Roof

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 24-00086129 1580 San Marino Ct.

CODE ENFORCEMENT BOARD OF THE CITY OF PUNTA GORDA, FLORIDA

COMPLAINT NO. CEB **24-00086129**

CITY OF PUNTA GORDA,
Petitioner,
v.

JOAN SAWASKY
Respondent
----------/

NOTICE OF CONTINUANCE
CODE ENFORCEMENT BOARD HEARING

It was announced in open session on October 21, 2025, the above-named Respondent is notified that the current pending matter before the Board is continued to:

Date of Hearing: **DECEMBER 19, 2025**

Time of Hearing: **9:00 A.M.**
in the **Laishley Community Room at 120 Laishley Ct., Punta Gorda FL 33950.**

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the Respondent by Certified/Return Receipt Mail Delivery to:

JOAN SAWASKY
PO BOX 96
ROMANCE, AR 72136

AMANDA WILLARD, POWER OF ATTORNEY
FOR JOAN SAWASKY
1029 GRAVEL HILL RD.
ROMANCE, AR 72136

October 22, 2025

Meredith Achtenberg
Code Compliance Officer

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY-**
HEARING-24-86836- CODE COMPLIANCE OFFICER- FRANK COPPINGER
Respondent: Coshunda Gomillia
Address of Violation: 561 Mary St.
Violation of Chapter 26, Section 8.11 (b) Property Maintenance/Siding

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 24-00086836 561 Mary St.

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #24-00086836

CITY OF PUNTA GORDA,
Petitioner,
V.
COSHUNDA GOMILLIA,
Respondent,

NOTICE OF HEARING IMPOSING PENALTY

As was announced in open session on **June 25, 2025** the above-named Respondent was given **45** days of receipt of the Orders issued by the Code Enforcement Board to comply. You are notified that the current pending matter at **561 Mary St**. on the violation of the Punta Gorda Code **Chapter 26, Section 8.11 (b);** will be heard before the Board on:

Date of Hearing: December 19, 2025
Time of Hearing: 9:00 A.M.
in the **Laishley Community Room, 120 Laishley Ct., Punta Gorda Fl. 33950.**

Failure to verify compliance with the Code Compliance Officer listed on the Affidavit of Non-Compliance will result in the Penalty Hearing of this matter on the date specified above.

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the respondent by Certified Mail Return Receipt delivery to:

Coshunda Gomillia
418 Milus St
Punta Gorda, Fl 33950

Morgan Schneider

Morgan Schneider, Board Clerk
November 10, 2025

CODE ENFORCEMENT BOARD OF THE

CITY OF PUNTA GORDA, FLORIDA

CITY OF PUNTA GORDA,
Petitioner

v.

COSHUNDA GOMILLIA,
Respondent

COMPLAINT # CEB 24-00086836

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME, the undersigned authority, personally appeared Frank Coppinger, Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. . That on **June 25, 2025**, the Board held a public hearing and issued its Compliance Order in the above-styled matter at 561 Mary St, Punta Gorda Fl 33950.

2. That said Compliance Order was received by the Respondent on **July 7, 2025**.

3. That, pursuant to said Compliance Order, Respondent was ordered to have taken certain corrective actions by repairing the siding on house structure.

4. That the re-inspection on **November 10, 2025** revealed that the corrective action ordered by the Board has not been taken in that the siding on the structure remains in disrepair; and the property remains in non-compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this 10 day of November, 2025.

Frank Coppinger
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of November, 20 25, by Frank Coppinger, who is personally known to me or who has produced _____ as identification.

NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Signature of Notary) (Seal)

I hereby certify that a copy hereof has been furnished by U.S. Mail Certified/Return Receipt Delivery this 10 day of November, 2025 to:

Coshunda Gomillia
418 Milus St
Punta Gorda, Fl 33950

Morgan Schneider, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY-**
HEARING-25-87667- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Jacquelyn Neri
Mariah Arias C/O James Mallonee
Address of Violation:1239 Winward Ct.
Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds
Violation of Chapter 26, Section 8.11 (e) Property Maintenance
Violation of Chapter 9, Section 9-2 (a) Outside Storage

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00087667 1239 Winward Ct

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00087667

CITY OF PUNTA GORDA,
Petitioner,
V.
JACQUELYN NERI,
Respondent,

MARIAH ARIAS
C/O JAMES MALLONEE,
Personal Representatives,

NOTICE OF HEARING IMPOSING PENALTY

As was announced in open session on **July 23, 2025** the above named Respondents were given 60 days of receipt of the Orders issued by the Code Enforcement Board to comply. You are notified that the current pending matter at 1239 Winward Ct. on the violations of the Punta Gorda Code Chapter 26, Section 8.11 (e), Chapter 9, Section 9-2 (a) and Chapter 9, Section 9-2 (h); will be heard before the Board on:

Date of Hearing: December 19, 2025

Time of Hearing: 9:00 A.M.
in the **Laishley Community Room., 120 Laishley Ct., Punta Gorda, Florida 33950.**

Failure to verify compliance with the Code Compliance Officer listed on the Affidavit of Non-Compliance will result in the Penalty Hearing of this matter on the date specified above.

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the respondent by Certified Mail Return Receipt delivery to:

Jacquelyn Neri
1239 Winward Ct.
Punta Gorda, Fl 33950

Mariah Arias
C/O James Mallonee P.A.
946 Tamiami Trail
Port Charlotte, Fl 33953

Mariah Arias
PO Box 495051
Port Charlotte, Fl 33949

Morgan Schneider

Morgan Schneider, Board Clerk
October 23, 2025

CODE ENFORCEMENT BOARD OF THE

CITY OF PUNTA GORDA, FLORIDA

CITY OF PUNTA GORDA,
Petitioner
v.
JACQUELYN NERI,
Respondent,

MARIAH ARIAS
C/O JAMES MALLONEE,
Personal Representatives,

COMPLAINT # CEB 25-00087667

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME, the undersigned authority, personally appeared, Meredith Achtenberg, Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That **July 23, 2025**, the Board held a public hearing and issued its Compliance Order in the above-styled matter at 1239 Winward Ct.

2. That said Compliance Order was returned undeliverable by the Respondent on **August 14, 2025.**

3. That said Compliance Order was was posted on the property and at the City Hall Annex on **July 23, 2025.**

4. That, pursuant to said Compliance Order, Respondent was ordered to have taken certain corrective actions by having the tall grass and/or weeds mowed, trimmed, and maintained; the stagnant water in the pool cleaned and maintained; the tall grass and/or weeds in the landscaped areas of the property mowed, trimmed, and maintained, and the outside storage properly removed.

5. That the re-inspection on **October 22, 2025** revealed that the corrective action ordered by the Board has not been taken in that the tall grass and/or weeds had not been mowed, trimmed, and maintained; the stagnant water in the pool had not been cleaned and maintained; the tall grass and/or weeds in the landscaped areas of the property had not been mowed, trimmed, and maintained; and the outside storage remained on the property; and the property remained in non-compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this 24 day of October, 2025.

Meredith Achtenberg
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of October, 20 25, by Meredith Achtenberg, who is personally known to me or who has produced _____ as identification.

NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Signature of Notary) (Seal)

I hereby certify that a copy hereof has been furnished by U.S. Mail Certified/Return Receipt Delivery this 24 day of October, 2025 to:

Jacquelyn Neri
1239 Winward Ct.
Punta Gorda, Fl 33950

Mariah Arias
C/O James Mallonee P.A.
946 Tamiami Trail
Port Charlotte, Fl 33953

Mariah Arias
PO Box 495051
Port Charlotte, Fl 33949

Morgan Schneider, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY-**
HEARING-25-88346- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: San Marcos GTM LLC.
Address of Violation: 1623 Redwing Ct.
Violation of Chapter 26, Section 1.4 No Permit
Violation of Chapter 26, Section 1.5 No Permit
Violation of Chapter 26, Section 1.10 No Permit
Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088346 1623 Red Wing Ct.

City of Punta Gorda, FLORIDA

CODE COMPLIANCE DEPARTMENT
326 W. Marion Ave
PUNTA GORDA, FL 33950
Phone: (941) 575-3352
FAX: (941) 575-3356

COMPLAINT NO. CEB #25-00088346

CITY OF PUNTA GORDA,
Petitioner,
V.
SAN MARCOS GTM LLC
Respondents,

NOTICE OF HEARING IMPOSING PENALTY

As was announced in open session on **September 24, 2025** the above named Respondents were given 30 days of receipt of the Orders issued by the Code Enforcement Board to comply. You are notified that the current pending matter at 1623 Red Wing Ct. on the violations of the Punta Gorda Code Chapter 9, Section 9-2 (h), Chapter 26, Section 1.4, Chapter 26, Section 1.5 and Chapter 26, Section 1.10; will be heard before the Board on:

Date of Hearing: December 19, 2025

Time of Hearing: 9:00 A.M.
in the **Laishley Community Room at 120 Laishley Ct., Punta Gorda, Florida 33950.**

Failure to verify compliance with the Code Compliance Officer listed on the Affidavit of Non-Compliance will result in the Penalty Hearing of this matter on the date specified above.

NOTE: If you elect to be represented by legal counsel, a Notice of Appearance must be filed with the Clerk by the legal counsel no later than five (5) business days prior to the date of the hearing. If a Notice of Appearance is not timely filed and legal counsel is present to represent you at the hearing, the Prosecutor shall be granted a continuance upon request.

In accordance with the Americans with Disabilities Act and Florida Statute 286.26, the location of this hearing is accessible to persons with disabilities. If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Interpreters for the hearing impaired (TTY 941-575-5013) or non-English speaking citizens and any other special accommodations can be requested by contacting the Human Resources Manager/Non-Discrimination Coordinator whose address is 326 W. Marion Avenue, Punta Gorda, FL 33950, whose telephone number is (941) 575-3308, and whose email address is humres@pgorda.us, at least two (2) calendars days prior to the meeting. Please copy this request to Code Compliance whose email address is pgcode@pgorda.us.

I hereby certify that a copy hereof has been furnished to the respondent by Certified Mail Return Receipt delivery to:

San Marcos GTM LLC
3675 Union Dr.
Addis, LA 70710

Morgan Schneider
Morgan Schneider, Board Clerk
November 4, 2025

CODE ENFORCEMENT BOARD OF THE

CITY OF PUNTA GORDA, FLORIDA

CITY OF PUNTA GORDA,
Petitioner

v.

SAN MARCOS GTM LLC,
Respondents

COMPLAINT # CEB 25-00088346

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME, the undersigned authority, personally appeared, Meredith Achtenberg, Code Compliance Officer for the City of Punta Gorda who, after being duly sworn, deposes and says:

1. That on September 24, 2025, the Board held a public hearing and issued its Compliance Order in the above-styled matter at 1623 Red Wing Ct., Punta Gorda, FL 33950.

2. That on September 24, 2025, said Compliance Order which was sent via certified/return receipt mail; was returned undelivered to the Respondents on October 21, 2025.

3. That on September 24, 2025, said Compliance Order was posted on the property and at the City Hall Annex.

4. That, pursuant to said Compliance Order, the Respondents were ordered to have taken certain corrective actions by October 24, 2025.

5. That the re-inspection on November 4, 2025 revealed that the tall grass and/or weeds had been mowed, trimmed, and maintained. However, the corrective action ordered by the Board had not been taken in that the unpermitted dumpster remained on the property; and the property remains in non-compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this 4 day of November, 2025.

Meredith Achtenberg
Code Compliance Officer

NOTARIAL CERTIFICATE - ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of November, 2025, by Meredith Achtenberg, who is personally known to me or who has produced _____ as identification.

(Signature of Notary)

NICHOLAS FALKNER
MY COMMISSION # HH 683986
EXPIRES: June 4, 2029

(Seal)

I hereby certify that a copy hereof has been furnished by U.S. Mail Certified/Return Receipt Delivery this 5 day of November, 2025 to:

San Marcos GTM LLC
3675 Union Dr.
Addis, LA 70710

Morgan Schneider, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
12/19/2025

STAFF COMMENTS

Title: 2026 Code Enforcement Board Meeting Schedule

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 2026 Code Enforcement Board Meeting Schedule

2026 Code Enforcement Board Meeting Schedule

January 15, 2026
February 19, 2026
March 18, 2026
April 16, 2026
May 21, 2026
June 19, 2026
July 16, 2026
August 20, 2026
September 16, 2026
October 15, 2026
November 19, 2026
December 16, 2026