CODE ENFORCEMENT BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
JANUARY 15, 2026, 9:00 AM

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

CALL TO ORDER
Roll Call
Next Meeting - February 19, 2026 at Laishley Community Room, 120 Laishley Ct., Punta Gorda, FL 33950

1. **APPROVAL OF MINUTES**

   1.A **December 19, 2025, Meeting Minutes.**

2. **NEW BUSINESS**

   2.A **CITATION- HEARING-25-89167-PGPD OFFICER-ERIC LEE Respondent: Sinjin Jay Walls Address of Violation: 120 Laishley Ct. Violation of Chapter 6, Section 1-7 (b) (1) Boat Ramps/Docks**

   2.B **HEARING-25-89110- CODE COMPLIANCE OFFICER- FRANK COPPINGER Respondents: F&A Gulf Coast Properties LLC. Address of Violation: 1601 Taylor Rd. Violation of Chapter 9, Section 9-2 (h) Tall Grass/Weeds**

3. **UNFINISHED BUSINESS**

   3.A **HEARING IMPOSING PENALTY- 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**

4. **STAFF COMMENTS**

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
01/15/2026

APPROVAL OF MINUTES

Title: December 19, 2025, Meeting Minutes.

Funds: Not applicable

Recommended Action: For approval.

Summary: December 19, 2025, Meeting Minutes.

Department/Division: City Clerk

EXHIBITS:

1. December 19, 2025, Minutes

CITY OF PUNTA GORDA, FLORIDA
CODE ENFORCEMENT BOARD MEETING MINUTES
DECEMBER 19, 2025, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Joseph Comeaux, Chair
Eric Gentry, Keith Johnson, Ronald Muschong, Carl Rich

MEMBERS ABSENT: Adele Higgins

CITY STAFF PRESENT: Meredith Achtenberg, Code Compliance Officer; Rachel Barry, Zoning Official; Frank Coppinger, Code Compliance Officer; Nick Falkner, Code Compliance Supervisor; Shannie Kuhns, Code Compliance Officer; Daniel Lewis, Board Attorney; Morgan Schneider, Executive Assistant; Interim City Attorney Leskovich; Deputy City Clerk Falkner

CALL TO ORDER

Chair Comeaux called the meeting to order at 9:01 a.m.

1) APPROVAL OF MINUTES

1.A October 21, 2025, Meeting Minutes.
Exhibits:
Cover Page
October 21, 2025, Minutes

Member Rich **MOVED** to approve the October 21, 2025, minutes, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

2) NEW BUSINESS

Deputy City Clerk Falkner swore in all participants.

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 Axle Trailer
Exhibits:
Cover Page
25-00088662 410 E. Henry St.

Chair Comeaux called Case 25-88662 and identified the parties thereto, the subject property, and the violations noticed for hearing. He then confirmed the respondent was present, requesting an entry for plea.

Frank Coppinger, Code Compliance Officer, reviewed the history of the case, displaying photographs of the subject property. He submitted case costs in the amount of $38.26.
Lori Murray, respondent, entered a plea of not guilty, stating she had addressed the issue under a previously closed Code Compliance case. She submitted 9 photos for the record, alleging the multiple axle trailer was used for her partner's business. She stated she had obtained a local business tax receipt for the subject property in order to maintain the trailer on site.
Member Rich inquired as to why the previous case was closed.
Frank Coppinger replied with uncertainty, stating the case had been handled under a different Code Compliance officer.
Nick Falkner, Code Compliance Supervisor, clarified the previous case had been against a different parcel, noting land records had changed since that time.
Member Rich questioned the zoning classification for the property where the trailer was located.
Frank Coppinger replied same was zoned residential, explaining the restrictions on trailers within City limits.
Rachel Barry, Zoning Official, added the property was not located in a Special Purpose (SP) zoning district.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.
Member Rich questioned how long it would take the respondent to find an alternate location for the trailer.
Lori Murray replied 3 months, noting the property would soon be put on the market.
Chair Comeaux questioned whether the case should be considered a repeat violation.
Nick Falkner replied in the negative, stating the previous case had not come before the Board.
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 90 days, and to require payment of case costs incurred in the amount of $38.26 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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 Axle Trailer
Violation of Chapter 9, Section 9-2 (a) Outside Storage
Exhibits:
Cover Page
25-00087986 509 Fitzhugh Ave

Chair Comeaux called Case 25-87986 and identified the parties thereto, the subject property, and the violations noticed for hearing. He then confirmed the respondent was not present, entering a plea of not guilty on their behalf.
Frank Coppinger reviewed the history of the case, displaying photographs of the subject property. He stated the unlicensed vehicle had been removed; however, the other violations remained. He submitted case costs in the amount of $37.00.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.
Member Rich inquired about contact with the property owner.
Frank Coppinger replied he had been in communication with the property owner's daughter, stating she had not provided any documentation regarding insurance claims or proceeds to rehabilitate the property.
Discussion ensued regarding the scope of work needed to bring the property into compliance.
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 60 days, and to require payment of case costs incurred in the amount of $37.00 within 60 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
25-00088471 512 Dr. Martin Luther King Jr. Blvd.

Chair Comeaux called Case 25-88471 and identified the parties thereto, the subject property, and the violations noticed for hearing. He then confirmed the respondent was not present, entering a plea of not guilty on their behalf.
Frank Coppinger reviewed the history of the case, displaying photographs of the subject property. He stated the violation for the unlicensed vehicle had been remedied; however, the other violations remained. He submitted case costs incurred in the amount of $30.26.
Discussion ensued regarding Code allowances for property protection, including plywood or hurricane shutters, and when same was considered disrepair.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
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 60 days, and to require payment of case costs incurred in the amount of $30.26 within 60 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
25-00087828 10101 Burnt Store rd. #108

Chair Comeaux called Case 25-87828 and identified the parties thereto, the subject property, and the violations noticed for hearing. He then confirmed the respondent was not present, entering a plea of not guilty on their behalf.
Shannie Kuhns, Code Compliance Officer, stated the respondent had requested a continuance to the February 19, 2026, meeting due to medical reasons.
Member Rich **MOVED** to continue the hearing to the February 19, 2026, meeting, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
25-00088294 10303 Burnt Store Rd. #146

Chair Comeaux called Case 25-88294 and identified the parties thereto, the subject property, and the violations noticed for hearing. He then confirmed the respondent was not present, entering a plea of not guilty on their behalf.
Shannie Kuhns reviewed the history of the case, displaying photographs of the subject property. She submitted case costs in the amount of $65.32.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.
Discussion ensued regarding contact with the respondents, with Shannie Kuhns confirming that some notices of violation had been received; however, no other communication efforts had been successful.

Chair Comeaux questioned whether the respondents were deceased.
Shannie Kuhns replied the homeowners' association had indicated one of the respondents was still living.
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 60 days, and to require payment of case costs incurred in the amount of $65.32 within 60 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

NOTE: The Board recessed for a short break at 10:03 a.m. and reconvened at 10:13 a.m.

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 Comeaux called Case 25-88186 and identified the parties thereto, the subject property, and the violations noticed for hearing.
Nick Falkner requested the Board issue a Compliance Order on this case, noting a prima facie finding had been previously established and the hearing had been continued twice.
Frank Coppinger reviewed the history of the case, displaying photos of the subject property.
Thomas Ye, attorney for respondent, requested the Board issue another continuance for 90 or 180 days, citing delays with the civil court case regarding eviction and contested lease provisions.
Discussion ensued regarding the current tenants and issues with possession, responsibility for repairs, and avenues for the City to mitigate any potential health and safety hazards.
Member Rich inquired about the status of the roof repair.
Thomas Ye responded Saint Vincent DePaul had received estimates for repair, noting the high cost of same. He indicated the respondent was committed to having the roof repaired as soon as the possession issue was addressed.
Interim City Attorney Leskovich requested the Board enter a Compliance Order giving the respondent 180 days to bring the property into compliance.
Member Rich **MOVED** to find the respondent guilty, enter a Cease and Desist Order for future violations, bring the property into compliance within 180 days, and to require payment of case costs incurred in the amount of $74.35 within 30 days, subject to a fine of $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins

MOTION CARRIED.

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
Exhibits:
Cover Page
24-00086129 1580 San Marino Ct.

Chair Comeaux called Case 24-86129 and identified the parties thereto, the subject property, and the violations noticed for hearing.
Meredith Achtenberg summarized the history of the Compliance Order issued to the respondent, displaying photographs of the subject property.
Member Rich **MOVED** to find the respondent in violation of the Compliance Order, to order a penalty in the amount of $17,850 be imposed, representing a fine of $50 per day for an additional 357 days of noncompliance from December 27, 2024, to December 18, 2025, plus applicable interest of 8.65% per annum, and to further order the respondent pay total case costs incurred in the amount of $94.53 within 30 days subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
24-00086836 561 Mary St.

Chair Higgins called Case 24-86836 and identified the parties thereto, the subject property, and the violations noticed for hearing.
Frank Coppinger summarized the history of the Compliance Order issued to the respondent, displaying photographs of the subject property.
Discussion ensued regarding the noticed violations and history of the case.
Member Rich **MOVED** to find the respondent in violation of the Compliance Order, to order a penalty in the amount of $1,750 be imposed, representing a fine of $50 per day for 35 days of noncompliance from November 14, 2025, to December 18, 2025, plus applicable interest of 8.65% per annum, and to further order the respondent pay total case costs incurred in the amount of $56.29 within 30 days subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
25-00087667 1239 Winward Ct

Chair Higgins called Case 25-87667 and identified the parties thereto, the subject property, and the violations noticed for hearing.
Meredith Achtenberg summarized the history of the Compliance Order issued to the respondent, displaying photographs of the subject property.
Member Johnson stated the grass had been mowed on the property.
Meredith Achtenberg replied same was done by the City's contractor as part of the nuisance abatement program.
Member Rich **MOVED** to find the respondent in violation of the Compliance Order, to order a penalty in the amount of $8,900 be imposed, representing a fine of $100 per day for 89 days of noncompliance from September 21, 2025, to December 18, 2025, plus applicable interest of 8.65% per annum, and to further order the respondent pay total case costs incurred in the amount of $87.56 within 30 days subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Muschong.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

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
Exhibits:
Cover Page
25-00088346 1623 Red Wing Ct.

Chair Comeaux called Case 25-88346 and identified the parties thereto, the subject property, and the repeat violations noticed for hearing.
Meredith Achtenberg summarized the history of the Compliance Order issued to the respondent, displaying photographs of the subject property.
Member Johnson **MOVED** to find the respondent in violation of the Compliance Order, to order a penalty in the amount of $2,800 be imposed, representing a fine

of $50 per day for 56 days of noncompliance from October 24, 2025, to December 18, 2025, plus applicable interest of 8.65% per annum, and to further order the respondent pay total case costs incurred in the amount of $75.12 within 30 days subject to a fine of up to $250 per day plus applicable interest,
SECONDED by Member Rich.
AYE: Comeaux, Gentry, Johnson, Muschong, Rich
ABSENT: Higgins
MOTION CARRIED.

4) STAFF COMMENTS

4.A 2026 Code Enforcement Board Meeting Schedule

Exhibits:
Cover Page
2026 Code Enforcement Board Meeting Schedule

Rachel Barry noted the Planning Commission would hear a proposed ordinance which would allow the City the option to utilize a special magistrate.
Discussion ensued regarding the absence policy and State Statutes which impacted same.
Nick Falkner shared brief status updates on previous cases regarding compliance.

5) MEMBER COMMENTS

Member Muschong read his resignation letter to the Board.

ADJOURNMENT

The meeting adjourned at 11:28 a.m.

_____
Chair

_____
Board Recorder

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
01/15/2026

NEW BUSINESS

Title: **CITATION- HEARING-25-89167-PGPD OFFICER-ERIC LEE**
Respondent: Sinjin Jay Walls
Address of Violation: 120 Laishley Ct.
Violation of Chapter 6, Section 1-7 (b)(1) Boat Ramps/Docks

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00089167 Citation Sinjin Jay Walls

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 #25-89167

CITY OF PUNTA GORDA,
Petitioner,
V.
SINJIN JAY WALLS,
Respondent,
----------/

AFFIDAVIT OF VIOLATION(S) AND NOTICE OF HEARING

Pursuant to Chapter 16, Section 16-5, Punta Gorda Code, you have contacted our office to contest a Citation. The Code Enforcement Board, after a hearing, shall make a determination as to whether a violation has been committed, and upon a finding that the violator is guilty, shall impose the civil penalty therefore, along with the cost of the appeal in the amount of fifty ($50.00) dollars.

Pursuant to the Punta Gorda Code, Chapter 9A, Section 9A-10(g),
If the violator elects to contest a citation, the violator will be deemed to have waived his/her right to pay the fine assessed on the citation. Upon the finding of a violation, the Code Enforcement Board may assess the fines and costs provided in Section 9A-8 of this Chapter.
Punta Gorda Code, Section 9A-8(e) and (f)
(e) A fine imposed pursuant to this Chapter shall not exceed $250.00 per day for a first violation and shall not exceed $500.00 per day for a repeat violation, and, in addition, shall include all costs allowed to be recovered pursuant to this Chapter.
(f) If the Code Enforcement Board finds the violation to be irreparable or reversible in nature, it may impose a fine not to exceed $5,000.00 per violation, in addition to all costs allowed to be recovered pursuant to this Chapter.

1. Location/address where violations occurred:
120 LAISHLEY CT.
Punta Gorda, FL 33950

2. A description of the violations:
CITATION NO. 206541, ISSUED 11/11/25 by Officer Eric Lee. 6-24 – Use of boat ramps/day docks.

3. Punta Gorda Code, Chapter 6, Section 1-7 (b)(1) (b) The use of public day docks within the City of Punta Gorda are intended for temporary, short-term docking of vessels. (1) Except for those dinghies for which a City permit has been issued, overnight docking is prohibited between the hours of 1:00 a.m. and 5:00 a.m. In addition, docking at the Laishley Marina day docks shall be limited to no more than four consecutive hours.

NOTICE is hereby given that, pursuant to the Punta Gorda Code, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code Enforcement Board on **January 15, 2026 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: 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.

DATED: December 03, 2025

Sinjin Jay Walls
418 Ida Ave
Punta Gorda, FL 33950

Morgan Schneider
Morgan Schneider
Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
01/15/2026

NEW BUSINESS

Title: **HEARING-25-89110- CODE COMPLIANCE OFFICER- FRANK COPPINGER**
Respondents: F&A Gulf Coast Properties LLC.
Address of Violation: 1601 Taylor Rd.
Violation of Chapter 9, Section 9-2 (h) Tall Grass/Weeds

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00089110 1601 Taylor Rd

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 #25-00089110

CITY OF PUNTA GORDA,
Petitioner,
V.
F&A GULF COAST PROPERTIES LLC,
Respondents,
----------/

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:
1601 TAYLOR RD,
Punta Gorda, FL 33950
Legal Description:
BLOCK-LOT-SUB-SECT
000E-0027-LPP-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 **December 2, 2025** an inspection of the property found that there were tall grass and/or weeds exceeding twelve (12) inches in height throughout the property, which is a Violation of the Punta Gorda Code. **Chapter 9, Section 9-2 (h).**

2. That on **December 2, 2025** a Notice of Violation and Order for Corrective Action was sent to the Respondents ordering corrective action be taken and the tall grass and/or weeds be mowed, trimmed, and maintained within seven (7) days of the receipt of the notice.

3. That on **December 4, 2025** the Notice of Violation and Order for Corrective Action was received by the Respondents via certified mail.

4. That on **December 15, 2025** a re-inspection found the violation has not been corrected in that the tall grass and or weeds 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 **January 15, 2026 at 9:00 a.m.**, in the **Laishley Community Room 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: December 17, 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 17 day of December, 20 25, by _____, who is personally known to me or who has produced Frank Coppinger 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
01/15/2026

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY- 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

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088650 1975 Narranja 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 #25-00088650

CITY OF PUNTA GORDA,
Petitioner,

V.

OCEAN BREEZE HOLDING LLC
Respondents,

NOTICE OF HEARING IMPOSING PENALTY

As was announced in open session on **October 21, 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 **1975 Narranja St** on the violations of the Punta Gorda Code Chapter 9, Section 9-2(a) and Chapter 9, Section 9-2(h); will be heard before the Board on:

Date of Hearing: January 15, 2026

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:

Ocean Breeze Holding llc
7901 4th St. N Ste 300
Saint Petersburg, Fl 33702

Morgan Schneider

Morgan Schneider, Board Clerk
December 3, 2025

CODE ENFORCEMENT BOARD OF THE

CITY OF PUNTA GORDA, FLORIDA

CITY OF PUNTA GORDA,
Petitioner

v.

OCEAN BREEZE HOLDINGS LLC,
Respondents

COMPLAINT # CEB 25-00088650

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 October 21, 2025, the Board held a public hearing and issued its Compliance Order in the above-styled matter at 1975 Narranja St Punta Gorda Fl.

2. That said Compliance Order was received by the Respondents on October 28, 2025.

3. That, pursuant to said Compliance Order, Respondents was ordered to have taken certain corrective actions by November 28, 2025.

4. That the re-inspection on December 2, 2025 revealed that the corrective action ordered by the Board has not been taken in that the outside storage including but not limited to: blue tarps wood, yard debris, and other miscellaneous debris remains on the property; and the property remains in non-compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this 3 day of December, 20 25.

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 3 day of December, 20 25, by Frank Coppinger, who is personally known to me or who has produced _____ as identification.

NICHOLAS FALKNER
MY COMMISSION # HH 68396
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 3 day of December, 2025 to:

Ocean Breeze Holdings LLC
7901 4th St N. STE 300
Saint Petersburg Fl. 33702

Morgan Schneider, Board Clerk