CODE ENFORCEMENT BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
JULY 16, 2026, 9:00 AM

Joseph J Comeaux, Chair
Robert J Engelhart, Board Member
Carl E Rich, Board Member
Keith Johnson, Board Member
Robert C Peterson, Board Member
Adele M Higgins, Board Member

CALL TO ORDER
Roll Call
Next Meeting

1. APPROVAL OF MINUTES

1.A **June 19, 2026, Meeting Minutes.**

2. **NEW BUSINESS**

2.A **HEARING-25-89316- PGPD OFFICER- ERIC LEE Respondent: Stephen Walter Dumont Address of Violation:120 Laishley Ct. Violation of Chapter 6, Section 1-7(b)(1) Day Docks**

2.B **HEARING-26-89459-CODE COMPLIANCE OFFICER-SHANNIE KUHNS Respondents: Robert L. & Pamela S. Fortin TRS. Address of Violation:115 Tropicana Dr. Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways**

2.C **HEARING-26-89634-CODE COMPLIANCE OFFICER-SHANNIE KUHNS Respondents: Brad G. Austin Tr. & Teresa A. Adleman %Austin T. Adleman & B. Address of Violation: 34 Hibiscus Dr. Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways**

2.D **HEARING-26-90263-CODE COMPLIANCE OFFICER-SHANNIE KUHNS Respondents: Colazo LLC Address of Violation: 27 Tropicana Dr. Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways**

2.E **HEARING-26-90256-CODE COMPLIANCE OFFICER-SHANNIE KUHNS Respondents: John Edward Montague Trustee Address of Violation: 2835 W.**

Marion Ave. Violation of Chapter 9, Section 9-2 (a) Public Nuisances/Outside Storage Violation of Chapter 26, Section 8.11(c)(e)(1) Property Maintenance Violation of Chapter 9, Section 9-2 (h) Public Nuisances Violation of Chapter 26, Section 3.13(n) SRO/Trash and/or Recycle Containers Violation of Chapter 10, Section 10-9(a) Collection Violation of Chapter 26, Section 3.13(m)(5) SRO/Fence

3. **UNFINISHED BUSINESS**

3.A **HEARING IMPOSING PENALTY-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**

4. **STAFF COMMENTS**

4.A **Absence Approval Procedure and Forfeiture Discussion**

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
07/16/2026

APPROVAL OF MINUTES

Title:	June 19, 2026, Meeting Minutes.
Funds:	Not applicable.
Recommended Action:	For approval.
Summary:	The June 19, 2026, Code Enforcement Board meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. June 19, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CODE ENFORCEMENT BOARD MEETING MINUTES
JUNE 19, 2026, 9:00 A.M.
120 LAISHLEY COURT
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Carl Rich, Acting Chair
Adele Higgins, Keith Johnson, Robert Peterson

MEMBERS ABSENT: Robert Engelhart, Joseph Comeaux

CITY STAFF PRESENT: Meredith Achtenberg, Code Compliance Officer; Rachel Barry, Zoning Official; Morgan Carper, Executive Assistant; Ron Cohowcz, Building Official; Nick Falkner, Code Compliance Supervisor; Shannie Kuhns, Code Compliance Officer; Daniel Lewis, Board Attorney; John Robson, City Attorney Representative; Alexandra Friend, Board Recorder

CALL TO ORDER

Chair Rich called the meeting to order at 9:00 a.m.

1) APPROVAL OF MINUTES

1.A May 21, 2026, Meeting Minutes.

Exhibits:
Cover Page
May 21, 2026, Minutes

Member Peterson **MOVED** to approve the May 21, 2026, minutes, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2) NEW BUSINESS

Alexandra Friend, Board Recorder, swore in all participants.

2.A CITATION 206610

HEARING-25-89316- PUNTA GORDA POLICE OFFICER- ERIC LEE
Respondent: Stephen Walter Dumont
Address of Violation: 120 Laishley Ct.
Violation of Chapter 6, Section 1-7(b)(1) Day Docks
Exhibits:
Cover Page
25-00089316 Dumont

Chair Rich introduced the case and related parties, entering a plea of not guilty on behalf of the respondent.

Morgan Carper, Executive Assistant, stated the respondent had requested a continuance.
Nick Falkner, Code Compliance Supervisor, explained respondents must be present to appeal a citation.
Member Higgins **MOVED** to continue the hearing to the July 16, 2026, meeting and that no further continuances would be granted, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.B HEARING-26-90204- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes LLC
Address of Violation: 2926 Magdalina Dr.
Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page
26-00090204 2926 Magdalina Dr.

Chair Rich introduced the case and related parties, requesting an entry of plea.
Bill Morgan, respondent, entered a plea of not guilty.
Meredith Achtenberg, Code Compliance Officer, displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $44.39.
Bill Morgan discussed the history of the property and zoning issues for same.
Chair Rich questioned how the property could come into compliance.
Meredith Achtenberg replied the vegetation would have to be trimmed and the concrete debris would have to be cleared or a building permit would have to be obtained.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Bill Morgan stated he had paid for multiple permits which were stalled due to zoning issues with the property, noting it was recently rezoned to address same. He stated he received a letter from the Building Department indicating the permits would be reinstated. He indicated he would trim the vegetation; however, the concrete debris would be allowable once the permits were reinstated.
Chair Rich inquired as to other properties on the agenda with the same respondent and also on Magdalina Drive.
Meredith Achtenberg indicated 2926 Magdalina Drive, 2930 Magdalina Drive, and 2938 Magdalina Drive were adjacent to one another.
Bill Morgan indicated all three of the properties had experienced the same hardships.
Nick Falkner explained each case would be heard separately due to varying levels of compliance.
Member Higgins questioned whether the other properties could be heard prior to establishing a motion.

Daniel Lewis, Board Attorney, advised against same, noting each case should be taken separately.
Ron Cohowcz, Building Official, stated the permits were voided; however, he was willing to extend one permit due to the circumstances. He stated the properties did not comply with State building or Federal Emergency Management Agency elevation standards.
Bill Morgan alleged same was not relevant to the Case.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 60 days, and to require payment of case costs incurred in the amount of $44.39 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.C HEARING-26-90205- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes LLC
Registered Agent: Hilary Morgan
Address of Violation: 2930 Magdalina Dr.
Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page
26-00090205 2930 Magdalina Dr.

Chair Rich introduced the case and related parties, requesting an entry of plea.
Bill Morgan entered a plea of not guilty.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $68.11.
Bill Morgan questioned if the rock on the property constituted concrete materials.
Nick Falkner replied affirmatively.
Bill Morgan alleged there may have been some stones but the piles were sand left after the concrete was removed.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Bill Morgan stated the scenario was the same for this case as it was for Case 26-90204. He stated the rezoning issues had impacted him deeply as a local builder. He opined the City should refund his original permit fees, indicating the property had been in the same condition for 4 years.
Member Peterson inquired how many structures would be on the property.
Bill Morgan replied a duplex was intended for the property.
Member Johnson **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 60 days, and to require payment of case costs incurred in the

amount of $68.11 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Higgins.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.D HEARING-26-90206- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes LLC
Address of Violation: 2938 Magdalina Dr.
Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page
26-00090206 2938 Magdalina Dr.

Chair Rich introduced the case and related parties, requesting an entry of plea.
Bill Morgan plead not guilty.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $44.39.
Member Higgins confirmed the vegetation violation was the only violation which remained on the property.
Bill Morgan questioned if stone on the property constituted construction debris.
Nick Falkner replied affirmatively, noting staff was not permitted to go onto the property to inspect.
Bill Morgan indicated he would meet staff at the property to inspect the stone material, confirming stone was not standardly considered construction debris.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 60 days, and to require payment of case costs incurred in the amount of $44.39 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.E HEARING-26-90207-CODE COMPLIANCE OFFICER-MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes LLC
Address of Violation: 2601 Magdalina Dr.
Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page

26-00090207 2601 Magdalina Dr.

Chair Rich introduced the case and related parties, requesting an entry of plea.
Bill Morgan plead not guilty.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $44.39.
Chair Rich confirmed the dumpster constituted building material.
Nick Falkner indicated the dumpster would be considered in compliance with an appropriate Building permit.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Member Peterson inquired as to the timeframe to receive a dumpster permit.
Bill Morgan replied obtaining a building permit would provide for the dumpster.
Morgan Carper, Executive Assistant, added a temporary use permit would allow for a dumpster as well.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 60 days, and to require payment of case costs incurred in the amount of $44.39 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.F HEARING-26-90208-CODE COMPLIANCE OFFICER-MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes LLC
Address of Violation: 2607 Magdalina Dr.
Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page
26-00090208 2607 Magdalina Dr.

Chair Rich introduced the case, noting staff requested its dismissal as the property was in compliance.
Member Higgins **MOVED** to dismiss Case 26-90208, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.G HEARING-26-90211-CODE COMPLIANCE OFFICER-MEREDITH ACHTENBERG
Respondents: Lewis Maguire Homes, LLC
Registered Agent: Hilary Morgan
Address of Violation: 2725 Magdalina Dr.

Violation of Chapter 9, Section 9-2 (h)(a) Building Material/Concrete Debris/Overgrowth
Exhibits:
Cover Page
26-00090211 2725 Magdalina Dr.

Chair Rich introduced the case, noting staff requested its dismissal as the property was in compliance.
Member Higgins **MOVED** to dismiss Case 26-90211, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

NOTE: A short break was called at 10:09 a.m., with the meeting reconvening at 10:20 a.m.

2.H HEARING-26-90332- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Stanka Petrovich Trustee
Address of Violation: 3721 Whip-Poor-Will Blvd.
Violation of Chapter 9, Section 9-2(a) Dead Tree Debris
Violation of Chapter 9, Section 9-2(h) Tall Grass/Weeds/Stagnant Water
Violation of Chapter 9, Section 9-2(d) Unlicensed Vehicle
Exhibits:
Cover Page
26-000903232 3721 Whip-Poor-Will

Chair Rich introduced the case and related parties, entering a plea of not guilty on behalf of the absent respondent.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $30.86.
Member Higgins questioned if there had been contact with the property owner.
Meredith replied in the negative.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
Member Peterson questioned whether the home was inhabited.
Meredith Achtenberg replied neighbors had told her the property owners passed away.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 45 days, and to require payment of case costs incurred in the amount of $30.86 within 45 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.I HEARING-25-89299- CODE COMPLIANCE OFFICER- SHANNIE KUHNS
Respondent: William F. Ely
Address of Violation: 158 Hibiscus Dr.

Violation of Chapter 6, Section 2-2 (a) Disrepair Structure
Violation of Chapter 9, Section 9-2 (a) Public Nuisances
Exhibits:
Cover Page
25-00089299 158 Hibiscus Dr.

Chair Rich introduced the case and related parties, entering a plea of not guilty on behalf of the absent respondent.
Shannie Kuhns, Code Compliance Officer, displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $17.08.
Member Higgins questioned whether there had been contact with the property.
Shannie Kuhns replied affirmatively, noting communication had been consistent. She stated the respondent indicated he was struggling to get the resources to remedy the violation.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 30 days, and to require payment of case costs incurred in the amount of $17.08 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.J HEARING-25-89236-CODE COMPLIANCE OFFICER-SHANNIE KUHNS
Respondents: Hans Helmut Schuett C/O Peter Sittner %Richard Cochrane
Address of Violation: 10 Hibiscus Dr.
Violation of Chapter 26, Section 8.11(b) Property Maintenance/Roof
Violation of Chapter 9, Section 9-2 (a) Public Nuisances/Outside Storage
Violation of Chapter 26, Section 3.13(g) SRO/Parking of Vehicles and Trailers
Violation of Chapter 26, Section 3.13(k) SRO/Advertising on Vehicles
Violation of Chapter 9, Section 9-2 (h) Tall Grass/Weeds
Exhibits:
Cover Page
25-0089236 10 Hibiscus Dr.

Chair Rich introduced the case and related parties, entering a plea of not guilty on behalf of the absent respondent.
Shannie Kuhns displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $49.44.
Member Higgins confirmed all violations had been remedied aside from the roof in a state of disrepair. She questioned if a building permit would be necessary for repairs.
Nick Falkner replied same would be determined by the Building Department.
Member Higgins questioned if there had been contact with the property owner.

Shannie Kuhns replied in the negative.
Chair Rich inquired as to when the courtesy notice was provided.
Nick Falkner replied same was not tracked due to the mailings for same not being sent with tracking.
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 30 days, and to require payment of case costs incurred in the amount of $49.44 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

2.K HEARING-26-90265- CODE COMPLIANCE SUPERVISOR- NICK FALKNER
Respondents: Jkubek LLC
Respondents: Time Insurance and Payroll
Address of Violation: 115 W Olympia Ave.
Violation of Chapter 9, Section 9-2 (d) Inoperative Vehicle
Exhibits:
Cover Page
26-00090265 115 W Olympia Ave

Chair Rich introduced the case and related parties, entering a plea of not guilty on behalf of the absent respondent.
Nick Falkner, Code Compliance Supervisor, displayed subject photographs, detailing the violations and the City's compliance efforts. He submitted case costs incurred in the amount of $34.16.
Member Higgins questioned whether there had been contact with the property owner.
Nick Falkner replied he had not had contact, but Frank Coppinger, former Code Compliance Officer, may have.
Member Higgins questioned whether the vehicle was on a public parking lot.
Nick Falkner replied with uncertainty
Member Higgins **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, to require the property be brought into compliance within 30 days, and to require payment of case costs incurred in the amount of $34.16 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

3) UNFINISHED BUSINESS

3.A HEARING IMPOSING PENALTY-HEARING-26-89350- CODE COMPLIANCE OFFICER- SHANNIE KUHNS
Respondents: MMT Development Company LLC
Joel Hawley-Registered Agent
Address of Violation: 435 La Sila 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 6, Section 2-1(a) Construction in Waterways
Violation of Chapter 6, Section 3-2(b)(2)(c) Maintenance of Seawall
Exhibits:
Cover Page
26-00089350 435 La Sila Ct

Chair Rich introduced the case and related parties.
Shannie Kuhns summarized the history of the Compliance Order issued to the respondent, displaying photographs of the subject property. She noted the property had been in violation of the Compliance Order for 62 days, submitting case costs incurred in the amount of $139.79.
Member Higgins questioned if there had been contact with the homeowner.
Shannie Kuhns replied affirmatively, indicating the respondent alleged the property was out of compliance due to the City denying his permits. She reviewed reasons the permit was denied, noting nothing could be affixed to seawalls.
Member Rich questioned whether a structural analysis had been performed on the seawall, expressing concern for the approaching hurricane season.
Marc Storm, Canal Maintenance Supervisor, drew members' attention to a photograph of a crack on the seawall cap, indicating further assessment was needed.
Member Higgins **MOVED** to find the respondent in violation of the Compliance Order, to order a penalty in the amount of $6200 be imposed, representing a fine of $100 per day for 62 days of noncompliance, plus applicable interest of 8.25% per annum, and to further order the respondent pay total case costs incurred in the amount of $139.79 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Peterson.
AYE: Higgins, Johnson, Peterson, Rich
ABSENT: Comeaux, Engelhart
MOTION CARRIED.

4) STAFF COMMENTS

4.A Absence Approval Procedure
Exhibits:
Cover Page
Comeaux Email - Absence Policy

Alexandra Friend, Board Recorder, requested direction from the Board regarding a procedure for excused absences.

Carl Rich spoke in favor of adopting the Florida Statute.
Alexandra Friend noted the statute did not outline a procedure for how to allow the Chair to approve absences.
Daniel Lewis explained his boards typically had staff receive absence excusal requests, with the board chair approving same or bringing the request forward for a vote at a meeting.
Member Higgins inquired as to how consecutive absences interacted with approved absences.
Daniel Lewis replied approved absences would not count toward the automatic forfeiture provisions related to absences from two out of three consecutive meetings.
Discussion ensued regarding the absence policy and the impact of changed meeting dates on members' ability to attend, with consensus of the Board to continue this discussion when Member Comeaux could participate in the discussion.
Nick Falkner indicated he would provide updates on properties that had come into compliance.

5) MEMBER COMMENTS

Member Rich questioned if the Board could hold a joint meeting with City Council.
Alexandra Friend stated the City Clerk's Office could work with the City Manager's Office to discuss same.

ADJOURNMENT

The meeting adjourned at 11:11 a.m.

_____
Chair

_____
Board Recorder

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
07/16/2026

NEW BUSINESS

Title: **HEARING-25-89316- PGPD OFFICER- ERIC LEE**
Respondent: Stephen Walter Dumont
Address of Violation:120 Laishley Ct.
Violation of Chapter 6, Section 1-7(b)(1) Day Docks

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00089316 Dumont

CODE ENFORCEMENT BOARD OF THE CITY OF PUNTA GORDA, FLORIDA

COMPLAINT NO. CEB **25-00089316**

CITY OF PUNTA GORDA,
Petitioner,
v.

STEPHEN WALTER DUMONT
Respondent
- - - - - - - - - - - - - - - - - /

NOTICE OF CONTINUANCE
CODE ENFORCEMENT BOARD HEARING

It was announced in open session on June 19, 2026 the above-named Respondent is notified that the current pending matter before the Board is continued to:

Date of Hearing: **July 16 , 2026**

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:

STEPHEN WALTER DUMONT
5 JEFFREY DRIVE
YORK, ME 03909

June 19, 2026

Morgan Carper, Board Clerk

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 #25-89316

CITY OF PUNTA GORDA,
Petitioner,
V.
STEPHEN WALTER DUMONT
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. 206610, ISSUED 12/11/2025 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 code@cityofpuntagordafl.com.

DATED: December, 23, 2025

Morgan Schneider

Morgan Schneider
Board Clerk

Stephen Walter Dumont
110 Casa Lane,
Punta Gorda, FL 33950

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
07/16/2026

NEW BUSINESS

Title: **HEARING-26-89459-CODE COMPLIANCE OFFICER-SHANNIE KUHNS**
Respondents: Robert L. & Pamela S. Fortin TRS.
Address of Violation:115 Tropicana Dr.
Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways

Funds:

Recommended Action: Changed the case# from 26-89456 to 26-89459

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00089459 115 Tropicana Dr

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 #26-00089459

CITY OF PUNTA GORDA,
Petitioner,
V.
ROBERT L. & PAMELA S. FORTIN TRS.,
Respondents,
----------/

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:
115 TROPICANA DR.,
Punta Gorda, FL 33950

Legal Description:
PGI 004 0013 0067

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 April 1, 2026 an inspection of the property by Mike Gudmundsen, Senior Crew Chief for Public Works found a prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property which is a Violation of the Punta Gorda Code Chapter 6, Section 2-1 (c) (12).

2. That on April 2, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondents ordering corrective action be taken and that the prohibited boatlift cover and/or canopy attached to the boatlift be removed within thirty (30) days of receipt of notice.

3. That on April 13, 2026 the Notice of Violation and Order for Corrective Action was received by the Respondents.

4. That on June 16, 2026 a re-inspection by Marc Storm, Public Works Supervisor found the violation had not been corrected in that the prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property remains.

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 **July 16, 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: 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: June 16, 2026

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 16 day of June, 20 26, by Shannie Kuhns, 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
07/16/2026

NEW BUSINESS

Title: **HEARING-26-89634-CODE COMPLIANCE OFFICER-SHANNIE KUHNS**
Respondents: Brad G. Austin Tr. & Teresa A. Adleman
%Austin T. Adleman & B.
Address of Violation: 34 Hibiscus Dr.
Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00089634 34 Hibiscus Dr

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 #26-00089634

CITY OF PUNTA GORDA,
Petitioner,
V.
BRAD G. AUSTIN TR. & TERESA A. ADLEMAN,
Respondents,

% AUSTIN T. ADLEMAN & B.,
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:
34 HIBISCUS DR.,
Punta Gorda, FL 33950

Legal Description:
PGI 003 0014 0035

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 April 1, 2026 an inspection of the property by Mike Gudmundsen, Senior Crew Chief for Public Works found a prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property which is a Violation of the Punta Gorda Code Chapter 6, Section 2-1 (c) (12).

2. That on April 2, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondents ordering corrective action be taken and that the prohibited boatlift cover and/or canopy attached to the boatlift be removed within thirty (30) days of receipt of notice.

3. That on April 2, 2026 the Notice of Violation and Order for Corrective Action was

posted on the property and at the City Hall Annex.

4. That on April 6, 2026 the Notice of Violation and Order for Corrective Action was received by the Respondents at the E. Lilac Rd. address.

5. That on April 9, 2026 the Affidavit of Posting Notice & Affidavit Confirming First Class Mailing, and the Notice of Violation and Order for Corrective Action were returned undelivered at the Sherwood Dr. S.W. address.

6. That on April 11, 2026 the Notice of Violation and Order for Corrective Action was returned undelivered at the Sherwood Dr. S.W. address.

7. That on June 16, 2026 a re-inspection by Marc Storm, Public Works Supervisor found the violation had not been corrected in that the prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property remains.

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 **July 16, 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: 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: June 16, 2026

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 day 16 of June, 20 26, by Shannie Kuhns, who is personally known to me or who has produced _____ as identification.

Morgan Carper
(Signature of Notary) (Seal)

MORGAN CARPER
MY COMMISSION # HH 768904
EXPIRES: February 18, 2030

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
07/16/2026

NEW BUSINESS

Title: **HEARING-26-90263-CODE COMPLIANCE OFFICER-SHANNIE KUHNS**
Respondents: Colazo LLC
Address of Violation: 27 Tropicana Dr.
Violation of Chapter 6, Section 2-1 (c)(12) Construction in Waterways

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00090263 27 Tropicana Dr

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 #26-00090263

CITY OF PUNTA GORDA,
Petitioner,
V.
COLAZO 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:
27 TROPICANA DR.,
Punta Gorda, FL 33950

Legal Description:
PGI 004 0013 0041

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 April 1, 2026 an inspection of the property by Mike Gudmundsen, Senior Crew Chief for Public Works found a prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property which is a Violation of the Punta Gorda Code Chapter 6, Section 2-1 (c) (12).

2. That on April 8, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and that the prohibited boatlift cover and/or canopy attached to the boatlift be removed within thirty (30) days of receipt of notice.

3. That on April 17, 2026 the Notice of Violation and Order for Corrective Action was received by the Respondents.

4. That on June 11, 2026 a re-inspection found the violation had not been corrected in that the prohibited boatlift cover and/or canopy attached to the boatlift located in the canal at the rear of the property remains.

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 **July 16, 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: 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: June 15, 2026

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 15 day of June, 20 26, by Shannie Kuhns, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

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

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
07/16/2026

NEW BUSINESS

Title: **HEARING-26-90256-CODE COMPLIANCE OFFICER-SHANNIE KUHNS**
Respondents: John Edward Montague Trustee
Address of Violation: 2835 W. Marion Ave.
Violation of Chapter 9, Section 9-2 (a) Public Nuisances/Outside Storage
Violation of Chapter 26, Section 8.11(c)(e)(1) Property Maintenance
Violation of Chapter 9, Section 9-2 (h) Public Nuisances
Violation of Chapter 26, Section 3.13(n) SRO/Trash and/or Recycle Containers
Violation of Chapter 10, Section 10-9(a) Collection
Violation of Chapter 26, Section 3.13(m)(5) SRO/Fence

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00090256 2835 W Marion 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 #26-00090256

CITY OF PUNTA GORDA,
Petitioner,
V.
JOHN EDWARD MONTAGUE TRUSTEE,
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:
2835 W. MARION AVE.,
Punta Gorda, FL 33950

Legal Description:
PGI 006 0042 0022

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 April 6, 2026 an inspection of the property found outside storage on the driveway and rear yard on your property; including, but not limited to: stacks of tires and other miscellaneous items which is a Violation of the Punta Gorda Code Chapter 9, Section 9-2 (a), dense overgrowth of trees and shrubs, decaying palm fronds on the palm trees, decaying foliage on the birds of paradise, and tall grass and/or weeds in the landscaped areas throughout the property which is a Violation of the Punta Gorda Code Chapter 26, Section 8.11 (c), (e), (1), and Chapter 9, Section 9-2 (h), trash and recycle containers stored on the driveway which is a Violation of the Punta Gorda Code Chapter 26, Section 3.13 (n), and Chapter 10, Section 10-9 (a), and a fallen fence on the rear yard on the property that is in a state of disrepair which is a Violation of the Punta Gorda Code Chapter 26, Section 3.13 (m)(5).

2. That on April 15, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the outside storage including but not limited to: the stacks of tires and other miscellaneous items be stored inside the enclosed garage or removed them from the property within seven (7) days of receipt of notice. The dense overgrowth of trees and shrubs, decaying palm fronds on the palm trees, and decaying foliage

on the birds of paradise be trimmed and maintained within thirty (30) days of receipt of notice, and the tall grass and/or weeds throughout the property, be mowed, trimmed, and maintained within seven (7) days of receipt of notice. The trash containers be stored inside the garage or behind a screened area on the side of the property – not visible from the street - on non-collection days and within forty-eight (48) hours of receipt of notice. The fallen fence on the rear yard be repaired, replaced, or removed from the property within thirty (30) days of receipt of notice and if more than fifty (50) percent of the fence is replaced a fence permit must be applied for, obtained, and final fence inspection approved.

3. That on April 17, 2026 the Notice of Violation and Order for Corrective Action sent to the Pine Villa Circle address which was received by the Respondent.

4. That on May 5, 2026 the Notice of Violation and Order for Corrective Action sent to the W. Marion Ave. address which was returned undelivered.

5. That on June 16, 2026 a re-inspection found the violations have not been corrected in that the outside storage on the driveway on the property; including, but not limited to: a lawnmower remains, the dense overgrowth of trees and shrubs, decaying palm fronds on the palm trees, decaying foliage on the birds of paradise, and tall grass and/or weeds in the landscaped areas throughout the property remains, the trash and recycle containers stored on the driveway remains and the fallen fence on the rear yard of the property that is in a state of disrepair also 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 **July 16, 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: 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: June 18, 2026

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 18 day of June, 20 26, by Shannie Kuhns, 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
07/16/2026

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY-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

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088367 26072 Seminole Lakes 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 #25-00088367

CITY OF PUNTA GORDA,
Petitioner,
V.
ROBERT & MADELINE NEVERIL,
Respondents,

NOTICE OF HEARING IMPOSING PENALTY

As was announced in open session on _October 21, 2025_ the above named Respondents were given _15_ days of receipt of the Orders issued by the Code Enforcement Board to comply. You are notified that the current pending matter at 26072 Seminole Lakes Blvd. on the violations of the Punta Gorda Code Chapter 26, Section 8.11 (b) and Chapter 9, Section 9-2 (g); will be heard before the Board on:

Date of Hearing: July 19. 2026

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:

Robert & Madeline Neveril
26072 Seminole Lakes Blvd.
Punta Gorda, Fl 33954

Morgan Carper

Morgan Carper, Board Clerk
June 16, 2026

CODE ENFORCEMENT BOARD OF THE

CITY OF PUNTA GORDA, FLORIDA

CITY OF PUNTA GORDA,
Petitioner

v.

ROBERT & MADELINE NEVERIL,
Respondents

COMPLAINT # CEB 25-00088367

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 October 21, 2026, the Board held a public hearing and issued its Compliance Order in the above-styled matter at 26072 Seminole Lakes Blvd.

2. That on October 22, 2026, said Compliance Order which was sent via certified/return receipt mail; was returned undelivered to the Respondents on October 25, 2026.

3. That on October 22, 2026, 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 November 6, 2026.

5. That the re-inspection on June 15, 2026 revealed that the missing screening had not been repaired or replaced

FURTHER AFFIANT SAYETH NOT.

Dated this 16 day of June, 2026.

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 16 day of June, 20 26, by Meredith Achtenberg, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
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 16 day of June, 2026 to:

Robert & Madeline Neveril
26072 Seminole Lakes Blvd.
Punta Gorda, Fl 33954

Morgan Carper
Morgan Carper, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
07/16/2026

STAFF COMMENTS

Title:	Absence Approval Procedure and Forfeiture Discussion
Funds:	Not applicable.
Recommended Action:	Board to discuss and provide feedback to staff on proposed absence approval and forfeiture procedures.
Summary:	The City Clerk's Office requests direction from the Board on a proposed absence approval procedure to comply with requirements under Chapter 162.05, Florida Statutes.
Department/Division:	City Clerk

EXHIBITS:

1. Comeaux_Email_Absence Policy

From: Joseph Comeaux
To: Sara Welch, CMC; Jennifer Falkner; Alexandra Friend
Cc: Rachel Barry; Morgan Carper
Subject: Code Board Attendance
Date: Thursday, June 4, 2026 4:33:43 PM

Good afternoon,

As I announced at the last Code Board meeting, I will be unable to attend - I will be in San Antonio, TX at my wife's 60th HS Reunion.

Since I will not be there for the discussion, I am submitting my input for the record so that it might be considered. This is the same request I have been making for several years and appears to be relatively simple. Enact/comply with Paragraph 162.05(3)(e) of the Florida Statutes which reads, "If any member fails to attend two of three successive meetings without cause and without prior approval of the Chair, the enforcement board shall declare the member's office vacant, and the local governing body shall promptly fill such vacancy."

The Code Board already differs from other City boards and commissions in that it is established by state statute which sets the requirement for and outlines the procedures and processes of the board. Most of these are already included, practically verbatim, in city code. It is my understanding that this will be a discussion item at the June meeting but will be on the July board again in July - presumably for final approval. It is my hope, and belief that this could significantly help some of the issues we have been experiencing with absences, membership, and ensuring quorums.
I look forward to continuing to work on this issue with you all.

BRgds,

Joe Comeaux
Chair, PG City Code Enforcement Board