CODE ENFORCEMENT BOARD AGENDA
326 WEST MARION AVE, PUNTA GORDA, FLORIDA 33950
NOVEMBER 20, 2026, 9:00 AM

Joseph J Comeaux, Chair
Adele M Higgins, Board Member
Walt Fortney, Alternate
Carl E Rich, Board Member
Robert J Engelhart, Board Member
Teresa L Desguin, Board Member
Mark Hunsberger, Alternate
Keith Johnson, Board Member
Robert C Peterson, Board Member

CALL TO ORDER
Roll Call
Next Meeting December 16, 2026 at City Council Chambers, 326 W Marion Ave., Punta Gorda, FL 33950

1. **APPROVAL OF MINUTES**

   1.A **October 21, 2026, Meeting Minutes.**

2. **NEW BUSINESS**

   2.A **CITATION 206980-HEARING-26-91578- PGPD OFFICERâ€“ERIC LEE Respondent: David J Ford Address of Violation: 3400 Ponce De Leon Pkwy. Violation of Chapter 16, Section 16-4(g) Animals in City Parks**

   2.B **HEARING-25-87827- CODE COMPLIANCE OFFICER- SHANNIE KUHNS Respondents: Broadway Shoppes LLC Address of Violation: 1133 Bal Harbor Blvd. 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 26, Section 7.4(d)(7) Trash Containers Violation of Chapter 26, Section 7.4(d)(8)a Trash Containers Violation of Chapter 10, Section 10-7 Trash Container Accessibility Violation of Chapter 26, Section 8.11(e)(1)(2)(f) Property Maintenance**

   2.C **HEARING-25-88298- CODE COMPLIANCE OFFICER- COLIN MORAN Respondent: Hector Bello Address of Violation: 214 W Grace St. Violation of Chapter 9, Section**

9-2 (h) Tall Grass and/or Weeds Violation of Chapter 26, Section 8.11(e)(1)(2) Property Maintenance/Trees

2.D **HEARING-25-88743- CODE COMPLIANCE OFFICER- COLIN MORAN Respondents: Church of the Living God Address of Violation: 326 E Charlotte Ave. Violation of Chapter 26, Section 8.11(b) Property Maintenance/Roof**

2.E **HEARING-26-91048- CODE COMPLIANCE OFFICER- SHANNIE KUHNS Respondents: Lewis Maguire Homes LLC Address of Violation: 3832 Albacete Cir. 111 Violation of Chapter 9, Section 9-2 (a) Outside Storage Violation of Chapter 9, Section 9-2 (b) Public Nuisance/Outside Storage**

3. **UNFINISHED BUSINESS**

3.A **HEARING IMPOSING PENALTY- CONT. 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 (a) Building Material/Outside Storage Violation of Chapter 9, Section 9-2(h) Tall Grass and/or Weeds**

3.B **FINE REDUCTION- HEARING-24-85887- CODE COMPLIANCE OFFICER- COLIN MORAN Respondents: Roscoe Hill Jr. DK Realty Group-Sub 1 LLC Address of Violation: 521 Showalter Ave. Violation of Chapter 26, Section 8.14 (b) Outdoor Storage Prohibited Violation of Chapter 9, Section 9-2 (a) Outside Storage Violation of Chapter 26, Section 8.11 (b) Property Maintenance Structure**

4. **STAFF COMMENTS**

5. **MEMBER COMMENTS**

5.A **Process Discussion**

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
11/20/2026

APPROVAL OF MINUTES

Title:	October 21, 2026, Meeting Minutes.
Funds:	Not applicable.
Recommended Action:	For approval.
Summary:	October 21, 2026, meeting minutes are available for review and approval.
Department/Division:	City Clerk

EXHIBITS:

1. October 21, 2026, Minutes

CITY OF PUNTA GORDA, FLORIDA
CODE ENFORCEMENT BOARD MEETING MINUTES
OCTOBER 21, 2026, 9:00 A.M.
326 WEST MARION AVENUE
PUNTA GORDA, FL 33950

MEMBERS PRESENT: Joseph Comeaux, Chair
Robert Engelhart, Adele Higgins, Keith Johnson, Robert Peterson, Carl Rich

MEMBERS ABSENT: Teresa Desguin

CITY STAFF PRESENT: Meredith Achtenberg, Code Compliance Officer; Rachel Barry, Zoning Official; Nick Falkner, Code Compliance Supervisor; Shannie Kuhns, Code Compliance Officer; Daniel Lewis, Board Attorney; Colin Moran, Code Compliance Officer; City Attorney Leskovich; Deputy City Clerk Falkner

CALL TO ORDER

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

1) APPROVAL OF MINUTES

1.A September 16, 2026, Meeting Minutes.

Exhibits:
Cover Page

Member Rich **MOVED** to approve the September 16, 2026, minutes, **SECONDED** by Member Johnson.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

2) NEW BUSINESS

Deputy City Clerk Falkner swore in all participants.
Brian Orme, property owner, provided an update on his property, noting he was no longer working with Rebuild Florida. He stated he was gathering estimates for demolition and a local church would be assisting him financially.

2.A HEARING-25-87930- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG

Respondents: Donald A. & Linda D. Huber CO-TR
Address of Violation: 1145 Treasure Cay Ct.
Violation of Chapter 26, Section 8.11 (b) Property Maintenance
Exhibits:
Cover Page
25-00087930 1145 Treasure Cay Ct

NOTE: Item 2.A was heard following 3.A.

Chair Comeaux introduced the case and related parties, entering a plea of not guilty on behalf of the respondent.
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 $18.11.
Discussion ensued regarding contact with the property owner.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
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 $18.11 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Rich.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

2.B HEARING-26-90306- CODE COMPLIANCE OFFICER- SHANNIE KUHNS
Respondents: Stacy Noel Debien & Jjard
Address of Violation: 490 Via Esplanade
Violation of Chapter 26, Section 8.11 (b) Property Maintenance
Violation of Chapter 26, Section 8.11 (c), (e), (1) Property Maintenance
Violation of Chapter 9, Section 9-2 (h) Public Nuisances
Exhibits:
Cover Page
26-00090306 490 Via Esplanade

Chair Comeaux introduced the case and related parties, entering a plea of not guilty on behalf of the 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 $34.37, noting there was an open demolition permit for the property.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.
Discussion ensued regarding permit processes.
Member Rich **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 120 days, and to require payment of case costs incurred in the amount of $34.37 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin

MOTION CARRIED.

2.C HEARING-26-91250- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: 1574 East 66th Street LLC
Address of Violation: 1317 Wesley Dr.
Violation of Chapter 9, Section 9-2(h) Tall Grass/Weeds
Violation of Chapter 9, Section 9-2(a) Outside Storage
Exhibits:
Cover Page
26-00091250 1317 Wesley Dr

Chair Comeaux introduced the case and related parties, entering a plea of not guilty on behalf of the respondent.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She stated the property was in compliance, requesting a Cease and Desist for future violations. She submitted case costs incurred in the amount of $26.04.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.
Member Higgins **MOVED** to find the respondent guilty, to issue a Cease and Desist Order for any future violations, and to require payment of case costs incurred in the amount of $26.04 within 30 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Rich.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

2.D HEARING-26-91505- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG
Respondents: Rita A. Lasalle Trustee
Address of Violation: 7430 Carambola
Violation of Chapter 26, Section 3.13(l) Unpermitted Watercraft
Exhibits:
Cover Page
26-00091505 7430 Carambola

Chair Comeaux introduced the case and related parties, entering a plea of not guilty on behalf of the respondent.
Meredith Achtenberg displayed subject photographs, detailing the violations and the City's compliance efforts. She submitted case costs incurred in the amount of $34.37.
Member Higgins stated she would recuse herself due to personal experiences with the property.
Member Rich **MOVED** to find the City had presented a prima facie case, **SECONDED** by Member Johnson.
AYE: Comeaux, Engelhart, Johnson, Peterson, Rich
ABSTAINING: Higgins

ABSENT: Desguin
MOTION CARRIED.
Member Rich **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 5 days, and to require payment of case costs incurred in the amount of $34.37 within 5 days, subject to a fine of up to $250 per day plus applicable interest, **SECONDED** by Member Johnson.
AYE: Comeaux, Engelhart, Johnson, Peterson, Rich
ABSTAINING: Higgins
ABSENT: Desguin
MOTION CARRIED.

2.E HEARING-26-91261- CODE COMPLIANCE OFFICER- SHANNIE KUHNS
Respondents: Joseph Pacut & Jason Lefler
Address of Violation: 197 Gulfview Rd.
Violation of Chapter 26, Section 3.13 (n) SRO/Garbage Containers
Violation of Chapter 10, Section 10-8 Lids on Containers
Violation of Chapter 10, Section 10-9(a) Trash Collection
Exhibits:
Cover Page
26-00091261 197 Gulfview Rd

Chair Comeaux introduced the case and related parties, entering a plea of not guilty on behalf of the respondent.
Shannie Kuhns stated the property had changed ownership, requesting the case be dismissed.
Member Higgins **MOVED** to dismiss the case, **SECONDED** by Member Rich.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

3) UNFINISHED BUSINESS

3.A HEARING IMPOSING PENALTY
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 (a) Building Material/Outside Storage
Violation of Chapter 9, Section 9-2(h) Tall Grass and/or Weeds
Exhibits:
Cover Page
26-00090207 2601 Magdalina Dr

NOTE: Item 3.A was heard following 3.B.

Chair Comeaux introduced the case and related parties.
Meredith Achtenberg 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 64 days, submitting case costs incurred in the amount of $65.10.

Bill Morgan, respondent, indicated he was working on bringing the property into compliance and had experienced financial burdens which prevented same.
Member Rich questioned whether there were open permits for the property.
Nick Falkner, Code Compliance Supervisor, replied in the negative.
Member Rich questioned if the property could be brought into compliance within 30 days.
Bill Morgan replied affirmatively.
Member Rich **MOVED** to table the hearing to the November 20, 2026, meeting, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

3.B FINE REDUCTION REQUEST-
HEARING-13-49215, 13-50069, 15-58055, 17-65281, 24-86857, 25-88650 -
CODE COMPLIANCE OFFICER- COLIN MORAN
Respondents: Ocean Breeze Holdings LLC
Diane A. Novak
Address of Violations: 1975 Narranja St.
Violation of Chapter 9, Section 9-2 (a) Outside Storage
Violation of Chapter 9, Section 9-2(h) Tall Grass/Weeds
Violation of Chapter 26, Section 8.11 (b) Property Maintenance
Violation of Chapter 26, Section 8.11 (c) Tall Grass/Weeds
Exhibits:
Cover Page
1975 Narranja Fine Reduction.

NOTE: Item 3.B was heard before 2.A.

Chair Comeaux introduced the case and related parties.
Colin Moran, Code Compliance Officer, reviewed the history of the cases and fines against the property, noting the total amount of fines was $50,477.91 and total case costs were $254.78. He then reviewed the request for fine reduction, submitting additional case costs in the amount of $11.18.
Perry Gemmell, Ocean Breeze Holdings LLC, noted possession of the property had been granted to Ocean Breeze Holdings LLC on April 29, 2026, stating the property was brought into compliance shortly after and the fines had been incurred by the previous owner.
Member Higgins questioned whether the liens were recorded at the time Ocean Breeze Holdings LLC had purchased the property.
Perry Gemmell replied affirmatively.
Discussion ensued regarding the process for recording liens, the various types of liens against the property, and the business decision to purchase the property.
Member Rich **MOVED** to approve the request for fine reduction, to reduce the fine to $25,000, and to require payment of the fine within 30 days, **SECONDED** by Member Higgins.
AYE: Comeaux, Engelhart, Higgins, Johnson, Peterson, Rich
ABSENT: Desguin
MOTION CARRIED.

Perry Gemmell indicated Ocean Breeze Holdings LLC would seek an appeal of the Board's decision, suggesting similar cases had been granted more favorable reductions.

4) STAFF COMMENTS

Nick Falkner noted case costs had not been paid for 880 West Marion Avenue.
Rachel Barry, Zoning Official, provided an update for 300 West Retta Esplanade, noting construction for the marina would begin; however, same could not be used until the property was brought into compliance.
Member Peterson questioned the status of the City Marketplace property.
City Attorney Leskovich replied same was undergoing land use arbitration.

5) MEMBER COMMENTS

There were none.

ADJOURNMENT

The meeting adjourned at 10:51 a.m.

_____
Chair

_____
Board Recorder

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

NEW BUSINESS

Title: **CITATION 206980-HEARING-26-91578- PGPD OFFICER–ERIC LEE**
Respondent: David J Ford
Address of Violation: 3400 Ponce De Leon Pkwy.
Violation of Chapter 16, Section 16-4(g) Animals in City Parks

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00091578 David J Ford

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. CE 26-00091578

CITY OF PUNTA GORDA,
Petitioner,
V.
DAVID J FORD
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:
   3400 Ponce De Leon Pkwy
   Punta Gorda, FL 33950

2. A description of the violations:
   CITATION NO. 206980, ISSUED 9/29/2026 by Punta Gorda Police Officer, Eric Lee 16-4(g) – Animals in City Parks

3. **Punta Gorda Code, Chapter 16 Section 16-4(g)** Animals. It shall be unlawful and a violation of the Punta Gorda Code for any person owning or having charge, care, custody or control of any animal to take or allow such animal into or on any public beach, public park or public playground in the City except: 1. Leashed dogs shall be permitted in Laishley Park, Alice Park, Pittman Park, Nature Park and on the Punta Gorda Pathways. Dogs must be under physical control at all times and shall not interfere with other pedestrians or bicyclists. 2. Dogs are permitted without leashes in that area that has been fenced and delineated as the City's dog park, otherwise known as "Hounds on Henry." 3. Service dogs trained to assist or aid disabled persons and actually being used for the purpose of assisting or aiding such person in accordance with State law. 4. Animals under the control of a law enforcement officer. 5. Animals, as approved by the City Manager, which are participating in a special event permitted by the City. While on public property, any person owning or having charge, care, custody or control are responsible for the cleanup and sanitary disposal of canine fecal matter in accordance with Section 5-2, Punta Gorda Code. Animals may not be left unattended in parked vehicles or be tethered to any tree, plant, building or park equipment. Animals must be vaccinated in accordance with State law and licensed pursuant to local county ordinance. Animals which disturb other park users, other animals or resources by being noisy, dangerous, intimidating or destructive will be considered a public nuisance as defined in Section 5-1, Punta Gorda Code. Violations of this section shall be enforced under Section 5-7, Punta Gorda Code.

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 **November 20, 2026, at 9:00 a.m.**, in the **City Council Chambers, 326 W. Marion Ave., 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: October 6, 2026

David J Ford
1783 Boca Raton Court
Punta Gorda, FL 33950

Morgan Carper
Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

NEW BUSINESS

Title: **HEARING-25-87827- CODE COMPLIANCE OFFICER- SHANNIE KUHNS**
Respondents: Broadway Shoppes LLC
Address of Violation: 1133 Bal Harbor Blvd.
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 26, Section 7.4(d)(7) Trash Containers
Violation of Chapter 26, Section 7.4(d)(8)a Trash Containers
Violation of Chapter 10, Section 10-7 Trash Container Accessibility
Violation of Chapter 26, Section 8.11(e)(1)(2)(f) Property Maintenance

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00087827 1133 Bal Harbor 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 #25-00087827

CITY OF PUNTA GORDA,
Petitioner,
V.
BROADWAY SHOPPES LLC,
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:
1133 BAL HARBOR BLVD.,
Punta Gorda, FL 33950

Legal Description:
PGI 026 0000 00TF

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 January 30, 2026 an inspection of the property found that the dumpster enclosure doors installed on the four (4) dumpster enclosures on the property were done so without obtaining a building permit. The dumpster enclosure doors that were installed are not architecturally compatible with the primary structure and do not allow proper access for Sanitation crews to accurately and safely service the dumpsters. Also found that there are decaying palm fronds on the palm trees, tree stumps, dead shrubs, and decaying yard debris throughout the property; and the LP Bottle Tanks on the property are not screened by landscaping or an architectural compatible fence material or wall.

These are all Violations of the Punta Gorda Code Chapter 26, Section 1.4, Chapter 26, Section 1.5, Chapter 26, Section 1.10, Chapter 26, Section 7.4 (d)(7), Chapter 26, Section 7.4 (d) (8) a, Chapter 10, Section 10-7, and Chapter 26, 8.11 (e)(1)(2)(f).

2. That on February 2, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondents ordering corrective action be taken and that a building permit application for the dumpster enclosure doors be submitted and obtained, the existing dumpster enclosure

doors be removed and replaced with architecturally compatible solid panel dumpster enclosure doors that create an opaque screening and proper access for the Sanitation truck and crew within thirty (30) days of the receipt of notice; and have the decaying palm fronds on the palm trees trimmed and maintained; the dead shrubs, tree stumps, and decaying yard debris removed from the property and any remaining exposed soil areas be covered with sod or an approved ground cover within thirty (30) days of the receipt of notice; and have the LP Bottle Tanks 100% screened with landscaping or an architectural compatible fencing material, or wall within thirty (30) days of the receipt of notice.

3. That on February 5, 2026 the Notice of Violation and Order for Corrective Action was received by the Respondents via certified mail.

4. That on September 18, 2026 a re-inspection of the property found that the dumpster enclosure doors were adjusted to allow for proper access and safety of the Sanitation truck and crew.

However, violations remain in that the building permit application has not been applied for or obtained for the dumpster enclosure doors that were installed on the four (4) dumpster enclosures and the dumpster enclosure doors remain not architecturally compatible with the primary structure and do not provide opaque screening; and the decaying palm fronds on the palm trees, (3) three tree stumps, two (2) dead trees at the rear of the property, dead shrubs, and decaying yard debris throughout the property; and the LP Bottle Tanks that are not screened by landscaping or an architectural compatible fence material or wall.

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 **November 20, 2026 at 9:00 a.m.**, in the **CITY COUNCIL CHAMBERS, 326 W. MARION AVE., 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: September 23, 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 23 day of September, 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
11/20/2026

NEW BUSINESS

Title: **HEARING-25-88298- CODE COMPLIANCE OFFICER- COLIN MORAN**
Respondent: Hector Bello
Address of Violation: 214 W Grace St.
Violation of Chapter 9, Section 9-2 (h) Tall Grass and/or Weeds
Violation of Chapter 26, Section 8.11(e)(1)(2) Property Maintenance/Trees

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088298 214 W Grace 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 #25-00088298

CITY OF PUNTA GORDA,
Petitioner,
V.
HECTOR BELLO,
Respondent,
----------/

AFFIDAVIT OF VIOLATION(S) 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:
214 W GRACE ST,
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
0129-0000-PUG-000 LOT 3

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

1. That on June 27, 2025 an inspection of the property found a dead tree stump above existing grade and tall grass and/or weeds exceeding twelve (12) inches in height, which is a Violation of the Punta Gorda Code Chapter 9, Section 9-2 (h) and Chapter 26, Section 8.11(e) 1,2.

2. That on June 27, 2025 a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the tree stump removed and any exposed soil covered with sod and the tall grass mowed within seven (7) days.

3. That on July 22, 2025 the Notice of Violation and Order for Corrective Action was returned undelivered by the Respondent via certified mail.

4. That on September 24, 2026 a re-inspection found the violations have not been corrected in that the tree stump and tall grass and/or weeds remain 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 **November 20, 2026 at 9:00 a.m.**, in the **City Council Chambers, 326 West Marion Ave., 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: September 25, 2026

Colin Moran
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 25 day of September, 20 26, by Colin Moran, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

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

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

NEW BUSINESS

Title: **HEARING-25-88743- CODE COMPLIANCE OFFICER- COLIN MORAN**
Respondents: Church of the Living God
Address of Violation: 326 E Charlotte Ave.
Violation of Chapter 26, Section 8.11(b) Property Maintenance/Roof

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 25-00088743 326 E Charlotte Ave

City of Punta Gorda, FLORIDA

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

COMPLAINT NO. CEB #25-00088743

CITY OF PUNTA GORDA,
Petitioner,
V.
CHURCH OF THE LIVING GOD,
Respondents,
----------/

AFFIDAVIT OF VIOLATION(S) 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:
326 E CHARLOTTE AVE,
Punta Gorda, FL 33950

Legal Description:
BLOCK-LOT-SUB-SECT
0067-0036-PUG-000

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

1. That on December 3, 2025 an inspection of the property found the roof in disrepair which is a Violation of the Punta Gorda Code Chapter 26, Section 8.11 (b).

2. That on December 3, 2025 a Notice of Violation and Order for Corrective Action was sent to the Respondents ordering corrective action be taken and the roof on the building structure be repaired or replaced within thirty (30) days of receipt of the notice.

3. That on December 27, 2025 the Notice of Violation and Order for Corrective Action was returned undelivered by the Respondents via certified mail.

4. That on July 27, 2026 the Notice of Violation and Order for Corrective Action was posted on the property and at the City Hall Anex.

5. That on September 23, 2026 a re-inspection found the violation has not been corrected in that the roof remains in a state of disrepair.

THEREFORE; NOTICE is hereby given that, pursuant to the City of Punta Gorda Code of Ordinances, a **PUBLIC HEARING** will be conducted in the above-styled cause before the Code Enforcement Board on **November 20, 2026 at 9:00 a.m.**, in the **City Council Chambers, 326 West Marion ave., 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: September 25, 2026

Colin Moran
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 25 day of September, 20 26, by Colin Moran, who is personally known to me or who has produced _____ as identification.

(Signature of Notary) (Seal)

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

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

NEW BUSINESS

Title: **HEARING-26-91048- CODE COMPLIANCE OFFICER- SHANNIE KUHNS**
Respondents: Lewis Maguire Homes LLC
Address of Violation: 3832 Albacete Cir. 111
Violation of Chapter 9, Section 9-2 (a) Outside Storage
Violation of Chapter 9, Section 9-2 (b) Public Nuisance/Outside Storage

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00091048 3832 Albacete Cir. 111

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 #26-00091048

CITY OF PUNTA GORDA,
Petitioner,
V.
LEWIS MAGUIRE HOMES LLC,
Respondent,
----------/

AFFIDAVIT OF VIOLATION AND NOTICE OF HEARING

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

Location/address where violation exists:
3832 ALBACETE CIR. 111,
Punta Gorda, FL 33950

Legal Description:
PGI 015 0228 0008

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 August 21, 2026 an inspection of the property found outside storage including; but not limited to: an unpermitted dumpster and pallet of building material; and concrete debris on the front yard of the property which is a Violation of the Punta Gorda Code Chapter 9, Section 9-2 (a) and Chapter 9, Section 9-2 (b).

2. That on August 21, 2026 a Notice of Violation and Order for Corrective Action was sent to the Respondent ordering corrective action be taken and the concrete debris be removed from the front yard of the property; and the outside storage including; but not limited to: the unpermitted dumpster and pallet of building material be placed inside the enclosed garage or removed from the property within seven (7) days of receipt of notice.

3. That on August 27, 2026 the Notice of Violation and Order for Corrective Action was returned unable to forward.

4. That on August 28, 2026 the Notice of Violation and Order for Corrective Action was posted at the property and at the City Hall Annex.

5. That on September 23, 2026 a re-inspection found that the outside storage of the pallet of building material and concrete debris on the front yard of the property has been removed. However, the outside storage of the unpermitted dumpster 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 **NOVEMBER 20, 2026 at 9:00 a.m.**, in the **City Council Chamber, 326 W. Marion Ave., 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: September 24, 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 24 day of September, 20 26, by Shannie Kuhns, who is personally known to me or who has produced _____ as identification.

Morgan Carper
(Signature of Notary)

(Seal)

NOTARY PUBLIC STATE OF FLORIDA
MORGAN CARPER
MY COMMISSION # HH 768904
EXPIRES: February 18, 2030

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

UNFINISHED BUSINESS

Title: **HEARING IMPOSING PENALTY- CONT.**
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 (a) Building Material/Outside Storage
Violation of Chapter 9, Section 9-2(h) Tall Grass and/or Weeds

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 26-00090207 2601 Magdalina Dr

CODE ENFORCEMENT BOARD OF THE CITY OF PUNTA GORDA, FLORIDA

COMPLAINT NO. CEB **26-00090207**

CITY OF PUNTA GORDA,
Petitioner,
v.

LEWIS MAGUIRE HOMES LLC
Respondents
- - - - - - - - - - - - - - - - - /

NOTICE OF CONTINUANCE
CODE ENFORCEMENT BOARD HEARING

It was announced in open session on October 21, 2026 the above named Respondent is notified that the current pending matter before the Board is continued to:

Date of Hearing: **November 20, 2026**

Time of Hearing: **9:00 A.M.**
in the **City Council Chambers at 326 W. Marion Ave., 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:

LEWIS MAGUIRE HOMES LLC
3769 ACLINE RD. UNIT A3
PUNTA GORDA, FL 33950

BILL MORGAN
10853 SUNDROP ST.
VENICE, FL 34293

October 21, 2026

Morgan Carper
Morgan Carper, Board Clerk

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

UNFINISHED BUSINESS

Title: **FINE REDUCTION-**
HEARING-24-85887- CODE COMPLIANCE OFFICER- COLIN MORAN
Respondents: Roscoe Hill Jr.
DK Realty Group-Sub 1 LLC
Address of Violation: 521 Showalter Ave.
Violation of Chapter 26, Section 8.14 (b) Outdoor Storage Prohibited
Violation of Chapter 9, Section 9-2 (a) Outside Storage
Violation of Chapter 26, Section 8.11 (b) Property Maintenance Structure

Funds:

Recommended Action:

Summary:

Department/Division: Code Compliance

EXHIBITS:

1. 24-00085887 521 Showalter 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 #24-00085887

CITY OF PUNTA GORDA,
Petitioner,
V.
ROSCOE HILL JR,
Respondents,
DK REALTY GROUP – SUB 1 LLC,
Respondents,
----------/

NOTICE OF HEARING REQUEST FOR FINE REDUCTION

Your request for reduction of fine dated September 23, 2026 is being treated as a request for a reduction of a fine pursuant to Section 162.09 (2) (c), Florida Statutes. If the Code Enforcement Board agrees to a reduction in the fine of $20,818.97, that was imposed against Roscoe Hill Jr. for outdoor storage, broken window on the building structure, and missing and/or damaged soffit and fascia be repaired or replaced; located at 521 Showalter Ave; and after any required payment is made, the City will issue a "Satisfaction of Lien" which then may be recorded in the Public Records of Charlotte County, Florida. It will be your responsibility to record the "Satisfaction of Lien" and pay any applicable recording fees.

Your request has been scheduled to be considered by the Code Enforcement Board at their **November 20, 2026**, Hearing. **You must appear in person to request the reduction before the Board.**

Date of Hearing: **November 20, 2026**
Time of Hearing: **9:00 A.M.**

In the City Council Chambers, City Hall, 326 W. Marion Ave., 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.

I hereby certify that a copy hereof has been furnished to: DK Realty Group – Sub 1 LLC
8500 W Flagler St. Ste. 208
Miami, Fl 33144

Via certified/return receipt mail delivery on September 24, 2026

Morgan Carper

Morgan Carper, Executive Assistant Code Compliance

CODE ENFORCEMENT BOARD
CITY OF PUNTA GORDA
11/20/2026

MEMBER COMMENTS

Title: Process Discussion

Funds:

Recommended Action:

Summary: This agenda item is added at the request of the Chairman to provide opportunity for board members to discuss processes in the Sunshine. Today's discussion will relate to breaking out individual sections of alleged violations so that fines can accurately be assessed for each violation and cease and desist orders can be issued for items brought into compliance, as well as a future special meeting of the Code Enforcement Board, having no quasi-judicial items and only open for public comment and educational opportunities.

Department/Division: Code Compliance

EXHIBITS: