



**CODE ENFORCEMENT BOARD AGENDA
120 LAISHLEY COURT, PUNTA GORDA, FLORIDA 33950
AUGUST 20, 2026, 9:00 AM**

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

CALL TO ORDER

Roll Call

Next Meeting September 16, 2026 at City Council Chambers, 326 W Marion Ave., Punta Gorda, FL 33950

1. APPROVAL OF MINUTES

1.A July 16, 2026, Meeting Minutes.

2. UPDATES

2.A 300 W Retta Esplanade

3. NEW BUSINESS

3.A HEARING-24-85640- CODE COMPLIANCE SUPERVISOR- NICK FALKNER

Respondents: Brian Ross Orme Life Estate Address of Violation: 419 San Marie Dr. Violation of Chapter 26, Section 8.11(b) Property Maintenance/Structure Violation of Chapter 9, Section 9-2(g) Public Nuisance Violation of Chapter 26, Section 8.14 (b) Outside Storage Prohibited Violation of Chapter 9, Section 9-2(a) Outside Storage

3.B HEARING-25-87669- CODE COMPLIANCE SUPERVISOR- NICK FALKNER

Respondents: Brian Ross Orme Life Estate Address of Violation: 419 San Marie Dr. Violation of Chapter 24, Section 24-5 Living Inside Trailers/Recreational Vehicles Violation of Chapter 9, Section 9-2(g) Public Nuisance Violation of Chapter 26, Section 8.10 Parking of Trailers/Recreational Vehicles

3.C HEARING-26-90477- CODE COMPLIANCE OFFICER- MEREDITH ACHTENBERG

**Respondents: Brandijo M. & Peter M. Formato Jr. Planet Home Lending LLC
Groveland Vacant Registry Address of Violation: 1300 Aqui Esta Dr. Violation of
Chapter 9, Section 9-2(h) Stagnant Water Violation of Chapter 26, Section 8.11(e)
Tall Grass and/or Weeds Violation of Chapter 26, Section 8.11(b) Property
Maintenance**

**3.D HEARING-25-88434-CODE COMPLIANCE OFFICER-SHANNIE KUHNS
Respondents: Patsy Ratcliff (Deceased) Mark Ratcliff Address of Violation: 3601
Bonaire Ct. Violation of Chapter 26, Section 8.11(a) Property
Maintenance/Driveway Violation of Chapter 26, Section 8.11(b) Property
Maintenance/Roof**

**3.E HEARING-26-89944-CODE COMPLIANCE OFFICER-SHANNIE KUHNS
Respondent: Jeffrey Walter Heil Address of Violation: 2261 Bayview Rd. Violation
of Chapter 26, Section 1.4 No Permits Violation of Chapter 26, Section 1.5 No
Permits Violation of Chapter 26, Section 1.10 No Permits Violation of Chapter 26,
Section 12.3 (n) General Provisions/Artificial Turf Violation of Chapter 20, Section
20-1 Streets and Sidewalk**

**3.F HEARING-26-90555-CODE COMPLIANCE OFFICER-SHANNIE KUHNS
Respondents: Patrick L. Briggs Trustee Address of Violation: 2730 Rio Ct.
Violation of Chapter 12, Section 12-1 Imposition of Business Tax Violation of
Chapter 26, Section 3.13(i) SRO/Unpermitted Camper/Trailer Violation of Chapter
26, Section 3.13(j)(1) SRO/Parking of Camper/Trailer**

4. STAFF COMMENTS

4.A Absence Approval Language

4.B Joint Meeting with Council Discussion

5. UNFINISHED BUSINESS

6. 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@cityofpuntafordafl.com, at least two (2) calendars days prior to the meeting.