

**CODE ENFORCEMENT BOARD**  
**Wednesday, January 3, 2018, 2017 at 10:00 a.m.**  
*Intracoastal Room*  
*Palm Coast City Hall*  
**160 Lake Avenue, Palm Coast, Florida**

**BOARD MEMBERS PRESENT:** Dean Roberts, Norman Mugford, Richard LaPadula, Jon Netts, Larry Pulos, Andrew Dodzik, Tameka Maccherone

**EXCUSED:** Kenneth Carruth

**BOARD COUNSEL PRESENT:** Mary Snead

**STAFF MEMBERS PRESENT:** Code Enforcement Manager Grossman, Supervisor Mendez, Code Enforcement Officers Romeo, Risch, Stafford, Festa, Hadden, Shelley, MacDonald, Duran, Tree Inspector Arena, Code Enforcement Clerk Wry, City Counsel Reischmann

**A. Call to Order and Pledge of Allegiance.**

The meeting was called to order at 10:00 a.m. by Mr. Mugford, followed by the Pledge of Allegiance.

**B. Roll Call and Determination of Quorum.**

Roll was called. A quorum was met with seven (7) members present.

**C. Approval of the December 6, 2017 Meeting Minutes**

The Minutes were unanimously approved.

**D. Disclosure of Ex-Parte Communications.**

None to report.

**E. Swearing in of Respondents: The respondents who were present were sworn in by Mary Sneed, Counsel for the Code Board.**

**F. Withdrawn Cases:**

<b>AI# 8</b>	<b>CASE NO. 2017091493 - 42 Ellsworth Drive</b>
<b>AI# 9</b>	<b>CASE NO. 2017100157 - 226 SW Palm Coast Pkwy</b>
<b>AI# 10</b>	<b>CASE NO. 2017101083 - 31 Pine Haven Drive (A)</b>
<b>AI# 11</b>	<b>CASE NO. 2017081715 - 18 Porwyn Lane</b>
<b>AI# 16</b>	<b>CASE NO. 2017071267 - 1210 SW Palm Coast Pkwy SW</b>
<b>AI# 20</b>	<b>CASE NO. 2017100601 - 30 Brice Lane</b>
<b>AI# 23</b>	<b>CASE NO. 2017101289 - 2 Bren Mar Lane</b>
<b>AI# 26</b>	<b>CASE NO. 2017080209 - 39 Richardson Drive</b>
<b>AI# 29</b>	<b>CASE NO. 2017091433 - 10 Ramblewood Drive</b>
<b>AI# 30</b>	<b>CASE NO. 2017081747 - 14 Rosecroft Lane</b>
<b>AI# 31</b>	<b>CASE NO. 2017050469 - 10 Coral Reef Court South</b>
<b>AI# 32</b>	<b>CASE NO. 2017081611 - 18 Felter Lane</b>
<b>AI# 34</b>	<b>CASE NO. 2017080841 - 35 Bunker Hill Drive</b>
<b>AI# 38</b>	<b>CASE NO. 2017090133 - 4 Lynn Place</b>
<b>AI# 46</b>	<b>CASE NO. 2017100147 - 346 Underwood Trail</b>

<b>AI# 49</b>	<b>CASE NO. 2017081655 - 13 Llosee Court</b>
<b>AI# 50</b>	<b>CASE NO. 2017081009 - 10 Zebrawood Court</b>
<b>AI# 51</b>	<b>CASE NO. 2017070674 - 30 Zebulahs Trail</b>
<b>AI# 53</b>	<b>CASE NO. 2017080474 - 35 Fortune Lane</b>
<b>AI# 56</b>	<b>CASE NO. 2017091430 - 62 Fordham Lane</b>
<b>AI# 58</b>	<b>CASE NO. 2017090289 - 94 Fulton Place</b>

**G. Continued Cases:**

<b>AI# 14</b>	<b>CASE NO. 2017080473 - 45 Plaza Drive</b>
<b>AI# 15</b>	<b>CASE NO. 2017080475 - 45 Plaza Drive</b>
<b>AI# 16</b>	<b>CASE NO. 2017071267 - 1210 Palm Coast Pkwy. SW</b>
<b>AI# 17</b>	<b>CASE NO. 2017041440 - 1475 Palm Coast Pkwy. NW 105</b>
<b>AI# 18</b>	<b>CASE NO. 2017041442 - 1475 Palm Coast Pkwy. NW 105</b>
<b>AI# 52</b>	<b>CASE NO. 2017080016 - 39 Kalamazoo Trail</b>

**1. AI# 1**

**CASE NO. 2017091479** PA  
*City of Palm Coast vs. Barbara Chochev*  
**15 Woodstone Lane**  
*(Palm Coast Code Section 35-76 Imminent Hazard Trees)*

Tree Inspector Arena presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Inspector Arena explained the request is for an appeal of the City's determination of an imminent hazardous tree, Section 35-76(a) (1) of the City Code. The hazard tree was cut down and removed from the property by the City. Inspector Arena requested the City uphold the determination for the hazard tree. Barbara Chochev, Respondent, explained her request.

**Ms. Maccherone moved to accept the City's recommendation to uphold the determination of hazard tree. Mr. Roberts seconded the motion.**

**Roll was called:**

<b>Mr. Pulos – Yes</b>	<b>Ms. Maccherone - Yes</b>
<b>Mr. LaPadula – Yes</b>	<b>Mr. Roberts - Yes</b>
<b>Mr. Netts – Yes</b>	<b>Mr. Dodzik - Yes</b>
<b>Mr. Mugford – Yes</b>	

**Motion unanimously carried.**

**2. AI# 40**

**CASE NO. 2017081598** JS  
*City of Palm Coast vs. Robert F. & Joan R. Lawrence*  
**23 Wellshire Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Robert Lawrence, Respondent, presented his side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50.**

**No second was made and motion failed.**

**Mr. Netts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**3. AI# 13**

**CASE NO. 2017100966      RECURRING      (3) CD**

*City of Palm Coast vs. Carl S. & Sara A. Early c/o Stephen Woodin, Trustee*

***14 Porcupine Drive***

***(Palm Coast Code Section 44-34(f) Vehicle Improperly Parked)***

Code Enforcement Officer Duran presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Duran testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Stephen Woodin, Respondent, presented his side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be**

**imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Netts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**4. AI# 43**

**CASE NO. 2017081570**

**JS**

*City of Palm Coast vs. George B. Chang*

**34 Prayer Lane**

*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Bennie Irving, tenant, presented his side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**5. AI# 59**

**CASE NO. 2017071022**

**CSR**

*City of Palm Coast vs. Laura J. Becker*

**98 Farmsworth Drive**

*(Palm Coast Code Section 15-1 FBC 105.1 No Permit for HVAC)*

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Laura Becker, Respondent, presented her side.

**Mr. LaPadula moved to find in this case the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than ten (10) days after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforestated date; that the Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**6. AI# 42**

**CASE NO. 2017090927**

JS

*City of Palm Coast vs. Jessica Sitarik*

**67 Pilgrim Drive**

*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Jessica Sitarik, Respondent, presented her side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

7. AI# 4

CASE NO. 2017080967

BR

*City of Palm Coast vs. William L. Closson*

**2 Postman Lane**

*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. William Closson, Respondent, presented his side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Netts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**

**Mr. LaPadula – Yes**

**Mr. Netts – Yes**

**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**

**Mr. Roberts - Yes**

**Mr. Dodzik - Yes**

**Motion unanimously carried.**

8. AI# 39

CASE NO. 2017081130

JS

*City of Palm Coast vs. William L. Closson*

**2 Postman Lane**

*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. William Closson, Respondent, presented his side.

**Mr. LaPadula moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**9. AI# 27**

**CASE NO. 2017101131      RECURRING** (4) JF

*City of Palm Coast vs. Leonid Tell*

**28 Ranwood Lane**

*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

Code Enforcement Officer Festa presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Festa testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. James Sinclair, tenant, presented his side.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**10. AI# 47**

**CASE NO. 2017100159      RECURRING** (3) JS

*City of Palm Coast vs. Kenji X*

**45 Sederholm Path**

*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Kenji X, Respondent, presented his side.

**Mr. LaPadula moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – No  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion carried 6/1.**

**11. AI# 19**

**CASE NO. 2017100603      REPEAT (1)      BS**  
*City of Palm Coast vs. Hugh W. & Diana C. McIntyre*  
**12 Brian Lane**  
*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

Code Enforcement Officer Shelley presented case history, paperwork and photos into evidence. Officer Shelley testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Hugh McIntyre, Respondent, presented his side.

**Mr. LaPadula moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 11, 2017; that a \$100.00 per day fine is imposed for the period of non-compliance on October 10, 2017; totaling \$100.00. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**



**12. AI# 2**

**CASE NO. 2017081713 REPEAT (2) BMD**

*City of Palm Coast vs. Sophal & Chantha Kes*

**107 Burroughs Drive**

*(Palm Coast Code Section 44-34( c) Parking of A Commercial Vehicle/Trailer in Residential Dist.)*

Code Enforcement Officer MacDonald presented case history, paperwork and photos into evidence. The Respondent was not present. Officer MacDonald testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Netts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on September 1, 2017; that a \$150.00 per day fine is imposed for the period of non-compliance from August 29, 2017 through August 31, 2017; totaling \$450.00. The Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**

**Mr. LaPadula – Yes**

**Mr. Netts – Yes**

**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**

**Mr. Roberts - Yes**

**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**13. AI# 3**

**CASE NO. 2017081290 BMD**

*City of Palm Coast vs. Robert S. & Jennifer A. Hubbs*

**80 Burroughs Drive**

*(Palm Coast Code Section 35-76(d)(1) Nuisance-Garage Door in Disrepair)*

Code Enforcement Officer MacDonald presented case history, paperwork and photos into evidence. The Respondent was not present. Officer MacDonald testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

**Mr. Netts moved to find in this case the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than five (5) days after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforesated date; that the Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**14. AI# 5**

**CASE NO. 2017080947      RECURRING** (3) BR  
*City of Palm Coast vs. Nelson J. & SusanaM. Furtado*  
**26 Panei Lane**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**15. AI# 6**

**CASE NO. 2017100658      RECURRING** (2) RS  
*City of Palm Coast vs. Richard T. Deroma*  
**2 Blakeshire Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**16. AI# 7**

**CASE NO. 2017100837      RECURRING (2) RS**  
*City of Palm Coast vs. Marissa A. & Michael Duran*  
**59 Blaine Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

**Mr. LaPadula moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**17. AI# 12**

**CASE NO. 2017100970 REPEAT (2) CD**

*City of Palm Coast vs. Margaret Franzen*

**8 Pine Haven Drive (A)**

*(Palm Coast Code Section 35-76(d)(1) Nuisance-Accumulations)*

Code Enforcement Officer Duran presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Duran testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 18, 2017; that a \$200.00 per day fine is imposed for the period of non-compliance on October 17, 2017; totaling \$200.00. The Respondent shall pay Administrative Costs to the City in the amount of \$70.50. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**

**Mr. LaPadula – Yes**

**Mr. Netts – Yes**

**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**

**Mr. Roberts - Yes**

**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**18. AI# 21**

**CASE NO. 2017060119 MASSEY BS**

*City of Palm Coast vs. Elizabeth S. Ernie*

**14 Ballard Lane**

*(Palm Coast Code Section 36-76(d)(1) Nuisance-Roof in Disrepair)*

Code Enforcement Officer Shelley presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Shelley testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance from October 25, 2017 to January 2, 2018; totaling \$3,500.00. A fine of \$50.00**

per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Maccherone seconded the motion.

Roll was called:

Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes

Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes

Motion unanimously carried.

**19. AI# 22**

**CASE NO. 2017101539 REPEAT** (1) BS  
*City of Palm Coast vs. Kay Johnston*  
**56 Bracken Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance-Accumulations)*

Code Enforcement Officer Shelley presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Shelley testified this is a Repeat case the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. LaPadula moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that Respondent brought the property into compliance on October 28, 2017; that a \$50.00 per day fine is imposed for the period of non-compliance on October 27, 2017; totaling \$50.00. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

Roll was called:

Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes

Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes

Motion unanimously carried.

**20. AI# 24**

**CASE NO. 2017091533** JF  
*City of Palm Coast vs. Thomas & Lorraine Thomson*  
**57 Rae Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

Code Enforcement Officer Festa presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Festa testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

**Mr. LaPadula moved to find in this case the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than five (5) days after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforesated date; that Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**21. AI# 25**

**CASE NO. 2017061225      MASSEY      JF**  
*City of Palm Coast vs. Caliber Home Loans Inc.*  
**4 Radford Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

Code Enforcement Officer Festa presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Festa testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Netts moved to find in this case the Respondent was in violation of City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$25.00 per day fine is imposed for the period of non-compliance from October 30, 2017 to January 2, 2018; totaling \$1,625.00 and that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**22. AI# 28**

**CASE NO. 2017051582      MASSEY** JF

*City of Palm Coast vs. Kenneth J. Eady*

**7 Rolland Lane**

*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

Code Enforcement Officer Festa presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Festa testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Ms. Maccherone moved to find in this case the Respondent was in violation of City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$25.00 per day fine is imposed for the period of non-compliance from October 25, 2017 to January 2, 2018; totaling \$1,750.00 and that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**23. AI# 33**

**CASE NO. 2017100670      REPEAT** (2) MH

*City of Palm Coast vs. Bruce M. Fraser c/o Rebecca Dority*

**34 Coral Reef Court North**

*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Hadden presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Hadden testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 17, 2017; that a \$100.00 per day fine is imposed for the period of non-compliance from October 12, 2017 to October 16, 2017; totaling \$500.00. The Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**24. AI# 35**

**CASE NO. 2017100156 REPEAT (1) MH**  
*City of Palm Coast vs. David H. & Susan E. Beare*  
**55 Courtney Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Hadden presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Hadden testified this is a Repeat case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of January 2, 2018; that a \$50.00 per day fine is imposed for the period of non-compliance from October 4, 2017 to January 2, 2018; totaling \$4,550.00; that a fine of \$50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**



**Motion unanimously carried.**

**25. AI# 36**

**CASE NO. 2017091404      RECURRING      (3) MH**

*City of Palm Coast vs. Maria Celico*

**7 Fanwood Court**

*(Palm Coast Code Section 35-76(d) Nuisance-Sunken Boat)*

Code Enforcement Officer Hadden presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Hadden testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**

**Mr. LaPadula – Yes**

**Mr. Netts – Yes**

**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**

**Mr. Roberts - Yes**

**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**26. AI# 37**

**CASE NO. 2017090111      MH**

*City of Palm Coast vs. Aae Holdings LLC*

**4 Lynn Place**

*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

Code Enforcement Officer Hadden presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Hadden testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs.

**Mr. Netts moved to find in this case the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by the Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State law for which a fine of up to \$5,000.00 per day may be imposed. The Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**27. AI# 41**

**CASE NO. 2017100934 REPEAT (1) JS**

*City of Palm Coast vs. Gudrun Kastritis*

**44 Secretary Trail**

*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Stafford testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. LaPadula moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 23, 2017; that a \$50.00 per day find is imposed for the period of non-compliance on October 22, 2017; totaling \$50.00. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**28. AI# 44**

**CASE NO. 2017100082 REPEAT (3) JS**

*City of Palm Coast vs. Sokhom & Thida Kim Neou*

**9 Russo Drive**

*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Stafford testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 12, 2017; that a \$450.00 per day find is imposed for the period of non-compliance on September 28, 2017 and October 5, 2017; totaling \$900.00. The Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**29. AI# 45**

**CASE NO. 2017100081 REPEAT (5) JS**

*City of Palm Coast vs. Sokhom & Thida Kim Neou*

**9 Russo Drive**

*(Palm Coast Code Section 44-34( c) Parking of a Trailer in a Residential District*

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Stafford testified this is a Repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 12, 2017; that a \$850.00 per day find is imposed for the period of non-compliance on September 28, 2017 and October 5, 2017; totaling \$1,700.00. The Respondent shall pay Administrative Costs to the City in the amount of \$72.00. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**30. AI# 48**

**CASE NO. 2017080266**

CSR

*City of Palm Coast vs. Marta Bilek*

**133 Foxhall Lane**

*(Palm Coast Code Section 35-75(d)(1) Nuisance-Accumulations)*

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

**Mr. LaPadula moved to find in this case the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than three (3) days after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforestated date; that the Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**

**Mr. LaPadula – Yes**

**Mr. Netts – Yes**

**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**

**Mr. Roberts - Yes**

**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**31. AI# 54**

**CASE NO. 2017080227**

CSR

*City of Palm Coast vs. Dorothy Martin*

**93 Zebulahs Trail**

*(Land Development Code 11.03.01 No AC Screening)*

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than ten (10) days after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforestated date; that the Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. LaPadula seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**32. AI# 55**

**CASE NO. 2017040420      MASSEY**    CSR  
*City of Palm Coast vs. Raymond L. Jr. & Juanita S. Trivett Gray*  
**43 Fort Caroline Lane**  
*(Palm Coast Code Section 24-159(a) Swale Maintenance)*

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Ms. Maccherone moved to find in this case the Respondent was in violation of City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance from October 28, 2017 to January 2, 2018; totaling \$3,350.00; that a fine of \$50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes**  
**Mr. LaPadula – Yes**  
**Mr. Netts – Yes**  
**Mr. Mugford – Yes**

**Ms. Maccherone - Yes**  
**Mr. Roberts - Yes**  
**Mr. Dodzik - Yes**

**Motion unanimously carried.**

**33. AI# 57**

**CASE NO. 2017070566      MASSEY**    CSR  
*City of Palm Coast vs. Donald & Marie E. Corcoran*  
**9 Fariston Place**  
*(Palm Coast Code Section 15-1 FBC 105.1 No Permit for Fence)*

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case the Respondent was in violation of City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board’s Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance from October 18, 2017 to January 2, 2018; totaling \$4,000.00; that a fine of \$50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. The Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Ms. Maccherone seconded the motion.**

**Roll was called:**

**Mr. Pulos – Yes  
Mr. LaPadula – Yes  
Mr. Netts – Yes  
Mr. Mugford – Yes**

**Ms. Maccherone - Yes  
Mr. Roberts - Yes  
Mr. Dodzik - Yes**

**Motion unanimously carried.**

**OLD BUSINESS:**

None to report.

**NEW BUSINESS**

None to report.

**ANNOUNCEMENT OF NEXT MEETING:**

The next meeting of the Code Enforcement Board will be held on Wednesday, February 7, 2018 at 10:00am.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 12:11 p.m.

**Respectfully submitted,**

***Yvonne Robinson***

**Yvonne Robinson  
Secretary to the Board**

*In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Wendy Cullen, at 386-986-3720 at least 48 hours prior to the meeting or visit Palm Coast City Offices, 160 Lake Avenue, Palm Coast, FL 32164. If any person decides to appeal a decision made by the Code Enforcement Board with respect to any matter considered at such meeting or hearing, he/she will*

*need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made. The City of Palm Coast is not responsible for any mechanical failure of recording equipment.*

*All pagers and cell phones are to remain OFF while the Code Enforcement Board hearing is in session.*