

**CODE ENFORCEMENT BOARD**  
**Wednesday, July 7, 2021 at 10:00 a.m.**  
*Intracoastal Room*  
*Palm Coast City Hall*  
**160 Lake Avenue, Palm Coast, Florida**

**BOARD MEMBERS PRESENT:** Gennaro Arcamone, Norman Mugford, Larry Pulos, Dean Roberts, Vincent Sullivan

**BOARD MEMBERS EXCUSED:** Andrew Dodzik, Geraldine Wright

**BOARD COUNSEL PRESENT:** J. Giffin Chumley

**STAFF MEMBERS PRESENT:** Code Enforcement Manager Grossman, Code Enforcement Supervisor Mendez, Code Enforcement Lead Officer Romeo, Code Enforcement Officers, Lott, Kocorowski, Paterno, Shelley, Stafford, Nunez, Code Enforcement Clerk Filipe, Stormwater System Coordinator Troha, City Counsel J. Nix

- A. Call to Order and Pledge of Allegiance.**  
The meeting was called to order at 10:03 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 five (5) members present.
- C. Approval of the June 2, 2021 Meeting Minutes**  
The Minutes were unanimously approved.
- D. Disclosure of Ex-Parte Communications.**  
There were no ex-parte communications.
- E. Swearing in of Respondents and Staff**  
The respondents and staff who were present were sworn in by J. Giffin Chumley, Counsel for the Code Board.
- F. Withdrawn Cases**  
*AI # 1 CASE # 2021050899 – 30 Westminster Drive*  
*AI # 2 CASE # 2021030667 – 57 Blare Castle Drive*  
*AI # 5 CASE # 2021041622 – 5 Utility Drive, Unit #18*  
*AI # 6 CASE # 2021030877 – 21 Eastwood Drive*  
*AI # 11 CASE # 2021021060 – 5 Riverview Place*  
*AI # 39 CASE # 2021030817 – 47 Peppercorn Lane*
- G. Continued Cases:**  
*AI # 24 CASE # 2020061103 – 2 Coral Reef Court South*  
*AI# 42 CASE #. 2021030774 – 2 Sled Court*
1. AI# 29  
**CASE NO. 2021030733 AN**  
*City of Palm Coast vs. Deborah Ann Russomanno*  
30 Seathorn Path

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**2. AI# 25**

**CASE NO. 2021010043 JS**

*City of Palm Coast vs. Stephen & Julie Sabine*

58 Cottonwood Court

*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

Code Enforcement Officer Stafford presented case history, paperwork, and photos into evidence. The evidence was shown to the Respondent. Officer Stafford testified the property remains in violation. Code Manager Grossman and Stormwater System Coordinator Troha also provided testimony. Staff recommends a Fine – Violation Order and Administrative Costs. Steven Sabine, Respondent, presented his side.

**Mr. Roberts moved to find in this case that Respondent is in violation of City Code as charged. The Respondent shall install the silt screen within five (5) days and establish a building contract within 30 days or sod the property to the bank. In the event the Respondent does not comply with the Order, a fine in the amount of \$50.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

3. AI# 14

**CASE NO. 2021030476 JP**

*City of Palm Coast vs. Gabriel Shalmi & Lioudmila Kravets*

55 Pebble Beach Drive

*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford – Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone - Yes**

**Motion unanimously carried.**

4. AI# 15

**CASE NO. 2021030479 JP**

*City of Palm Coast vs. Gabriel Shalmi & Lioudmila Kravets*

55 Pebble Beach Drive

*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford – Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone - Yes**

**Motion unanimously carried.**

5. AI# 23

**CASE NO. 2021010773 JS**  
*City of Palm Coast vs. Tricia K Rampersad*  
17 Cold Spring Court  
*(Palm Coast Code Section 15-108(g) Dock in Disrepair)*

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

**Mr. Arcamone moved this case be continued to the next available Code Enforcement Board meeting. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

6. AI# 32

**CASE NO. 2021040513 REPEAT (1) AN**  
*City of Palm Coast vs. Louiman & Christianiste Thomas*  
4 Senseney Path  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Louiman Thomas, Respondent and Aussilia Simon, Occupant, presented their side.

**Mr. Sullivan moved to find in this case that 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 April 10, 2021; that a \$100.00 per day fine is imposed for the period of non-compliance on April 9, 2021; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

7. AI# 33

**CASE NO. 2021031292 REPEAT (1) AN**

*City of Palm Coast vs. Louiman & Christianiste Thomas*

4 Senseney Path

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

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Louiman Thomas, Respondent, presented his case.

**Mr. Arcamone moved to find in this case that 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 April 10, 2021; that a \$100.00 per day fine is imposed for the period of non-compliance on April 9, 2021; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

8. AI# 9

**CASE NO. 2021021343 JK**

*City of Palm Coast vs. Tammy & David Polo & Ashley Moawad*

8 Angela Drive

*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

Code Enforcement Officer Kocorowski presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Kocorowski testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Tammy & David Polo, Respondents, presented their side.

**Mr. Roberts moved to fine in this case that Respondent is in violation of City Code as charged; that Respondent correct the violation no later than seven (7) 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 \$50.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

9. AI# 30

**CASE NO. 2021030736 AN**

*City of Palm Coast vs. William & Sandra Rivera*

36 Seathorn Path

*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford – Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone - Yes**

**Motion unanimously carried.**

10. AI# 3

**CASE NO. 2021040460 BS**

*City of Palm Coast vs. Yakov Bryants & Natalya Verbinskaya*

147 Boulder Rock Drive

*(Palm Coast Code Section 44-34(d)(3) Parking Boat/ Trailer/ RV)*

Code Enforcement Officer Shelley presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Shelley testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Yakov Bryants, Respondent and Andrew Bryants, Son, presented their side.

**Mr. Roberts moved to find in this case that Respondent is in violation of the City Code as charged; that Respondent correct the violation no later than one (1) day 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 \$50.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

11. AI# 38

**CASE NO. 2021030129 RECURRING (2) BR**  
*City of Palm Coast vs. Kristin & Michael T GreenHalgh*  
83 Pebble Beach Drive  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

Code Enforcement Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property remains in violation. Staff recommend a Fine – Violation Order and Administrative Costs. Kristin Greehalgh, Respondent, presented her side.

**Mr. Roberts moved to find in this case that Respondent is in violation of City Code as charged; that Respondent correct the violation no later than two (2) 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 \$50.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

12. AI# 10

**CASE NO. 2021030964 REPEAT (2) JK**  
*City of Palm Coast vs. Danielle L Williams, David J Riker, & Kim A Riker*  
9 Regina Lane  
*(Palm Coast Code Section 15-114(a) Rubbish and Garbage)*

Code Enforcement Officer Kocorowski presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Kocorowski testified the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. David Riker, Respondent, presented his side.

**Mr. Sullivan moved to find in this case that 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 April 29, 2021; that a \$50.00 per day fine is imposed for the period of non-compliance from March 19, 2021 to April 28, 2021; totaling**

**\$2,050.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**13. AI# 28**

**CASE NO. 2021040512 REPEAT (1) AN**  
*City of Palm Coast vs. Howard L Jr & Allyson K Lowe*  
11 Rosecroft Lane (A)  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 AM & 6 AM)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Howard Lowe, Respondent, presented his side.

**Mr. Arcamone moved to find in this case that 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 April 10, 2021; that a \$100.00 per day fine is imposed for the period of non-compliance April 9, 2021; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**14. AI# 40**

**CASE NO. 2021040675 BR**  
*City of Palm Coast vs. Maronda Homes Inc*  
11 Pheasant Drive  
*(Land Development Code 4.19.02.C.2.a Model Homes - Prohibited Activities)*

Code Enforcement Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Complainants, Daniel Adanek Jr. and George Lewis, who both reside on Pheasant Drive, were permitted by the Board to provide testimony.

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**15. AI# 4**

**CASE NO. 2021040162 BS**

*City of Palm Coast vs. Olga J Gillings*

97 Bud Hollow Drive

*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**16. AI# 7**

**CASE NO. 2021020368 RECURRING (4) RL**

*City of Palm Coast vs. Dorothy Zawilski*

47 Pine Crest Lane

*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

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

**Mr. Roberts moved to find in this case that Respondent is in violation of City Code as charged; that Respondent correct the violation no later than two (2) 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 \$50.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**17. AI# 8**

**CASE NO. 2021030806 RECURRING (4) RL**  
*City of Palm Coast vs. Gui Zhen Yang*  
16 Zodiacal Place  
*(Palm Coast Code Section 15-108(d) Weeds/ Overgrowth)*

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

**Mr. Sullivan moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**18. AI# 12**

**CASE NO. 2021041516 RECURRING (4) JK**  
*City of Palm Coast vs. Antonio M Paiva*  
68 Rockefeller Drive  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

Code Enforcement Officer Kocorowski presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Kocorowski 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 that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**19. AI# 13**

**CASE NO. 2021031581 JK**  
*City of Palm Coast vs. Kjell Hegland*  
21 Royal Leaf Lane  
*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**20. AI# 16**

**CASE NO. 2021040928 REPEAT (5) JP**  
*City of Palm Coast vs. Fred Wohlfarth*  
22 Pillory Lane

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

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

**Mr. Arcamone moved to find in this case that 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 April 30, 2021; that a \$600.00 per day fine is imposed for the period of non-compliance from April 15, 2021 to April 20, 2021; totaling \$9,000.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**21. AI# 17**

**CASE NO. 2021040929 REPEAT (4) JP**  
*City of Palm Coast vs. Fred Wohlfarth*  
22 Pillory Lane  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno testified 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 that 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 May 25, 2021; that a \$400.00 per day fine is imposed for the period of non-compliance from April 15, 2021 to May 22, 2021; totaling \$15,200.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

22. AI# 18

**CASE NO. 2021020497 RECURRING (2) JP**

*City of Palm Coast vs. Harris & Lillie Mae Jones*

5 Pritchard Drive

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

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

**Mr. Sullivan moved to find in this case that 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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date. Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the Order.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

23. AI# 19

**CASE NO. 2021031177 REPEAT (1) JS**

*City of Palm Coast vs. Daleko Group LLC*

185 Boulder Rock Drive

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

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

**Mr. Arcamone moved to find in this case that 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 April 1, 2021; that a \$100.00 per day fine is imposed for the period of non-compliance on March 25, 2021; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

24. AI# 20

**CASE NO. 2021040383 RECURRING (5) JS**

*City of Palm Coast vs. Roman & Irene Okner*

**50 Bunker View Drive (B)**

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

Code Enforcement Officer Stafford presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Stafford 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 that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Sullivan seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

25. AI# 21

**CASE NO. 2021030584 JS**

*City of Palm Coast vs. Gregory & Janet Marr*

9 Chelsea Court

*(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)*

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

**Mr. Sullivan moved to find in this case that 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

26. AI# 22

**CASE NO. 2020060926 MASSEY JS**  
*City of Palm Coast vs. James F Jr. & Mary O'Brien*  
31 Christopher Court South  
*(Palm Coast Code Section 15-108(g) Dock in Disrepair)*

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

**Mr. Sullivan moved to find in this case that 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 Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance from April 9, 2021 to July 6, 2021; totaling \$4,450.00; and 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. Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

27. AI# 26

**CASE NO. 2021031030 AN**  
*City of Palm Coast vs. Jay Maa Ambe Property Management LLC*  
**200 Flagler Plaza Drive**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

**28. AI# 27**

**CASE NO. 2021020791 AN**

*City of Palm Coast vs. Rachel D Stomber & Alicia D Stomber*  
58 Providence Lane

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

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

**Mr. Sullivan moved to find in this case that 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 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. Respondent shall pay Administrative costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone - Yes**

**Motion unanimously carried.**

**29. AI# 31**

**CASE NO. 2021030238 AN**

*City of Palm Coast vs. Bohdan & Ida Hawryluk*  
33 Seneca Path

*(Palm Coast Code Section 44-34(f) Improper Parking)*

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

**Mr. Roberts moved to find in this case that 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 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. Respondent shall pay Administrative costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**



**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**30. AI# 34**

**CASE NO. 2021020446 RECURRING (3) AN**  
*City of Palm Coast vs. Peter & Helena Stoughton*  
24 Seven Wonders Trail  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./Trailer in Residential District)*

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

**Mr. Sullivan moved to find in this case that Respondent was in violation of the 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**31. AI# 35**

**CASE NO. 2021030727 RECURRING (2) BR**  
*City of Palm Coast vs. Famlee Investment Co c/o Ryan, LLC*  
1 Cypress Edge Drive  
*(Palm Coast Code Section 15-114 Rubbish and Garbage)*

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

**Mr. Arcamone moved to find in this case that Respondent was in violation of the 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Roberts seconded the motion.

Roll was called.

Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes

Mr. Roberts - Yes  
Mr. Arcamone - Yes

Motion unanimously carried.

32. AI# 36

**CASE NO. 2021031340 RECURRING (2) BR**

*City of Palm Coast vs. Jose C & Rosa M Fragoso & Philip Joseph Fragoso*  
69 Pebble Beach Drive

*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

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

**Mr. Sullivan moved to find in this case that Respondent is in violation of City Code as charged; that Respondent correct the violation no later than one (1) day 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 \$50.00 will be imposed for each and every day the violation continues past the aforesaid date; that Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

Roll was called.

Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes

Mr. Roberts - Yes  
Mr. Arcamone - Yes

Motion unanimously carried.

33. AI# 37

**CASE NO. 2021031342 RECURRING (2) BR**

*City of Palm Coast vs. Jose C & Rosa M Fragoso & Philip Joseph Fragoso*  
69 Pebble Beach Drive

*(Palm Coast Code Section 44-34(f) Improper Parking)*

Code Enforcement Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead 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 that Respondent was in violation of the 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 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. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**34. AI# 41**

**CASE NO. 2021031004 REPEAT (4) BR**  
*City of Palm Coast vs. Eyvonne M Green*  
13 Pine Grove Drive  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

Code Enforcement Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified 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 that 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 April 18, 2021; that a \$450.00 per day fine is imposed for the period of non-compliance on March 20, 2021, April 10, 2021, and April 17, 2021; a period of three (3) days; totaling \$1,350.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. Arcamone seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**35. AI# 42**

**CASE NO. 2021031353 REPEAT (1) BR**  
*City of Palm Coast vs. Peter Ruiz & Jessica Bacon*  
52 Sea Trail  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

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

**Mr. Sullivan moved to find in this case that 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 March 28, 2021; that a \$100.00 per day fine is imposed for the period of non-compliance on March 27, 2021; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called.**

**Mr. Sullivan – Yes  
Mr. Pulos – Yes  
Mr. Mugford – Yes**

**Mr. Roberts - Yes  
Mr. Arcamone - Yes**

**Motion unanimously carried.**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ANNOUNCEMENT OF NEXT MEETING:**

The next meeting of the Code Enforcement Board will be held on August 4, 2021 at 10:00 am.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 12:05 pm.

**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 Human Resources, 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.*