



**CODE ENFORCEMENT BOARD**  
**Wednesday, October 4, 2023 at 10:00 a.m.**  
*Intracoastal Room*  
*Palm Coast City Hall*  
**160 Lake Avenue, Palm Coast, Florida**

**BOARD MEMBERS PRESENT:** Norman Mugford, Mark Stancel, Gennaro Arcamone, Larry Pulos, Geraldine Wright, Dean Roberts

**MEMBERS EXCUSED:** Andrew Dodzik

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

**STAFF MEMBERS PRESENT:** Code Enforcement Manager Grossman, Code Compliance Supervisor Mendez, Code Enforcement Sr. Lead Officer Romeo, Code Enforcement Officers Lott, MacDonald, Nunez, Reilly, Risch, Olavarria, Paterno, Moricone, Arena, Code Enforcement Specialist II Filipe, City Counsel Jennifer Nix

- 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 six (6) members present.
- C. Oath of Office - Appointed Board Members.**  
The newly appointed and reappointed members selected by City Council were sworn in by Board Counsel Chumley, by reciting the Oath of Office.
- D. Approval of the September 6, 2023 Meeting Minutes**  
The Minutes were unanimously approved.
- E. Disclosure of Ex-Parte Communications.**  
None.
- F. 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.
- G. Withdrawn Cases**  
**AI #1 CASE #2023061414 – 2 Office Park Drive**  
**AI #2 CASE #2023020546 – 138 Boulder Rock Drive**  
**AI #12 CASE #2023070729 – 6 Zeolite Place**  
**AI #13 CASE #2023070730 – 6 Zeolite Place**  
**AI #20 CASE #2023060265 – 253 Parkview Drive**

AI #29 CASE #2023031228 – 42 Pebble Beach Drive  
AI #35 CASE #2023050621 – 4 Rocking Horse Drive  
AI #40 CASE #2023031387 – 48 Fairbank Lane  
AI #42 CASE #2023070115 – 38 Faith Lane  
AI #48 CASE #2023070116 – 50 Wellford Lane  
AI #49 CASE #2023031797 – 148 Wellstone Drive  
AI #50 CASE #2023060774 – 20 White Oak Lane  
AI #51 CASE #2023060841 – 23 White Star Drive  
AI #52 CASE #2023050212 – 4 Wilkins Place  
AI #53 CASE #2023060559 – 22 Sea Board Court

**H. Continued Cases:**

AI #46 CASE #2023070302 – 48 Fenwood Lane

**1. AI #28**

**CASE NO. 2023060574      RECURRING** (5) BR  
*City of Palm Coast vs. Cassandra Realty Inc*  
**34 Prosperity Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

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

**Mr. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**2. AI #3\***

**CASE NO. 2023061257** PA  
*City of Palm Coast vs. Nelly Moras & Argenis Moras Gomez*  
**62 Pine Crest Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree(s))*

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

**Mr. Roberts moved to find in this case that 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 \$50.00 will be imposed for each and every day the violation continues past the aforestated 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. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**3. AI #25**

**CASE NO. 2023051020**

BR

*City of Palm Coast vs. Stephen Michael & Florisse C Scouten*

**6 Pine Hill Lane**

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

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

**Mr. Arcamone moved to find in this case that 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

4. AI #44

**CASE NO. 2023070388      RECURRING** (2) CR

*City of Palm Coast vs. Donna L Bellomy*

**35 Farragut Drive**

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

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

**Mr. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford - Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

5. AI #4

**CASE NO. 2023070970      RECURRING** (3) BMD

*City of Palm Coast vs. Alberto Martin Marrero*

**22 Laramie Drive**

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

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

**Mr. Arcamone moved to find in this case that 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 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:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**6. AI #7\***

**CASE NO. 2023071152**

HO

*City of Palm Coast vs. Patrick Nsheiwat*

**1 Elder Place**

*(Palm Coast Code Section 16-173(c) Exceeded Maximum Limit Of Garage Sales Per Year)*

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

**Mr. Arcamone moved to find in this case that 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 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. Stancel – Yes**  
**Ms. Wright – Yes**  
**Mr. Pulos – Yes**

**Mr. Mugford - Yes**  
**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**7. AI #10**

**CASE NO. 2023070622**

**RECURRING** (4) JP

*City of Palm Coast vs. Hung Thanh Nguyen & Cathy T Pham*

**6 Easterly Place**

*(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 – Recurring Violation and Administrative Costs. Carlos Rojas, boyfriend of tenant, presented his side.

**Mr. Arcamone moved to find in this case that 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**8. AI #41**

**CASE NO. 2023061519      RECURRING      (2) CR**

*City of Palm Coast vs. Debra Susan Robinson*

**38 Faith Lane**

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

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch 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 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**9. AI #9\***

**CASE NO. 2023070614      REPEAT      (1)      HO**

*City of Palm Coast vs. Acl Realty LLC*

**67 Westrobin Lane**

Code Enforcement Officer Olavarria presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Olavarria 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. Danislav Cussianovich, contractor, presented his side.

**Mr. Arcamone moved to find in this case that 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 July 18, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance on July 13, 2023; 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**10. AI #45**

**CASE NO. 2023061349      RECURRING (3) CR**

*City of Palm Coast vs. Toni M Rapicka*

**97 Farragut Drive**

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

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

**Mr. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**11. AI #43**

**CASE NO. 2023070390      RECURRING (4) CR**

*City of Palm Coast vs. Gerado Diaz Rodriguez & Jasmine Castillo*

**10 Farragut Drive**

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

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

**Mr. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford - Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**12. AI #5\***

**CASE NO. 2023070414      REPEAT (1)      BMD**

*City of Palm Coast vs. Olga Smirnoff*

**63 Lema Lane**

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

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 remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Roberts moved to find in this case that 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 October 4, 2023, that a \$50.00 per day fine is imposed for the period of non-compliance from July 15, 2023 to October 4, 2023; totaling \$4,100.00; 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. 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**13. AI #6**

**CASE NO. 2023070555 REPEAT (2) HO**  
*City of Palm Coast vs. Christina Rose Fredricks*  
**30 Brice Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Olavarria presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Olavarria 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 that 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 August 15, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from July 12, 2023 to August 3, 2023; totaling \$2,300.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**14. AI #8**

**CASE NO. 2023061002 REPEAT (3) HO**  
*City of Palm Coast vs. Stanley B Schneider Trustee & Richard A Kiwan & Diane C Kiwan Trustees*  
**500 Palm Coast Parkway SW**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

Code Enforcement Officer Olavarria presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Olavarria 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 that 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 26, 2023; that a \$200.00 per day fine is imposed for the period of non-compliance from June 20, 2023 to September 25, 2023; totaling \$19,600.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.50. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**15. AI #11**

**CASE NO. 2023020389      MASSEY      JP**

*City of Palm Coast vs. Llama Palm Coast LLC*

***44 Llama Trail***

*(Land Development Code 11.03.01.H. General Landscaping Requirements - HVAC Screening)*

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno 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 that the Respondent was in violation of City Code as charged; that the 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 June 16, 2023 to October 4, 2023; totaling \$2,775.00; 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. 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**16. AI #14**

**CASE NO. 2023061458      RECURRING** (5) RL

*City of Palm Coast vs. Sharon Douglas*

**33 Birchshire Lane**

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

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 the 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 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. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford - Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**17. AI #15**

**CASE NO. 2023070150      REPEAT** (1) RL

*City of Palm Coast vs. Sharon Douglas*

**33 Birchshire Lane**

*(Palm Coast Code Section 44-34(i) Parking In Median)*

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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.

**Ms. Wright moved to find in this case that 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 21, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from July 6, 2023 to September 7, 2023; totaling \$600.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Mugford - Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**18. AI #17**

**CASE NO. 2023061465 REPEAT (7) RL**

*City of Palm Coast vs. Michael Andrews*

**59 Blare Drive**

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

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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. Arcamone moved to find in this case that 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 21, 2023; that a \$1,050.00 per day fine is imposed for the period of non-compliance from June 29, 2023 to September 7, 2023; totaling \$7,350.00. Respondent shall pay Administrative Costs to the City in the amount of \$72.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**

**Mr. Roberts - Yes**

**Mr. Pulos – Yes**

**Mr. Arcamone – Yes**

**Mr. Mugford - Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**19. AI #16**

**CASE NO. 2023060788 RECURRING (1) RL**

*City of Palm Coast vs. Melissa Young & Troy Lee Allen*

**20 Blaketown Place**

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

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. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**20. AI #18**

**CASE NO. 2023061466 REPEAT (4) RL**

*City of Palm Coast vs. Michael Andrews*

**59 Blare Drive**

*(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 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 that 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 September 28, 2023; that a \$450.00 per day fine is imposed for the period of non-compliance from June 29, 2023 to September 28, 2023; totaling \$3,600.00; that a fine of \$450.00 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. Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**21. AI #19**

**CASE NO. 2022120520 MASSEY RL**

*City of Palm Coast vs. Edmund J Di Bianco & Sherry Gaisford*

**20 Fanwood Court**

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

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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 that the Respondent was in violation of City Code as charged; that the 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 April 20, 2023 to October 3, 2023; totaling \$4,175.00; 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. 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. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**22. AI #21**

**CASE NO. 2023010983      MASSEY      BR**

*City of Palm Coast vs. Carol L Lochert*

**10 Patuxent Lane**

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

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Sr. Lead Officer Romeo 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 that the Respondent was in violation of City Code as charged; that the 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 June 15, 2023 to October 3, 2023; totaling \$5,550.00; 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 \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**23. AI #22**

**CASE NO. 2023051423**

BR

*City of Palm Coast vs. Benjamin & Virnetta Folk*

**31 Pine Croft Lane**

*(Palm Coast Code Section 35-76(d)(1) Nuisance - Broken Elements/Screen Enclosure)*

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

**Mr. Roberts moved to find in this case that the Respondent is in violation of City Code as charged; that Respondent correct the violation no later than thirty (30) days after this Order is entered in writing; that, in the event 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 aforestated 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. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford - Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**24. AI #23**

**CASE NO. 2023051424      RECURRING (1) BR**

*City of Palm Coast vs. Benjamin & Virnetta Folk*

**31 Pine Croft Lane**

*(Palm Coast Code Section 41-11(a) Trash Containers)*

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

**Mr. Roberts moved to find in this case that the 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 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 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:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**25. AI #24**

**CASE NO. 2023051425**

BR

*City of Palm Coast vs. Benjamin & Virnetta Folk*

**31 Pine Croft Lane**

*(Palm Coast Code Section 15-110(a)(11) Exterior Structure - Antenna/Tower)*

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

**Mr. Roberts moved to find in this case that 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 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. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**26. AI #26**

**CASE NO. 2023060011**

**REPEAT (1)**

BR

*City of Palm Coast vs. James S Geldart*

**15 Postman Lane**

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

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Sr. Lead Officer Romeo 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. Arcamone moved to find in this case that 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 October 3, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from May 31, 2023 to October 3, 2023; totaling \$12,600.00; and that a fine of \$100.00 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 to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Roberts seconded the motion.

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**27. AI #27**

**CASE NO. 2023060012**

BR

*City of Palm Coast vs. James S Geldart*

**15 Postman Lane**

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

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

**Mr. Roberts moved to find in this case that the Respondent is in violation of City Code as charged; that the 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 \$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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.**

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**28. AI #30**

**CASE NO. 2023040609**

**RECURRING** (3) DR

*City of Palm Coast vs. American Homes 4 Rent Properties Six LLC*

**49 Raintree Place**

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 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 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**29. AI #31**

**CASE NO. 2023051341**

DR

*City of Palm Coast vs. Fyr Sfr Borrower LLC*

**32 Ranshire Lane**

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

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

**Ms. Wright moved to find in this case that the Respondent is in violation of City 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**30. AI #32**

**CASE NO. 2023051662      RECURRING** (1) DR

*City of Palm Coast vs. Melissa C Rockwood & John Paragios*

**6 Robin Hood Lane**

*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)*

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 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 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:**

**Ms. Wright – Yes**

**Mr. Pulos – Yes**

**Mr. Mugford - Yes**

**Mr. Roberts - Yes**

**Mr. Arcamone – Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**31. AI #33**

**CASE NO. 2023051668** DR

*City of Palm Coast vs. Melissa C Rockwood & John Paragios*

**6 Robin Hood Lane**

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

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

**Mr. Roberts moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) days after this Order is entered in writing; that, in the even the Respondent does not comply with the Order, a fine in the amount of \$50.00 per day 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:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**32. AI #34**

**CASE NO. 2023060669 REPEAT (2) DR**  
*City of Palm Coast vs. Craig Allan Leininger*  
**2 Rocket Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrown Conditions)*

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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.

**Ms. Wright moved to find in this case that 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 July 12, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from June 12, 2023 to July 11, 2023; totaling \$2,900.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford – Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**33. AI #36**

**CASE NO. 2023060371 RECURRING (1) DR**  
*City of Palm Coast vs. Sfr Jv-1 2021-1 Borrower LLC*  
**14 Rolling Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 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 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. Stancel seconded the motion.

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**34. AI #37**

**CASE NO. 2023031035      MASSEY      DR**

*City of Palm Coast vs. Earlene Anthony*

**8 Rosecroft Lane**

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly testified this is a Massey 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 that Respondent was in violation of the City Code as charged; that Respondent failed to correct the violation by the time specified for correction by the Cod Enforcement Board in the Board’s Order entered into evidence in this case; that the Respondent brought the property into compliance on August 8, 2023; that a \$50.00 per day fine is imposed for the period of non-compliance from July 21, 2023 to August 7, 2023; totaling \$900.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.**

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**35. AI #38**

**CASE NO. 2023061528      REPEAT      (4)      DR**

*City of Palm Coast vs. Earlene Anthony*

**8 Rosecroft Lane**

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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. Arcamone moved to find in this case that 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 August 25, 2023; that a \$450.00 per day fine is imposed for the period of non-compliance from June 30, 2023 to August 18, 2023; totaling \$1,800.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. Roberts seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**36. AI #39**

**CASE NO. 2023061392      RECURRING (1) CR**

*City of Palm Coast vs. Michael Andrews*

**59 Blare Drive**

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

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 that the Respondent is in violation of City Code as charged; that the 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 aforestated date; that the 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:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**37. AI #47**

**CASE NO. 2023070957      RECURRING (3) CR**

*City of Palm Coast vs. Christopher E & Jennifer M Phillips*

**10 Frontier Drive**

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch 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 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 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. Stancel seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**38. AI #54**

**CASE NO. 2023060326 REPEAT (1) AN**

*City of Palm Coast vs. Peter Ruiz & Jessica Bacon*

**52 Sea 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 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 that 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 August 17, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from June 5, 2023 to August 16, 2023; totaling \$600.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**39. AI #55**

**CASE NO. 2023060328 REPEAT (4) AN**  
*City of Palm Coast vs. Peter Ruiz & Jessica Bacon*  
**52 Sea Trail**  
*(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 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 that 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 August 25, 2023; that a \$450.00 per day fine is imposed for the period of non-compliance from June 5, 2023 to August 24, 2023; totaling \$1,800.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**40. AI #56**

**CASE NO. 2023060695 REPEAT (1) AN**  
*City of Palm Coast vs. Aracellis Morales*  
**19 Seamanship Trail**  
*(Palm Coast Code Section 44-34(i) Parking in Median)*

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

**Ms. Wright moved to find in this case that 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 June 20, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance on June 13, 2023; 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:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**

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



**Mr. Mugford - Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**41. AI #57**

**CASE NO. 2023061236      RECURRING** (3) AN  
*City of Palm Coast vs. Property Owner*  
**23 Seamanship Trail**  
*(Palm Coast Code Section 44-34(i) Parking in Median)*

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. Roberts moved to find in this case that 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 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:**

**Ms. Wright – Yes**

**Mr. Roberts - Yes**

**Mr. Pulos – Yes**

**Mr. Arcamone – Yes**

**Mr. Mugford - Yes**

**Mr. Stancel – Yes**

**Motion unanimously carried.**

**42. AI #58**

**CASE NO. 2023061071      REPEAT** (10) AN  
*City of Palm Coast vs. Joseph G & Christal Casanova*  
**53 Seattle Trail**  
*(Palm Coast Code Section 44-34(i) Parking in Median)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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 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 September 4, 2023; that a \$1,650.00 per day fine is imposed for the period of non-compliance from June 22, 2023 to September 1, 2023; totaling \$4,950.00. Respondent shall pay Administrative Costs to the City in the amount of \$74.00. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**43. AI #59**

**CASE NO. 2023061072      REPEAT (8)      AN**

*City of Palm Coast vs. Joseph G & Christal Casanova*

**53 Seattle 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 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 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 September 4, 2023; that a \$1,250.00 per day fine is imposed for the period of non-compliance from June 22, 2023 to September 1, 2023; totaling \$3,750.00. Respondent shall pay Administrative Costs to the City in the amount of \$73.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes**  
**Mr. Pulos – Yes**  
**Mr. Mugford - Yes**

**Mr. Roberts - Yes**  
**Mr. Arcamone – Yes**  
**Mr. Stancel – Yes**

**Motion unanimously carried.**

**44. AI #60**

**CASE NO. 2023060337      AN**

*City of Palm Coast vs. Michael Ellenzweig*

**13 September Place**

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

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

**Mr. Roberts moved to find in this case that the Respondent is in violation of City Code as charged; that the 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. Respondent shall pay Administrative Costs to the City in the amount of \$69.00. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**45. AI #61**

**CASE NO. 2023061238 REPEAT (2) AN**  
*City of Palm Coast vs. Colin M Dougherty*  
**51 Slocum Path**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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.

**Ms. Wright 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 September 11, 2023; that a \$100.00 per day fine is imposed for the period of non-compliance from June 26, 2023 to September 10, 2023; totaling \$1,100.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Arcamone seconded the motion.**

Roll was called:

Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes

Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes

Motion unanimously carried.

**46. AI #62**

**CASE NO. 2023060591 REPEAT (1) AN**  
*City of Palm Coast vs. Vladimir D & Lyudmila Slobodkin*  
**89 Ulturn Trail**  
*(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 this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Ms. Stancel 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 July 20, 2023; that a \$50.00 per day fine is imposed for the period of non-compliance from June 14, 2023 to July 19, 2023; totaling \$1,800.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Pulos – Yes  
Mr. Mugford - Yes**

**Mr. Roberts - Yes  
Mr. Arcamone – Yes  
Mr. Stancel – Yes**

**Motion unanimously carried.**

**UNFINISHED BUSINESS:**

Code Compliance Supervisor Mendez provided an explanation to the Board of City code regarding the requirements for air conditioning units to be “shielded from public view”.

**NEW BUSINESS:**

None to report.

**ANNOUNCEMENT OF NEXT MEETING:**

The next meeting of the Code Enforcement Board will be held on November 1, 2023 at 10:00 am.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 12:40 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 Virginia Smith at (386) 986-2570 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.*