



CODE ENFORCEMENT BOARD
Wednesday, October 2, 2024 at 10:00 a.m.
Intracoastal Room
Palm Coast City Hall
160 Lake Avenue, Palm Coast, Florida

BOARD MEMBERS PRESENT: Norman Mugford, Dean Roberts, Geraldine Wright, Larry Pulos, Andrew Dodzik

BOARD MEMBERS ABSENT: Gennaro Arcamone

BOARD COUNSEL PRESENT: Julie Zolty

STAFF MEMBERS PRESENT: Code Enforcement Manager Grossman, Code Compliance Supervisor Mendez, Sr. Lead Code Officer Romeo, Code Enforcement Officers, Lott, Moricone, Nunez, Reilly, Risch, Paterno, Landscape Specialist Beaudet, Code Enforcement Specialist II Filipe, City Counsel Marcus Duffy

A. Call to Order and Pledge of Allegiance.

The meeting was called to order at 10:04 a.m. by Mr. Mugford, followed by the Pledge of Allegiance.

B. Oath of Office- Newly Appointed/Reappointed Board Members.

C. Roll Call and Determination of Quorum.

Roll was called. A quorum was met with five (5) members present.

D. Approval of the September 4, 2024 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 Julie Zolty, Counsel for the Code Board.

G. Withdrawn Cases

AI #3 CASE #2024060241 – 45 Fleetwood Drive

AI #4 CASE #2024051039 – 47 Flemingwood Lane

AI #6 CASE #2024060595 – 5 Katrina Court

AI #14 CASE #2024040572 – 24 Barring Place

AI #17 CASE #2024070663 – 6 White Horse Lane

AI #21 CASE #2024060392 – 100 Green Circle

AI #22 CASE #2024040017 – 44 Panei Lane

AI #23 CASE #2024040031 – 44 Panei Lane
AI #30 CASE #2024041292 – 21 Privacy Lane
AI #32 CASE #2024051258 – 73 Ebb Tide Drive
AI #34 CASE #2024050811 – 2 Richelieu Lane
AI #36 CASE #2024031257 – 103 Rickenbacker Drive
AI #37 CASE #2024051129 – 10 Ricker Place
AI #39 CASE #2024051061 – 24 Roxbury Lane
AI #41 CASE #2024040949 – 87 Royal Oak Drive
AI #49 CASE #2024070153 – 6 Cedarfield Court
AI #51 CASE #2024040009 – 49 Christopher Court South
AI #58 CASE #2024040293 – 43 Lagoon Way
AI #60 CASE #2024070905 – 58 Barkwood Lane
AI #61 CASE #2024071048 – 7 Barrister Lane

H. Continued Cases:

AI #2 CASE #2024040133 – 13 Fernon Lane
AI #53 CASE #2023090114 – 10 Collingdale Court
AI #68 CASE #2024070457 – 19 Brittany Lane
AI #69 CASE #2024070460 – 19 Brittany Lane

1. AI #11

CASE NO. 2024070984 RECURRING (3) CM

City of Palm Coast vs. Patricia & Joseph Martino

6 Zeolite Place

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

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. Patricia Martino, Respondent, presented her side.

Mr. Dodzik 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 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

2. **AI #5***

CASE NO. 2024040951

JP

City of Palm Coast vs. Louise Gillings & Donna Gresham Trustees

26 Fountain Gate Lane

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

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Paterno testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Louise Gillings, 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 ninety (90) 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. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

3. **AI #1**

CASE NO. 2024040345

JB

City of Palm Coast vs. Walter J & Patricia J Sanders

16 Ballard Lane

(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree)

Code Compliance Supervisor Mendez presented case history, paperwork and photos into evidence on behalf of Landscape Specialist Beaudet. The Respondent was not present. Supervisor Mendez 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 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. 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. Dodzik - Yes

Motion unanimously carried.

4. AI #13*

CASE NO. 2024010650 MASSEY CR
City of Palm Coast vs. Theresa Ascione Life Estate
1 Ballard Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

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

Mr. Dodzik 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 brought the property into compliance on September 25, 2024; that a \$25.00 per day fine is imposed for the period of non-compliance from August 16, 2024 to September 24, 2024; totaling \$1,000.00. 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. Dodzik - Yes

Motion unanimously carried.

5. AI #62*

CASE NO. 2024070205 RECURRING (4) AN
City of Palm Coast vs. Brian A & Brenda A Green
88 Belvedere Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 – Recurring Violation and Administrative Costs. Brian and Brenda Green, Respondents, presented their 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. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

6. AI #63

CASE NO. 2024070285 RECURRING (1) AN

City of Palm Coast vs. Brian A & Brenda A Green

88 Belvedere Lane

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

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 – Recurring Violation and Administrative Costs. Brian and Brenda Green, Respondents, presented their 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. Mr. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

7. AI #33*

CASE NO. 2024070089 RECURRING (1) DR

City of Palm Coast vs. Tea Family Holding Co LLC

16 Ellington Drive

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Reilly testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Thomas & Gail Tigner, Respondents, presented their side.

Mr. Dodzik 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. Dodzik - Yes**

Motion unanimously carried.

8. AI #64

CASE NO. 2024070281

AN

City of Palm Coast vs. Bernadette Saint Joy

38 Boston Lane

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

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. Nicole Holmes, 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 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. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

9. AI #65

CASE NO. 2024070282

AN

City of Palm Coast vs. Bernadette Saint Joy

38 Boston Lane

(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. Dodzik 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 the 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. 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

10. AI #43

CASE NO. 2024070667

RECURRING (2) DR

City of Palm Coast vs. Salman Mordi & Nichole Lynn Mueller

79 Ryeclyffe Drive

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Reilly testified the property is in compliance. Staff recommends a No Fine Standing Order - Recurring Violation and Administrative Costs. Nicole Mueller, 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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

11. AI #7

CASE NO. 2024060353 RECURRING (3) CM
City of Palm Coast vs. Brian W.R & Laurie Ann Berger
4 Zanzibar Balsan Court
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)

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

Mr. Dodzik 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 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 motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

12. AI #8

CASE NO. 2024060297 RECURRING (2) CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 15-108(d) Weeds/ Overgrowth)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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 Code as charged; that the 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.

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. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

13. AI #9

CASE NO. 2024060300 CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

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

Mr. Dodzik 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 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 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. Mr. Roberts seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

14. AI #10

CASE NO. 2024050447 RECURRING (3) CM
City of Palm Coast vs. David M Hudson
12 Zebu Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)

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

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

15. AI #12

CASE NO. 2024051334 REPEAT (1) CM

City of Palm Coast vs. Lagare Land Trust

3 Zoffer Court

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

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 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 May 31, 2024; that a \$50.00 per day fine is imposed for the period of non-compliance from May 29, 2024 to May 30, 2024; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

16. AI #15*

CASE NO. 2024031402 MASSEY CR

City of Palm Coast vs. Michael Rachlin

12 Berkshire Lane

(Palm Coast Code Section 35-76(d)(2) Nuisance - Broken Elements)

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

Mr. Dodzik 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 July 29, 2024 to October 1, 2024; totaling \$1,625.00; and that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

**Amended, as erroneous non-compliance date of August 1, 2024 was stated by the code officer. Records indicate property was still not in compliance as of October 1, 2024.

17. AI #16*

CASE NO. 2024031499 MASSEY CR

City of Palm Coast vs. Michael Rachlin

12 Berkshire Lane

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

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

Mr. Dodzik 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 July 29, 2024 to October 1, 2024; totaling \$1,625.00; and**

that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. 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. Dodzik - Yes

Motion unanimously carried.

**Amended, as erroneous non-compliance date of August 1, 2024 was stated by the code officer. Records indicate property was still not in compliance as of October 1, 2024.

18. AI #18

CASE NO. 2024070746 RECURRING (4) CR
City of Palm Coast vs. James Natale Piccione
4 Wilkins Place
(Palm Coast Code Section 15-108(d) Weeds/ Overgrowth)

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. Dodzik moved to find in the 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. 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. Dodzik - Yes

Motion unanimously carried.

19. AI #19

CASE NO. 2024071540 REPEAT (1) CR
City of Palm Coast vs. Nancy C Scarborough Life Estate

34 Woodhollow Lane
(Palm Coast Code Section 15-108(d) Weeds/ Overgrowth)

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

Ms. Wright moved to find in the 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 1, 2024; that a \$50.00 per day fine is imposed for the period of non-compliance from July 25, 2024 to October 1, 2024; totaling \$3,450.00; 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. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

20. AI #20

CASE NO. 2024070659 RECURRING (3) CR

City of Palm Coast vs. Deanne F Hayes & Monique S Hayes

51 Woodholme Lane

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

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. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Pulos – Yes**

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Mr. Mugford - Yes

Motion unanimously carried.

21. AI #24

CASE NO. 2024060877 RECURRING (3) BR

City of Palm Coast vs. Arnaldo Caballero Corona

1 Pershing Lane

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 the property remains in violation. 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

22. AI #25

CASE NO. 2024060962 RECURRING (3) BR

City of Palm Coast vs. Arnaldo Caballero Corona

1 Pershing Lane

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

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 No Fine Standing Order - Recurring Violation and Administrative Costs.

Mr. Dodzik 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. Dodzik - Yes

Motion unanimously carried.

23. AI #26*

CASE NO. 2024020540 MASSEY BR

City of Palm Coast vs. Fred Wohlfarth

22 Pillory Lane

(Palm Coast Code Section 35-76(d)(2) Nuisance - Abandoned Vehicles)

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. Dodzik 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 25, 2024 to October 1, 2024; totaling \$4,950.00; and that a fine of \$50.00 per day fine 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 \$69.50. Mr. Roberts seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

24. AI #27

CASE NO. 2024070023 BR

City of Palm Coast vs. Vyacheslav & Svetlana Sherman

4 Pittman Drive

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 the property is in compliance. Staff recommends a No Fine Standing Order 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 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. Ms. Wright seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

25. AI #28

CASE NO. 2024060400

BR

City of Palm Coast vs. Michael & Melissa Heil

9 Portland Place

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

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 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. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

26. AI #29*

CASE NO. 2024040697

BR

City of Palm Coast vs. Alana C Whitney

5 Princess Ruth Lane

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

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

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

27. AI #31

CASE NO. 2024080106

REPEAT (1)

BR

City of Palm Coast vs. Rubesh Paulraj

9 Second Path

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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.

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 26, 2024; that a \$100.00 per day fine is imposed for the period of non-compliance between August 1, 2024 and September 23, 2024; totaling \$500.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

28. AI #35

CASE NO. 2024050781

DR

City of Palm Coast vs. Tiem LLC

47 Rickenbacker Drive

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 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 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

29. AI #38

CASE NO. 2024050469

RECURRING (1) DR

City of Palm Coast vs. Justin McMorrow

24 Riviera Estates Court

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

30. AI #40

CASE NO. 2024050785

DR

City of Palm Coast vs. Anthony & Sumer Nieves

15 Royal Oak Drive

(Palm Coast Code Section 44-34(c) Parking of

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 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 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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

31. AI #42

CASE NO. 2024020100

MASSEY

DR

City of Palm Coast vs. Anton A Lorenzo

171 Ryan Drive

(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 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. Dodzik 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 20, 2024 to October 1, 2024 totaling \$2,600.00; and that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. 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. Dodzik - Yes**

Motion unanimously carried.

32. AI #44

CASE NO. 2024070732 REPEAT (1) DR

City of Palm Coast vs. Edith Marie Victory

92 Wheatfield Drive

(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.

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 August 16, 2024; that a \$100.00 per day fine is imposed for the period of non-compliance between July 12, 2024 and August 9, 2024; totaling \$400.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Dodzik seconded the motion.

Roll was called:

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

**Mr. Roberts - Yes
Mr. Dodzik - Yes**

Motion unanimously carried.

33. AI #45

CASE NO. 2024060858 RECURRING (3) RL

City of Palm Coast vs. Dustin E Hetznecker

110 Belvedere 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 is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Mr. Dodzik 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

34. AI #46

CASE NO. 2024060859 REPEAT (1) RL

City of Palm Coast vs. Dustin E Hetznecker

110 Belvedere Lane

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Mr. Dodzik 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 12, 2024; that a \$100.00 per day fine is imposed for the period of non-compliance from July 3, 2024 to September 11, 2024; totaling \$1,000.00. 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

35. AI #47*

CASE NO. 2024030882 RECURRING (1) RL

City of Palm Coast vs. Robert Palmer Jr

2 Campbell Court

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

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.

Ms. Wright 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. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

36. AI #48*

CASE NO. 2024061170 RL

City of Palm Coast vs. Robert Palmer Jr

2 Campbell Court

(Palm Coast Code Section 15-110(a)(17) Exterior Structure - Doors)

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 and Administrative Costs.

Mr. Dodzik 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. Dodzik - Yes

Motion unanimously carried.

37. AI #50

CASE NO. 2024070492 RECURRING (2) RL

City of Palm Coast vs. Barbra E & Kevin E Branyan

2 Cheyenne Court

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

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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

38. AI #52

CASE NO. 2024060869 RECURRING (1) RL

City of Palm Coast vs. Lauren S Williams

30 Claridge Court North

(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.

Ms. Wright 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. Dodzik - Yes**

Motion unanimously carried.

39. AI #54*

CASE NO. 2024071209 RECURRING (2) RL
City of Palm Coast vs. Anjum Sonya & Rasim Bokhari
58 Comanche Court
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)

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.

Ms. Wright 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. Dodzik - Yes**

Motion unanimously carried.

40. AI #55*

CASE NO. 2024040947 REPEAT (1) RL
City of Palm Coast vs. Joseph N Nemec & Luis Oscar & Amanda Montalvo

39 Cooper Lane

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

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.

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 has not brought the property into compliance as of October 1, 2024; that a \$100.00 per day fine is imposed for the period of non-compliance from April 28, 2024 to October 1, 2024; totaling \$16,200.00; 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. 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 \$69.50. Mr. Roberts seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

41. AI #56

CASE NO. 2024060775

RL

City of Palm Coast vs. Alva L & Helen G Blanks Life Estate

42 Courtney Place

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

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.

Ms. Wright 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 ten (10) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of \$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 motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

42. AI #57

CASE NO. 2024060272

RL

City of Palm Coast vs. Ryan & Amanda Tietjen

36 Forest Grove 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 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 ten (10) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of \$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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts - Yes

Mr. Pulos – Yes

Mr. Dodzik - Yes

Mr. Mugford - Yes

Motion unanimously carried.

43. AI #59

CASE NO. 2024041150 RECURRING (2) RL

City of Palm Coast vs. Fritz & Wendy Olnhausen

9 Wheeling Lane

(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ 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 is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright 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. Dodzik seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

44. AI #66

CASE NO. 2024070100 RECURRING (1) AN
City of Palm Coast vs. Kelly S & Karen S Thomas Life Estate
12 Bracken Lane
(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 – 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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Roberts - Yes
Mr. Dodzik - Yes

Motion unanimously carried.

45. AI #67

CASE NO. 2024070683 RECURRING (4) AN
City of Palm Coast vs. Richard O Smith Life Estate
170 Bren Mar Lane
(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 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 Code as charged; that Respondent correct the violation no later than three (3) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues past the aforestated date. 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. Dodzik - Yes**

Motion unanimously carried.

NEW BUSINESS: None to report

ANNOUNCEMENT OF NEXT MEETING:

The next meeting of the Code Enforcement Board will be held on November 6, 2024 at 10:00 a.m.

ADJOURNMENT:

The meeting adjourned at 11:56 a.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.