



CODE ENFORCEMENT BOARD
Wednesday, October 1, 2025 at 10:00 a.m.
Jon Netts Community Wing
Palm Coast City Hall
160 Lake Avenue, Palm Coast, Florida

BOARD MEMBERS PRESENT: Geraldine Wright, Paulette Hatfield, Andrew Dodzik, Dean Roberts, Gennaro Arcamone, Robert Calabrese, Merritt Zucca

BOARD COUNSEL PRESENT: Julie Zolty

STAFF MEMBERS PRESENT: Code Enforcement Manager Grossman, Code Compliance Supervisor Mendez, Sr. Lead Code Enforcement Officer Romeo, Code Enforcement Officers Caccavale, Lott, Nunez, Moricone, Paterno, Boswell, Murray, Risch, Code Enforcement Specialist II Filipe, City Counsel John Steinmetz

- A. Call to Order and Pledge of Allegiance.**
The meeting was called to order at 10:02 a.m. by Mr. Roberts followed by the Pledge of Allegiance.
- B. Roll Call and Determination of Quorum.**
Roll was called. A quorum was met with seven (7) members present.
- D. Approval of the September 3, 2025 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- G. Withdrawn Cases**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 #1 CASE #2025050674 – 62 Courtney Place**
AI #2 CASE #2025050944 – 64 Courtney Place
AI #13 CASE #2025070310 – 10 Riverview Place
AI #14 CASE #2025040895 – 21 Ryberry Drive
AI #16 CASE #2025070216 – 21 Lancaster Lane
AI #41 CASE #2025071189 – Private Road Betw. 175 & 181 Cypress Point Pkwy
AI #50 CASE #2025070326 – 15 Seville Place
AI #54 CASE #2025070324 – 13 Union Court
AI #55 CASE #2025070325 – 13 Union Court
AI #57 CASE #2025031603 – 80 Uphire Path
AI #59 CASE #2025081309 – 4 Coral Reef Court South

H. Continued Cases:

AI #6 CASE #2025061194 – 83 Zebulahs Trail

1. AI #49

CASE NO. 2025070423 REPEAT (1) AN

City of Palm Coast vs. Property Owner

1 Sellman Court

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

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. 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. The property owner presented his side.

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 July 13, 2025; that a \$33.33 per day fine is imposed for the period of non-compliance between July 10, 2025 and July 12, 2025 totaling \$100.00. 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. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

2. AI #12

CASE NO. 2025071359 RECURRING (3) DR

City of Palm Coast vs. Linda M Glavich & Henry James Glavich III

43 Reidsville Drive

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

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. Henry Jim Glavich III, Respondent, presented his 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

3. AI #52

CASE NO. 2025070355 RECURRING (3) AN
City of Palm Coast vs. Joseph Carl & Marianne Fie Seabert
7 Squirrel Place
(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. Joseph Seabert, Respondent, presented his side.

Mr. Calabrese 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

4. AI #46*

CASE NO. 2025060308 BR
City of Palm Coast vs. Derrick L Williams
94 Plain View Drive

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Derrick Williams, Respondent, presented his 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 is now corrected; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

5. AI #56

CASE NO. 2025071064 RECURRING (3) AN
City of Palm Coast vs. Catherine W McErlane
3 Uniondale Place
(Palm Coast Code Section 44-34(f) Improper Parking)

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. Catherine McErlane, Respondent, presented her side.

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. Dodzik – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes**

Mr. Zucca – Yes
Mr. Arcamone – Yes

Ms. Hatfield – Yes

Motion unanimously carried.

6. AI #47

CASE NO. 2025040896 RECURRING (1) BR
City of Palm Coast vs. Tia Ann Le & Zakery A Kemper
62 Point Pleasant Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

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

Mr. Calabrese 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

7. AI #53

CASE NO. 2025070421 RECURRING (4) AN
City of Palm Coast vs. Hector Manuel Rivera
3 Ullock Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

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. Hector Rivera, Respondent, presented his side.

Mr. Calabrese 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

8. AI #23

CASE NO. 2025061432 REPEAT (2) JP
City of Palm Coast vs. Baldwin Brother Inc
4851 Belle Terre Parkway
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Paterno testified this is a repeat case and the property is in compliance. Code Compliance Supervisor Mendez also provided testimony in reference to this case. Staff recommends a fine for the period of non-compliance and Administrative Costs. Joseph Cox, franchise owner, presented his side

Ms. Hatfield 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 13, 2025; that a \$12.66 per day fine is imposed for the period of non-compliance between June 26, 2025 and September 12, 2025; totaling \$1,000.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

9. AI #3

CASE NO. 2025071594 RECURRING (3) BB
City of Palm Coast vs. Prd Owner LLC

782 Belle Terre Parkway
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

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

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

10. AI #4

CASE NO. 2025061109 REPEAT (1) CM
City of Palm Coast vs. David Thomas Dickenson
33 Lloyd Trail
(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. Calabrese 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 26, 2025; that a \$50.00 per day fine is imposed for the period of non-compliance between June 18, 2025 and June 25, 2025; 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

11. AI #15*

CASE NO. 2025060979 RECURRING (3) DR

City of Palm Coast vs. Adam L & Janessa R Fischer

6 White Haven 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 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. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

12. AI #5

CASE NO. 2025061190 REPEAT (1) CM

City of Palm Coast vs. Kenneth R Moscone Jr & Emely Moscone

76 Zebulahs Trail

(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 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. 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 4, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance between June 22, 2025 and August 23, 2025; totaling \$450.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

13. AI #7

CASE NO. 2025070382 RECURRING (3) CM
City of Palm Coast vs. Yaile Gil-Ojeda & Reinier Midesten
27 Zeolite Place
(Palm Coast Code Section 44-34(f) Improper Parking)

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. Calabrese 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

14. AI #8

CASE NO. 2025080044 REPEAT (1) CR
City of Palm Coast vs. Nicholas & Lydia Burnett
9 Village 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 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 August 10, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance between August 1, 2025 and August 9, 2025; totaling \$375.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

15. AI #9

CASE NO. 2025020874 MASSEY CR
City of Palm Coast vs. Johnny Lee Crockett Jr & Et AL
132 Westgrill Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

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. 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 brought the property into compliance on July 30, 2025; that a \$50.00 per day fine is imposed for the period of non-compliance between May 15, 2025 and July 16, 2025; totaling \$3,150.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Not present
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

16. AI #10

CASE NO. 2025030353 MASSEY CR
City of Palm Coast vs. Emergent Holding Properties LLC

140 Westgrill Drive
(Palm Coast Code Section 24-159(a) Swale Maintenance)

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

Mr. Dodzik moved to find in this case that the Respondent in this case was in violation of the 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 between July 21, 2025 and September 30, 2025; totaling \$3,600.00; 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. 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. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

17. AI #11*

CASE NO. 2025011308 MASSEY CR
City of Palm Coast vs. Mark D & Deana Halstead
20 Westmoreland Drive
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

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

Mr. Zucca moved to find in this case that the Respondent in this case was in violation of the 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 between June 16, 2025 and September 30, 2025; totaling \$5,350.00; 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. 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. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

18. AI #17

CASE NO. 2025071264 RECURRING (4) JC

City of Palm Coast vs. Michel M & Therese M Jammal

35 Laramie Drive

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

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

Ms. Hatfield 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 Respondent does not comply with the Order, a fine in the amount of \$50.00 will be imposed for each and every day the violation continues past the aforesaid date. 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

19. AI #18

CASE NO. 2025070632 JC

City of Palm Coast vs. Donald L Kinslow

107 Lindsay Drive

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold on Pool Screen)

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

Mr. Arcamone 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 Respondent does not comply with the Order, a fine in the amount of \$50.00 will be imposed for each and every day the violation continues past the aforesaid date. 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

20. AI #19

CASE NO. 2025071394 RECURRING (5) JC
City of Palm Coast vs. Donald L Kinslow
107 Lindsay Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

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

Mr. Calabrese 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

21. AI #20

CASE NO. 2025050339 RECURRING (2) JC
City of Palm Coast vs. Palm Coast United Methodist Church Inc
31 Londonderry Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

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

Roll was called:

| | |
|---------------------------|----------------------------|
| Ms. Wright – Yes | Mr. Calabrese – Yes |
| Mr. Dodzik – Yes | Mr. Roberts – Yes |
| Mr. Zucca – Yes | Ms. Hatfield – Yes |
| Mr. Arcamone – Yes | |

Motion unanimously carried.

22. AI #21

CASE NO. 2025060437 JP
City of Palm Coast vs. Michael Duran
259 Beechwood Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

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

Mr. 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 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 \$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. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

23. AI #22

CASE NO. 2025060438 JP
City of Palm Coast vs. Michael Duran
259 Beechwood Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

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

Ms. Hatfield 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

24. AI #24*

CASE NO. 2024120254 **MASSEY** JP
City of Palm Coast vs. Scott Leslie Hurd
115 Brewster Lane
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

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

Mr. Calabrese moved to find in this case that the Respondent in this case was in violation of the 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 between June 16, 2025 and September 30, 2025; totaling \$2,675.00; 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

25. AI #25*

CASE NO. 2024111189 JP
City of Palm Coast vs. Adrian Brletic
51 Brunswick Lane
(Palm Coast Code Section 24-158 Lot Grading)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno testified the property remains in violation. Code Compliance Supervisor Mendez also provided testimony. 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 ten (10) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of \$25.00 will be imposed for each and every day the violation continues pat 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

26. AI #26

CASE NO. 2025060589 RECURRING (3) JP

City of Palm Coast vs. Jennifer Sorrentino

21 Buttonbush Lane

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

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

Mr. Calabrese 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 \$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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

27. AI #27

CASE NO. 2025060347 JM

City of Palm Coast vs. Mark W Croy Sr

25 Blyth Place

(Palm Coast Code Section 15-114(a) Rubbish & Garbage)

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

Ms. Hatfield 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 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

28. AI #28

CASE NO. 2025060348 REPEAT (2) JM

City of Palm Coast vs. Mark W Croy Sr

25 Blyth Place

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

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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. Calabrese 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 30, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance between June 6, 2025 and September 30, 2025; totaling \$1,600.00; 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 Office. 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 \$70.00. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

29. AI #29

CASE NO. 2025060815 RECURRING (5) JM

City of Palm Coast vs. Mark W Croy Sr

25 Blyth Place

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

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

Ms. Hatfield 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

30. AI #30

CASE NO. 2025061010 RECURRING (5) JM
City of Palm Coast vs. Dylan M Clutter & Courtney L Kidwell
54 Farragut Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

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

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

31. AI #31

CASE NO. 2025061472 RECURRING (2) JM

City of Palm Coast vs. Joanna Reeley Life Estate

55 Flemingwood Lane

(Palm Coast Code Section 15-114(a) Rubbish & Garbage)

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

Ms. Hatfield 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 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. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

32. AI #32

CASE NO. 2025061473 JM

City of Palm Coast vs. Joanna Reeley Life Estate

55 Flemingwood Lane

(Palm Coast Code Section 15-110(a)(17) Exterior Structure - Garage Door in Disrepair)

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

Mr. Calabrese 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

33. AI #33

CASE NO. 2025070531 REPEAT (3) JM

City of Palm Coast vs. Ryan & Amanda Tietjen

36 Forest Grove Drive

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

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

Ms. Hatfield 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; that a \$125.00 per day fine is imposed for the period of non-compliance between July 17, 2025 and September 30, 2025; totaling \$9,500.00; that a fine of \$125.00 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 \$70.50. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

34. AI #34

CASE NO. 2025060148 REPEAT (1) RL

City of Palm Coast vs. William J Reilly

12 Chickasaw Court

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

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

Mr. Zucca 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 12, 2025; that a \$50.00 per day fine is imposed for the period between June 3, 2025 and July 23, 2025; totaling \$2,550.00 Respondent shall pay Administrative Costs in the amount of \$69.50. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

35. AI #35

CASE NO. 2025060149 RECURRING (1) RL

City of Palm Coast vs. William J Reilly

12 Chickasaw 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 the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

Ms. Hatfield 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 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. Calabrese – Yes

Mr. Dodzik – Not present

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

36. AI #36

CASE NO. 2025050999 RECURRING (3) RL
City of Palm Coast vs. Carie A & Christopher Dolney
28 Clarendon Court South
(Palm Coast Code Section 44-34(f) Improper Parking)

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. Calabrese 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. Zucca seconded the motion.

Roll was called:

| | |
|---------------------------------|----------------------------|
| Ms. Wright – Yes | Mr. Calabrese – Yes |
| Mr. Dodzik – Not present | Mr. Roberts – Yes |
| Mr. Zucca – Yes | Ms. Hatfield – Yes |
| Mr. Arcamone – Yes | |

Motion unanimously carried.

37. AI #37

CASE NO. 2025061383 RECURRING (2) RL
City of Palm Coast vs. Andrew Gosztyla
11 Columbia Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

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

Mr. Zucca 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

38. AI #38*

CASE NO. 2025051296 RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 15-109(a) Swimming Pools)

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. Hatfield 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 aforesaid 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

39. AI #39*

CASE NO. 2025060130 RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Pool Screen in Disrepair)

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. Calabrese 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. Zucca seconded the motion.

Roll was called:

| | |
|---------------------------|----------------------------|
| Ms. Wright – Yes | Mr. Calabrese – Yes |
| Mr. Dodzik – Yes | Mr. Roberts – Yes |
| Mr. Zucca – Yes | Ms. Hatfield – Yes |
| Mr. Arcamone – Yes | |

Motion unanimously carried.

40. AI #40*

CASE NO. 2025060131 RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 35-76(d)(2)(a) Nuisance - Accumulations)

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. Calabrese 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 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. Hatfield seconded the motion.

Roll was called:

| | |
|---------------------------|----------------------------|
| Ms. Wright – Yes | Mr. Calabrese – Yes |
| Mr. Dodzik – Yes | Mr. Roberts – Yes |
| Mr. Zucca – Yes | Ms. Hatfield – Yes |
| Mr. Arcamone – Yes | |

Motion unanimously carried.

41. AI #42

CASE NO. 2025060848 **REPEAT** (1) BR

City of Palm Coast vs. Joshua Alberto Rodriguez
20 Penn Manor Lane
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

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

Ms. Hatfield 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 30, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance between June 13, 2025 and September 30, 2025; totaling \$3,825.00; that a fine of \$75.00 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

42. AI #43

CASE NO. 2025060851 BR
City of Palm Coast vs. Joshua Alberto Rodriguez
20 Penn Manor Lane
(Palm Coast Code Section 44-34(d)(3) Parking Boat/Trailer/RV)

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

Ms. Hatfield 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 \$50.00 will be imposed for each and every day the violation continues past the aforesaid 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

43. AI #44

CASE NO. 2025060990 RECURRING (3) BR
City of Palm Coast vs. Gables 1-7 LLC
38 Pershing Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

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

Mr. 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. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

44. AI #45

CASE NO. 2025051023 RECURRING (1) BR
City of Palm Coast vs. Amy L Perez
27 Pinelynn 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. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Mr. Zucca 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. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

45. AI #48

CASE NO. 2025041100

BR

City of Palm Coast vs. Hp Palm Coast Holdings LLC

26 Potterville 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. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs.

Mr. Calabrese 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 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

46. AI #51

CASE NO. 2025070945

RECURRING (2) AN

City of Palm Coast vs. James L & Gina I Hanley

89 Sloganeer Trail

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. Calabrese 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

47. AI #58

CASE NO. 2025070116 RECURRING (2) AN

City of Palm Coast vs. Nicholas H & Colleen Weir

73 Utica Path

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

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.

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. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes**

Motion unanimously carried.

UNFINISHED BUSINESS: None to report.

OLD BUSINESS: A revision was made to the Minutes for the August 6, 2025 Code Enforcement Board meeting to document the proper Motion made by the Board for the following case:

AI #28*

CASE NO. 2025010167

BR

City of Palm Coast vs. Guillian M Guevarra Herrera

72 Princess Ruth Lane

(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Guillian Herrera, Respondent presented his side.

Mr. Arcamone moved to continue this case, as requested by City staff. Ms. Wright seconded the motion.

NEW BUSINESS:

Mr. Zucca asked if it would be allowable for him to go before City Council and express his opinion on the commercial vehicles being permitted in residential areas. After discussion, the Board attorney advised she will speak with the city attorney regarding the possibility of the Board meeting with City Council.

Ms. Wright questioned why it takes months before overgrown condition cases are presented to the Code Enforcement Board. Ms. Grossman explained the process for noticing and for recurring cases.

Ms. Grossman reminded the Board members of the October 14, 2025 meeting to hear cases relating to short term rental registrations. She advised many of the original cases have been resolved at this time and there are a number of property owners working with city staff to achieve compliance prior to the meeting.

ANNOUNCEMENT OF NEXT MEETING:

The next meeting of the Code Enforcement Board will be held on November 5, 2025 at 10:00 a.m.

ADJOURNMENT:

The meeting adjourned at 12:45 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.