

**IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT,
IN AND FOR FLAGLER COUNTY, FLORIDA**

PALM COAST HOLDINGS, INC. and
FLORIDA LANDMARK COMMUNITIES,
LLC,

Case No.: 2025-CA-670
Division: 49

Plaintiffs,

vs.

CITY OF PALM COAST, a Florida Municipal
Corporation

Defendant.

_____ /

DEFENDANT'S EXPERT WITNESS DISCLOSURE

Defendant, the City of Palm Coast, Florida, by and through the undersigned counsel hereby discloses the following expert witnesses expected to testify at the jury trial set during the two week period commencing on November 16, 2026.

1. Phong Nguyen, PTP
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164
386-986-3779
Expertise: Planning development of the Town Center DRI, Transportation planning
2. Richard L. Levey, Ph.D., AICP
Levey Consulting
P.O. Box 560156
Orlando, Florida 32856
407-408-4442
Expertise: Land Development, Entitlement Services, Comprehensive Planning and Zoning.
3. Dr. Randall Valentine
Thomas Roney LLC
P.O. Box 2152
Coppell, Texas 75019
817-733-6333
Expertise: Economic Damages, Business Damages

4. Kyle Schaeffer, CPA
H2 Advisors, LLC
101 NE First Avenue
Ocala, Florida 34470
352-355-8333
Expertise: Economic Damages

CERTIFICATE OF SERVICE

I certify that, in compliance with Fla. R. Gen. Prac. & Jud. Admin. 2.516, the foregoing document has been filed with the Florida Courts E-Filing Portal System on this 5th day of August 2026. Accordingly, a copy of the foregoing is being served on this day to the attorneys or interested parties identified in the e-Portal Electronic Service List, including those listed below, via transmission of Notices of Electronic Filing generated by the e-Portal System.

D. Kent Safriet (FBN 174939), *kent@holtzmanvogel.com*

Patrice Boyes (FBN 892520), *pboyes@holtzmanvogel.com*

Valerie L. Chartier-Hogancamp (FBN 1011269), *vhogancamp@holtzmanvogel.com*

DOUGLAS LAW FIRM

Counsel for Defendant

/s/ Jeremiah Blocker

Jeremiah Blocker FBN: 99305

Lisa Miles, FBN: 1036064

Email address: *jeremiah@dhclawyers.com*

Email service to: *lisa@dhclawyers.com*

100 Southpark Blvd., Suite 414

St. Augustine, Florida 32086

(800) 705-5457 Telephone

(386) 385-5914 Facsimile

ZACHARY W. MILLER, ESQ.

Counsel for Defendant

/s/ Zach Miller.

Zachary W. Miller, FBN: 59331

Email service to *zwmillerlaw@gmail.com*

3203 Old Barn Court

Ponte Vedra Beach, Florida 32082

Cell: 904-651-8958