



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, October 1, 2025, at 10:00 a.m.
Palm Coast City Hall – John Netts Community Wing
160 Lake Avenue, Palm Coast, Florida

- A. Call to Order and Pledge of Allegiance.**
- B. Roll Call and Determination of Quorum.**
- C. Approval of the September 03, 2025 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**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 Upshire Path
AI #59 CASE #2025081309 – 4 Coral Reef Court South

- G. Continued Cases:**

AI #6 CASE #2025061194 – 83 Zebulahs Trail

AI #1*

CASE NO. 2025050674 WITHDRAWN JB
City of Palm Coast vs. James T Bradley & Thomas J Bradley
62 Courtney Place
(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree)

AI #2*

CASE NO. 2025050944 WITHDRAWN JB
*City of Palm Coast vs. Pensco Trust CO Fbo Anthony & Myriam Volpe Ira
Pacific Premier Trust-Processing Center
64 Courtney Place
(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree)*

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)*

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)*

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)*

AI #6

CASE NO. 2025061194 CONTINUED CM
*City of Palm Coast vs. Stacey Baldwin
83 Zebulahs Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in
Residential District)*

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)*

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)*

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)

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)

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)

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)

AI #13

CASE NO. 2025070310 WITHDRAWN DR
City of Palm Coast vs. William E & Gayle C Chew
10 Riverview Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #14

CASE NO. 2025040895 WITHDRAWN DR
City of Palm Coast vs. Mark Panos
21 Ryberry Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrown Conditions)

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)

AI #16

CASE NO. 2025070216 WITHDRAWN JC
City of Palm Coast vs. Victor Vazquez & Madeline Ocasio Chevere
21 Lancaster Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

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 Residential District)

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)

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)

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)

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)

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)

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)

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)

AI #25*

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

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

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)

AI #41

CASE NO. 2025071189 **WITHDRAWN** BR
City of Palm Coast vs. Kimberly Kavaliauskas, Vesta Property Services
Private Road Located Between 175 & 181 Cypress Point Pkwy
(Land Development Code 5.02.01.A Streets & Safety)

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)

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)

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)

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)

AI #46*

CASE NO. 2025060308 BR
City of Palm Coast vs. Derrick L Williams
94 Plain View Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

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)

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)

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)

AI #50

CASE NO. 2025070326 WITHDRAWN AN
City of Palm Coast vs. Frederick James Peets Jr.
15 Seville Place
(Land Development Code 4.01.08 Pool Fencing)

AI #51

CASE NO. 2025070945 RECURRING (2) AN
City of Palm Coast vs. James L & Gina I Hanley
89 Sloganeer Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #52

CASE NO. 2025070355 RECURRING (3) AN
City of Palm Coast vs. Joseph Carl & Marianne Fie Seibert
7 Squirrel Place
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

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)

AI #54

CASE NO. 2025070324 WITHDRAWN AN
City of Palm Coast vs. Ralph M Chiaia
13 Union Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #55

CASE NO. 2025070325 WITHDRAWN AN
City of Palm Coast vs. Ralph M Chiaia
13 Union Court
(Land Development Code 4.01.08 Pool Fencing)

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)

AI #57*

CASE NO. 2025031603 WITHDRAWN AN
City of Palm Coast vs. David & Suzanne Jeckovich
80 Uphire Path
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

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)

AI #59

CASE NO. 2025081309 WITHDRAWN RL

*City of Palm Coast vs. Theresa L Cirelli, Robert E Williams, & Joseph Wittrock
4 Coral Reef Court South*

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

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

I.

NEW BUSINESS:

J.

ANNOUNCEMENT OF NEXT MEETING:

K. Next Code Board Meetings -

- 1) October 14, 2025 (Special Meeting – Short Term Rentals)*
- 2) November 5, 2025 (Regular Meeting)*

ADJOURNMENT

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, Suite 141, 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.

**Cases Marked with an asterisk were complaint initiated.*