



*Revised*

**A G E N D A**  
**CODE ENFORCEMENT BOARD**

**Tuesday, October 14, 2025, at 9:00 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. Disclosure of Ex-Parte Communications.**

**D. Swearing-in of Staff and Respondents.**

**E. Withdrawn Cases:**

- a. AI #1 CASE #2025040683 – *176 Ullian Trail*
- AI #2 CASE #2025031431 – *4 Kane Place*
- AI #3 CASE #2025031375 – *20 Zoeller Court*
- AI #5 CASE #2025031315 – *43 Elias Lane*
- AI #6 CASE #2025031334 – *43 Evans Drive*
- AI #7 CASE #2025031119 – *67 Palmwood Drive*
- AI #8 CASE #2025031122 – *81 Parkview Drive*
- AI #9 CASE #2025031129 – *52 Perrotti Lane*
- AI #10 CASE #2025031136 – *247 Pine Grove Drive*
- AI #11 CASE #2025031162 – *36 Pinetree Drive*
- AI #12 CASE #2025031165 – *9 Pittman Drive*
- AI #13 CASE #2025031177 – *43 Point Pleasant Drive*
- AI #14 CASE #2025060744 – *12 Prescott Lane*
- AI #15 CASE #2025040688 – *4 Presidential Lane*
- AI #16 CASE #2025031201 – *25 Prince John Lane*
- AI #17 CASE #2025031205 – *29 Privacy Lane*
- AI #18 CASE #2025031202 – *3 Carol Court*
- AI #19 CASE #2025031206 – *2 Carr Court*
- AI #20 CASE #2025060198 – *4 Cherry Court*
- AI #21 CASE #2025031216 – *29 Cherrytree Court*
- AI #22 CASE #2025031233 – *9 Clement Court*
- AI #23 CASE #2025031236 – *11 Clermont Court*
- AI #24 CASE #2025031241 – *10 Cleveland Court*
- AI #25 CASE #2025031254 – *36 Cloverdale Court North*

AI #29 CASE #2025060560 – 14 Collingwood Lane  
AI #32 CASE #2025031275 – 58 Comanche Court  
AI #33 CASE #2025031278 – 85 Comanche Court  
AI #35 CASE #2025031058 – 34 Coral Reef Court North  
AI #36 CASE #2025040716 – 6 Cormorant Court  
AI #38 CASE #2025060580 – 6 Courtney Court  
AI #39 CASE #2025031298 – 34 Covington Lane  
AI #40 CASE #2025031299 – 46 Covington Lane  
AI #41 CASE #2025031040 – 86 Covington Lane  
AI #42 CASE #2025031301 – 8 Crampton Court  
AI #43 CASE #2025031304 – 18 Cris Lane  
AI #44 CASE #2025031039 – 7 Crossleaf Court East

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**AI #1**

**CASE NO. 2025040683      WITHDRAWN      AN**  
*City of Palm Coast vs. Nathaniel McKnight Jr*  
**176 Ullian Trail**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #2**

**CASE NO. 2025031431      WITHDRAWN      CM**  
*City of Palm Coast vs. Carole A Cordray Trustee*  
**4 Kane Place**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #3**

**CASE NO. 2025031375      WITHDRAWN      CM**  
*City of Palm Coast vs. Lisa Hughes & Susan M Lesage Tic*  
**20 Zoeller Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #4**

**CASE NO. 2025040719      BB**  
*City of Palm Coast vs. Luis Claudio M & Karin Nova*  
**49 Edith Pope Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #5**

**CASE NO. 2025031315      WITHDRAWN      BB**  
*City of Palm Coast vs. Casey W & Melissa J Campbell*  
**43 Elias Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #6**

**CASE NO. 2025031334 WITHDRAWN** BR  
*City of Palm Coast vs. John F Kronick & Yvette D Kronick Trustees*  
**43 Evans Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #7**

**CASE NO. 2025031119 WITHDRAWN** BR  
*City of Palm Coast vs. Luis G & Emily J Cardenas Trustees*  
**67 Palmwood Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #8**

**CASE NO. 2025031122 WITHDRAWN** BR  
*City of Palm Coast vs. Rose Harper & Mboutidem Etokakpan*  
**81 Parkview Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #9**

**CASE NO. 2025031129 WITHDRAWN** BR  
*City of Palm Coast vs. Loutan Rentals LLC*  
**52 Perrotti Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #10**

**CASE NO. 2025031136 WITHDRAWN** BR  
*City of Palm Coast vs. Luz Marina & Cesar Fernandez*  
**247 Pine Grove Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #11**

**CASE NO. 2025031162 WITHDRAWN** BR  
*City of Palm Coast vs. Jordan Loutan*  
**36 Pine Tree Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #12**

**CASE NO. 2025031165 WITHDRAWN** BR  
*City of Palm Coast vs. Edit Orosz*  
**9 Pittman Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #13**

**CASE NO. 2025031177 WITHDRAWN** BR  
*City of Palm Coast vs. David Gonzalez*  
**43 Point Pleasant Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #14**

**CASE NO. 2025060744 WITHDRAWN BR**  
*City of Palm Coast vs. Thomas Z Hackett, Bryan F Hackett & Shaun P Hackett*  
**12 Prescott Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #15**

**CASE NO. 2025040688 WITHDRAWN BR**  
*City of Palm Coast vs. Daniel Amoh*  
**4 Presidential Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #16**

**CASE NO. 2025031201 WITHDRAWN BR**  
*City of Palm Coast vs. Ahaanya LLC*  
**25 Prince John Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #17**

**CASE NO. 2025031205 WITHDRAWN BR**  
*City of Palm Coast vs. Jeffrey Scott Robinson & Suzanne M Hagemann*  
**29 Privacy Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #18**

**CASE NO. 2025031202 WITHDRAWN RL**  
*City of Palm Coast vs. Captains Quarters Palm Coast LLC*  
**3 Carol Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #19**

**CASE NO. 2025031206 WITHDRAWN RL**  
*City of Palm Coast vs. Laura J Shanley*  
**2 Carr Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #20**

**CASE NO. 2025060198 WITHDRAWN RL**  
*City of Palm Coast vs. Laj Corp*  
**4 Cherry Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #21**

**CASE NO. 2025031216 WITHDRAWN RL**  
*City of Palm Coast vs. Peter E Strniste Jr*  
**29 Cherrytree Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*



**AI #30**

**CASE NO. 2025061398** RL  
*City of Palm Coast vs. Eugene J Guglielmo*  
**31 Collingwood Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #31**

**CASE NO. 2025060570** RL  
*City of Palm Coast vs. 136 South 7th Street LLC*  
**40 Comanche Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #32**

**CASE NO. 2025031275** **WITHDRAWN** RL  
*City of Palm Coast vs. Anjum Sonya & Rasim Bokhari*  
**58 Comanche Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #33**

**CASE NO. 2025031278** **WITHDRAWN** RL  
*City of Palm Coast vs. Teddy Solutions LLC Trustee*  
**85 Comanche Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #34**

**CASE NO. 2025040723** RL  
*City of Palm Coast vs. Michele L Finley & Daniel R Poltar*  
**40 Cool Water Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #35**

**CASE NO. 2025031058** **WITHDRAWN** RL  
*City of Palm Coast vs. Ventura Lopes Goncalves*  
**34 Coral Reef Court North**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #36**

**CASE NO. 2025040716** **WITHDRAWN** RL  
*City of Palm Coast vs. Tracy V & John W Mountain*  
**6 Cormorant Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #37**

**CASE NO. 2025031295** RL  
*City of Palm Coast vs. Samantha Veno*  
**25 Cottagegate Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #38**

**CASE NO. 2025060580 WITHDRAWN** RL  
*City of Palm Coast vs. Molly & Jason Smith*  
**6 Courtney Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #39**

**CASE NO. 2025031298 WITHDRAWN** RL  
*City of Palm Coast vs. Orchard House Properties LLC*  
**34 Covington Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #40**

**CASE NO. 2025031299 WITHDRAWN** RL  
*City of Palm Coast vs. Teresa Cicero*  
**46 Covington Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #41**

**CASE NO. 2025031040 WITHDRAWN** RL  
*City of Palm Coast vs. Teresa Cicero*  
**86 Covington Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #42**

**CASE NO. 2025031301 WITHDRAWN** RL  
*City of Palm Coast vs. Richard W & Joy Hughes*  
**8 Crampton Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #43**

**CASE NO. 2025031304 WITHDRAWN** RL  
*City of Palm Coast vs. East Coast Lifestyle LLC*  
**18 Cris Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #44**

**CASE NO. 2025031039 WITHDRAWN** RL  
*City of Palm Coast vs. Eduardo A Divo & Nika C Palceski*  
**7 Crossleaf Court East**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

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**UNFINISHED BUSINESS:**

**F. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meetings:**

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

**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.*