



**CODE ENFORCEMENT BOARD**  
**Tuesday, October 14, 2025 at 9:00 a.m.**  
*Jon Netts Community Wing*  
*Palm Coast City Hall*  
**160 Lake Avenue, Palm Coast, Florida**

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

**BOARD MEMBERS NOT PRESENT:** 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 Lott, Paterno, Local Business Tax Inspector Giuliano, Code Enforcement Specialist II Filipe, City Counsel Marcus Duffy

**A. Call to Order and Pledge of Allegiance.**

The meeting was called to order at 9:00 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 six (6) members present.

**D. Disclosure of Ex-Parte Communications.**

None.

**F. Swearing in of Respondents and Staff**

Staff was sworn in by Julie Zolty, Counsel for the Code Board. There were no Respondents present.

**G. Withdrawn Cases**

- 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

1. 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)*

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. Michael Giuliano, Local Business Tax Inspector explained the process for short term rental registration and advised the cases to be heard today are to address those properties that are not in compliance. Mr. Giuliano explained the requirements and process to register as a short-term rental in the City of Palm Coast.

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

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

**Motion unanimously carried.**

**2. AI #26**

**CASE NO. 2025060550**

RL

*City of Palm Coast vs. Tanuj & Kimberly Ann Seoni*

**71 Colechester Lane**

*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

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 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 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**  
**Ms. Hatfield – Yes**

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

**Motion unanimously carried.**

**3. AI #27**

**CASE NO. 2025060557**

RL

*City of Palm Coast vs. William & Amy Bodin*

**17 Collington Court**

*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

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 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 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. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes  
Mr. Dodzik – Yes  
Ms. Hatfield – Yes

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

4. AI #28

CASE NO. 2025040721 RL  
*City of Palm Coast vs. Felix Claudio*  
**2 Collingwood Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

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. Dodzik 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 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 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. Calabrese seconded the motion.**

Roll was called:

Ms. Wright – Yes  
Mr. Dodzik – Yes  
Ms. Hatfield – Yes

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

5. 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)*

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 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 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. Ms. Wright seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Dodzik – Yes  
Ms. Hatfield – Yes**

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

**Motion unanimously carried.**

**6. 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)*

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. Dodzik 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 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 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. Ms. Hatfield seconded the motion.**

**Roll was called:**

**Ms. Wright – Yes  
Mr. Dodzik – Yes  
Ms. Hatfield – Yes**

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

**Motion unanimously carried.**

**7. 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)*

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 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 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**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**8. 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)*

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 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 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. Calabrese – Yes**

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

**Mr. Roberts – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**NEW BUSINESS**

The following information was reiterated to the Code Board members:

1. The fines for the properties in violation will begin after the ten(10) day period after a reinspection is conducted for compliance.
2. The total cost for a short term rental registration is \$500.00 annually.
3. If a property owner lives in the home for a period of six (6) months they would retain their homestead exemption.
4. The completion of all paperwork and fees dictates the registration date, one year from the date of issuance.
5. Cases need to be presented to the Code Enforcement Board prior to any fines being assessed.
6. Response to notices has resulted in properties coming into compliance. The original 49 cases to be heard today were reduced to eight (8) as owners have complied with the registration requirements.
7. Of the eight cases heard today, five were from local owners. The other three were out of state property owners.
8. The City Attorney and Code Board Attorney are in the process of arranging a meeting of the Code Enforcement Board members and the City Council members as requested.

**UNFINISHED BUSINESS:** None to report.

**ANNOUNCEMENT OF NEXT MEETING:**

The next meeting of the Code Enforcement Board Special Meeting will be held on November 14, 2025 at 9:00 a.m.

**ADJOURNMENT:**

The meeting adjourned at 9:25 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.*