



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, November 5, 2025, at 10:00 a.m.
Palm Coast City Hall – Jon 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 October 01, 2025 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**
 - AI #2 CASE #2025090182 – 40 Eton Lane**
 - AI #3 CASE #2025081048 – 106 La Mancha Drive**
 - AI #8 CASE #2025050610 – 37 Willow Street**
 - AI #11 CASE #2025010477 – 35 Frenora Lane**
 - AI #12 CASE #2025051001 – 35 Frenora Lane**
 - AI #18 CASE #2025080871 – 23 Pickcane Lane**
 - AI #23 CASE #2025071567 – 43 Russell Drive**
 - AI #27 CASE #2025060129 – 80 Comanche Court**
 - AI #34 CASE #2025011541 – 85 Cypress Point Parkway**
 - AI #35 CASE #2025011542 – 1499 Palm Coast Parkway NW**
 - AI #41 CASE #2025030973 – 9 Porcupine Drive**
 - AI #42 CASE #2025030974 – 9 Porcupine Drive**
 - AI #45 CASE #2025070823 – 12 Seriema Place**
- G. Continued Cases:**
 - AI #22 CASE #2025070492 – 24 Rocket Lane**
 - AI #29 CASE #2024100842 – 1 Fanwood Court**

AI #1*

CASE NO. 2025040060 MASSEY JB
City of Palm Coast vs. Cedar Brook Properties Funding 2 LLC
55 London Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree(s))

AI #2

CASE NO. 2025090182 WITHDRAWN BB
City of Palm Coast vs. Robert P & Danielle B Shank Life Estate
40 Eton Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #3

CASE NO. 2025081048 WITHDRAWN JC
City of Palm Coast vs. Gracey M Fields & Desmond Mitchell
106 La Mancha Drive
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI #4

CASE NO. 2025090864 RECURRING (3) JC
City of Palm Coast vs. Amy Ruth & James Gagliano
27 Lewis Drive
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #5

CASE NO. 2025080966 RECURRING (1) JC
City of Palm Coast vs. James Timmins Jr
129 Lindsay Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #6

CASE NO. 2025090477 REPEAT (3) CR
City of Palm Coast vs. Pam P Marques
58 Wheeling Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #7

CASE NO. 2025090258 REPEAT (1) CR
City of Palm Coast vs. Elyssa Hope Hughes & David J Hughes
14 Whetstone Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #8

CASE NO. 2025050610 WITHDRAWN CR
City of Palm Coast vs. Mary A Sweney & Tyonna M Steed Amc
37 Willow Street
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI #9

CASE NO. 2025081216 REPEAT (1) JM
City of Palm Coast vs. Michael Andrews
59 Blare Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #10*

CASE NO. 2025090143 RECURRING (4) JM
City of Palm Coast vs. Joanna Reeley Life Estate
55 Flemingwood Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #11*

CASE NO. 2025010477 WITHDRAWN JM
City of Palm Coast vs. Carlos A Torres
35 Frenora Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #12

CASE NO. 2025051001 WITHDRAWN JM
City of Palm Coast vs. Carlos A Torres
35 Frenora Lane
(Palm Coast Code Section 15-108(c) Sidewalk/Driveway Maintenance)

AI #13

CASE NO. 2025070449 REPEAT (1) CM
City of Palm Coast vs. Walter Bailey
75 Karas Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #14

CASE NO. 2025070288 RECURRING (4) CM
City of Palm Coast vs. Eric P Herrmann & Amy J Herrmann Trustees
10 Kathleen Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #15

CASE NO. 2025070385 RECURRING (4) CM
City of Palm Coast vs. Danielle Appignani, Donald Appignani & Mary Ann Appignani
32 Llewellyn Trail
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #16

CASE NO. 2024091041 MASSEY CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #17

CASE NO. 2025061393 RECURRING (1) CM
City of Palm Coast vs. Brittany W & Jeremiah J Marschka
52 Zebulahs Trail
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #18

CASE NO. 2025080871 WITHDRAWN (1) DR
City of Palm Coast vs. Laurie & Ernest Mikos
23 Pickcane Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #19

CASE NO. 2025080872 REPEAT (1) DR
City of Palm Coast vs. Laurie & Ernest Mikos
23 Pickcane Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #20

CASE NO. 2025080106 DR
City of Palm Coast vs. Anderson Bertrand & Ingrid Bertrand
42 Raemoor Drive
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI #21

CASE NO. 2025030236 MASSEY DR
City of Palm Coast vs. Marina & Andrey Chalova
4 Rainbow Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #22

CASE NO. 2025070492 CONTINUED DR
City of Palm Coast vs. Samuel Vinci & Blair Aleshire
24 Rocket Lane
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)

AI #23

CASE NO. 2025071567 WITHDRAWN DR
City of Palm Coast vs. Yaumara Soler Life Estate
43 Russell Drive
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI #24*

CASE NO. 2025070591 RECURRING (2) RL
City of Palm Coast vs. Robert Palmer Jr
2 Campbell Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #25

CASE NO. 2025060456 RECURRING (3) RL
City of Palm Coast vs. Laura Boggs McClannahan
28 Cochise Court
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #26

CASE NO. 2025071169 RECURRING (6) RL
City of Palm Coast vs. Robert Mercado
36 Collingwood Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #27

CASE NO. 2025060129 WITHDRAWN RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #28

CASE NO. 2025060151 RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 35-76(d)(1) Nuisance - Seawall)

AI #29

CASE NO. 2024100842 CONTINUED RL
City of Palm Coast vs. 1 Fanwood Court LLC
1 Fanwood Court
(Palm Coast Code Section 35-76(d)(1) Nuisance - Seawall)

AI #30*

CASE NO. 2025060013 REPEAT (1) RL
City of Palm Coast vs. Joan L Galt
20 Ferguson Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #31

CASE NO. 2025060145 RECURRING (3) RL
City of Palm Coast vs. Joan L Galt
20 Ferguson Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #32

CASE NO. 2025061021 RL
City of Palm Coast vs. Gabriel Galisin
15 Potomac Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #33

CASE NO. 2025030583 MASSEY BR
City of Palm Coast vs. Linda R Norris
2 Bren Mar Lane
(Palm Coast Code Section 17-58(a) Registration Of Abandoned Property)

AI #34

CASE NO. 2025011541 WITHDRAWN BR
City of Palm Coast vs. International Carpet Of Florida LLC
85 Cypress Point Parkway
(Land Development Code 5.02.01 Streets & Safety)

AI #35

CASE NO. 2025011542 WITHDRAWN BR
City of Palm Coast vs. 1499 Palmwest LLC
1499 Palm Coast Parkway NW
(Land Development Code 5.02.01 Streets & Safety)

AI #36

CASE NO. 2025081310 RECURRING (3) BR
City of Palm Coast vs. Kurt & Rhonda McGilton
2 Palm Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #37

CASE NO. 2025070521 RECURRING (4) BR
City of Palm Coast vs. Hector Alonzo
229 Parkview Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #38

CASE NO. 2025071115 REPEAT (1) BR
City of Palm Coast vs. Thomas G Wasinger
2 Piermount Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #39

CASE NO. 2025061176 RECURRING (1) BR
City of Palm Coast vs. Gustavo & Erika Rodriguez
11 Pinwheel Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #40*

CASE NO. 2025070927 RECURRING (3) BR
City of Palm Coast vs. Ana T & Antonia Perdigoto
33 Pony Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #41

CASE NO. 2025030973 WITHDRAWN BR
City of Palm Coast vs. Yayaswy Arekapudi & Chandana Tatineni
9 Porcupine Drive
(Palm Coast Code Section 15-110(a)(3) Exterior Structure - Premise Identification)

AI #42

CASE NO. 2025030974 WITHDRAWN BR
City of Palm Coast vs. Yayaswy Arekapudi & Chandana Tatineni
9 Porcupine Drive
(Palm Coast Code Section 41-11(a) Trash Containers)

AI #43

CASE NO. 2025091155 BR
City of Palm Coast vs. Wanda A & Melvin E Tisdale
5 Portia Lane
(Land Development Code 9.06.01.A. Lot Grading)

AI #44

CASE NO. 2025080938 RECURRING (3) AN
City of Palm Coast vs. Ronald & Elizabeth Woods
90 Seattle Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #45

CASE NO. 2025070823 WITHDRAWN AN
City of Palm Coast vs. Inb Bfr Fund 1 LLC
12 Seriema Place
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI #46

CASE NO. 2025080281 REPEAT (2) AN
City of Palm Coast vs. Edison Puentes Jr & Maria C Puentes
72 Seven Wonders Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #47

CASE NO. 2025070193 RECURRING (3) AN
City of Palm Coast vs. Gideon P & Jordyn K Bloyer
11 Slipper Flower Path East
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #48

CASE NO. 2025080711 AN
City of Palm Coast vs. Kenneth L & Celia C Rosa
72 Sloganeer Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #49

CASE NO. 2025071332 REPEAT (3) AN
City of Palm Coast vs. Kelsie Reiter
27 Slowdrift Turn
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #50

CASE NO. 2025071538 AN
City of Palm Coast vs. Jorge Johamil Alicano Santiago & Leidy Soranlly Caicedo Garcia
2 Squash Blossom Trail
(Land Development Code 4.01.03. Garages: Attached & Detached)

AI #51

CASE NO. 2025061254 RECURRING (2) AN
City of Palm Coast vs. Neville A & Barbara Kelly
32 Squash Blossom Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #52

CASE NO. 2025080018 REPEAT (1) AN
City of Palm Coast vs. Property Owner
39 Undershire Path
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #53

CASE NO. 2025080020 RECURRING (1) AN
City of Palm Coast vs. Rui M Da Silva Trustee
20 Union Run Court
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #54

CASE NO. 2025080822 REPEAT (1) AN

City of Palm Coast vs. John P Simes Trustee

55 Utica Path

(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. November 14, 2025 (Special Meeting – Short Term Rentals)**
- 2. December 3, 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.*