



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, December 3, 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 14, 2025 Meeting Minutes
Approval of the November 05, 2025 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**

AI #5 CASE #2025090853 – 12 Emmons Lane
AI #6 CASE #2025081427 – 117 Evans Drive
AI #7 CASE #2025070288 – 10 Kathleen Trail
AI #8 CASE #2025080038 – 21 Kaufman Place
AI #9 CASE #2025070441 – 21 Llanes Place
AI #10 CASE #2025071052 – 4 Zamoro Place
AI #11 CASE #2025080666 – 8 Zaun Trail
AI #12 CASE #2025041236 – 44 Barrister Lane
AI #13 CASE #2025051185 – 41 Becker Lane
AI #15 CASE #2025030829 – 18 Braddock Lane
AI #19 CASE #2025100478 – 5 Wellington Drive
AI #21 CASE #2025090724 – 81 Westbury Lane
AI #25 CASE #2025091004 – 38 Wood Cedar Drive
AI #27 CASE #2025091262 – 4 Farnum Lane
AI #28 CASE #2025081439 – 118 Ferndale Lane
AI #29 CASE #2025031395 – 21 Fernmill Lane
AI #31 CASE #2025051380 – 2 Folson Lane
AI #32 CASE #2025070440 – 105 Foster Lane
AI #35 CASE #2025060369 – 97 Plain View Drive
AI #37 CASE #2025051281 – 120 Point Pleasant Drive
AI #40 CASE #2025070234 – 31 Prince John Lane
AI #45 CASE #2025060443 – 7 Chippeway Court
AI #47 CASE #2025060857 – 40 Comanche Court
AI #49 CASE #2025071343 – 15 Old Oak Drive North

AI #51 CASE #2025080581 – 53 Raintree Place
AI #52 CASE #2025070111 – 24 Renshaw Drive
AI #53 CASE #2025090239 – 6 Robin Hood Lane
AI #54 CASE #2025090241 – 6 Robin Hood Lane
AI #57 CASE #2025090922 – 86 Rose Drive
AI #60 CASE #2025081533 – 52 Sea Trail
AI #63 CASE #2025081565 – 16 September Place
AI #67 CASE #2025080658 – 12 Ullynn Place
AI #68 CASE #2025090400 – 2 Uniondale Place

G. Continued Cases:

AI #2 CASE #2025081432 – 19 Leaver Drive
AI #20 CASE #2025100480 – 5 Wellington Drive
AI #44 CASE #2025061361 – 4 Carr Court
AI #56 CASE #2025040376 – 75 Rose Drive

AI #1*

CASE NO. 2025081463 JB
City of Palm Coast vs. Patria S Jalandra Life Estate
61 Fellowship Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree)

AI #2

CASE NO. 2025081432 CONTINUED JC
City of Palm Coast vs. James A Desposito & Sara L Desposito
19 Leaver Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #3

CASE NO. 2025090866 RECURRING (3) JC
City of Palm Coast vs. Jeremy D & Jennifer L Wilson
8 Long Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #4

CASE NO. 2025091035 REPEAT (2) JP
City of Palm Coast vs. Andrey Chepelkin & Yelizaveta Horton
41 Ebb Tide Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #5

CASE NO. 2025090853 WITHDRAWN JP
City of Palm Coast vs. Helen L Guilfoyle
12 Emmons Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #6

CASE NO. 2025081427 WITHDRAWN JP
City of Palm Coast vs. Jeremy Lance Weiss & Tiera Christine Nell
117 Evans Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #7

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

AI #8

CASE NO. 2025080038 WITHDRAWN CM
City of Palm Coast vs. Gilberto Correia & Terezinha Coelho Jesus
21 Kaufman Place
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #9

CASE NO. 2025070441 WITHDRAWN CM
City of Palm Coast vs. Zella Richards
21 Llanes Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #10

CASE NO. 2025071052 WITHDRAWN CM
City of Palm Coast vs. Otlr Bmo 2 LLC
4 Zamoro Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #11

CASE NO. 2025080666 WITHDRAWN CM
City of Palm Coast vs. Invitation Homes 7 Florida Lp
8 Zaun Trail
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #12

CASE NO. 2025041236 WITHDRAWN BB
City of Palm Coast vs. Susan Schmidli
44 Barrister Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #13*

CASE NO. 2025051185 WITHDRAWN BB
City of Palm Coast vs. Patricia Enriquez Arias & Manuel Montero Lago
41 Becker Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #14*

CASE NO. 2025050364 BB
City of Palm Coast vs. James J & Jane M Albano
16 Birdseye Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #15

CASE NO. 2025030829 WITHDRAWN BB
City of Palm Coast vs. Janet Mossford
18 Braddock Lane
(Palm Coast Code Section 15-108(g) Pool Enclosure Requirement)

AI #16

CASE NO. 2025060165 REPEAT (1) BB
City of Palm Coast vs. Cinthia Costa
19 Braddock Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #17*

CASE NO. 2025070483 RECURRING (3) BB
City of Palm Coast vs. David R Glenzer & Howard A Glenzer
40 Bud Shire Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #18

CASE NO. 2025080402 RECURRING (3) BB
City of Palm Coast vs. Kevin Robertson
51 Buttermill Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #19

CASE NO. 2025100478 WITHDRAWN CR
City of Palm Coast vs. Paul Kostenko
5 Wellington Drive
(Palm Coast Code Section 15-108(h) Inoperable/ Unlicensed Vehicle)

AI #20

CASE NO. 2025100480 CONTINUED CR
City of Palm Coast vs. Paul Kostenko
5 Wellington Drive
(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #21

CASE NO. 2025090724 WITHDRAWN CR

City of Palm Coast vs. Jeffrey C Niday Jr

81 Westbury Lane

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

AI #22

CASE NO. 2025080923 CR

City of Palm Coast vs. Brent Robert Acs

52 Westglen Lane

(Land Development Code 11.03.01.H General Landscaping Requirements - HVAC Screening)

AI #23

CASE NO. 2025090260 REPEAT (1) CR

City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate

31 White House Drive

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

AI #24

CASE NO. 2025090727 RECURRING (1) CR

City of Palm Coast vs. Diane Schimenti

59 White Star Drive

(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #25

CASE NO. 2025091004 WITHDRAWN CR

City of Palm Coast vs. Marcus S & Lisa B Meade

38 Wood Cedar Drive

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

AI #26

CASE NO. 2025081046 JM

City of Palm Coast vs. Patrick Shaler

13 Blasdell Court

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #27

CASE NO. 2025091262 WITHDRAWN JM

City of Palm Coast vs. John J Desmond

4 Farnum Lane

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

AI #35

CASE NO. 2025060369 WITHDRAWN BR
City of Palm Coast vs. Ignazio & Josephine Vivirito Trustees
97 Plain View Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #36

CASE NO. 2025051120 BR
City of Palm Coast vs. Brightland Homes of Florida LLC
16 Poinsettia Lane
(Land Development Code 9.06.01.A Land Clearing)

AI #37

CASE NO. 2025051281 WITHDRAWN BR
City of Palm Coast vs. 510 Sfr FL Operations I LLC
120 Point Pleasant Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #38

CASE NO. 2025070780 BR
City of Palm Coast vs. Gerardo A Aguilar
58 Post View Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #39

CASE NO. 2025070784 BR
City of Palm Coast vs. Gerardo A Aguilar
58 Post View Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Tarp On Roof)

AI #40*

CASE NO. 2025070234 WITHDRAWN BR
City of Palm Coast vs. Joao M & Ana P Carvalho & Antonio & Suzana Carvalho
31 Prince John Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #41

CASE NO. 2025071061 RL
City of Palm Coast vs. Edison Bryan & Jasmine M Jaya
26 Arrowhead Drive
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #42

CASE NO. 2025070130 REPEAT (2) RL
City of Palm Coast vs. Dustin E Hetznecker
110 Belvedere Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #43

CASE NO. 2025070131 RECURRING (1) RL
City of Palm Coast vs. Dustin E Hetznecker
110 Belvedere Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #44

CASE NO. 2025061361 CONTINUED RL
City of Palm Coast vs. Jay & Michelle DeWayne
4 Carr Court
(Palm Coast Code Section 15-110(a)(2) Exterior Structure)

AI #45

CASE NO. 2025060443 WITHDRAWN RL
City of Palm Coast vs. Paul J & Caroline K Alexander
7 Chippeway Court
(Palm Coast Code Section 35-76(d)(1) Nuisance - Seawall In Disrepair)

AI #46

CASE NO. 2025060446 RL
City of Palm Coast vs. Paul J & Caroline K Alexander
7 Chippeway Court
(Palm Coast Code Section 15-108(g) Dock In Disrepair)

AI #47*

CASE NO. 2025060857 WITHDRAWN RL
City of Palm Coast vs. 136 South 7th Street LLC
40 Comanche Court
(Palm Coast Code Section 15-108(g) Dock In Disrepair)

AI #48

CASE NO. 2025080344 RECURRING (3) RL
City of Palm Coast vs. Marie Di Bianco-Eik, Diana Beilman, & Benito Di Bianco
Co-Personal Reps
20 Fanwood Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #49*

CASE NO. 2025071343 WITHDRAWN RL
City of Palm Coast vs. Brandon Howard
15 Old Oak Drive North
(Palm Coast Code Section 15-109(a) Swimming Pools)

AI #50*

CASE NO. 2025060062 MASSEY DR
City of Palm Coast vs. Yaquelin Salazar & Carlos Diaz Flores
52 Pheasant Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #51

CASE NO. 2025080581 WITHDRAWN DR
City of Palm Coast vs. Dale J & Kay L Matejka
53 Raintree Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #52*

CASE NO. 2025070111 WITHDRAWN DR
City of Palm Coast vs. Olga Machkin & Katerina Devane
24 Renshaw Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #53

CASE NO. 2025090239 WITHDRAWN DR
City of Palm Coast vs. Melissa C Rockwood & John Paragios
6 Robin Hood Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #54

CASE NO. 2025090241 WITHDRAWN DR
City of Palm Coast vs. Melissa C Rockwood & John Paragios
6 Robin Hood Lane
(Palm Coast Code Section 15-109(b)(2) Pool Enclosure Requirement)

AI #55

CASE NO. 2025061018 RECURRING (1) DR
City of Palm Coast vs. Maria E Cooper
162 Rolling Sands Drive
(Palm Coast Code Section 15-108(h) Inoperable/ Unlicensed Vehicle)

AI #56

CASE NO. 2025040376 CONTINUED DR
City of Palm Coast vs. Lewanna S Johnson
75 Rose Drive
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #57

CASE NO. 2025090922 WITHDRAWN DR
City of Palm Coast vs. Amber L Allen
86 Rose Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #58

CASE NO. 2024120894 MASSEY DR
City of Palm Coast vs. Nancy J Ide
34 Ryder Drive
(Palm Coast Code Section 15-110(a)(16) Exterior Structure - Insect Screens)

AI #59*

CASE NO. 2025071294 REPEAT (2) DR
City of Palm Coast vs. Ciro V Motti & Lisa Anne Marie Motti
326 Wellington Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #60

CASE NO. 2025081533 WITHDRAWN AN
City of Palm Coast vs. Peter Ruiz & Jessica Bacon
52 Sea Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #61

CASE NO. 2025081467 REPEAT (5) AN
City of Palm Coast vs. Angela Rogers & Todd Norris
1 Sedgefield Path South
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #62

CASE NO. 2025090447 RECURRING (1) AN
City of Palm Coast vs. Maggie D Mikaitis
8 Sedgefield Path South
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #63

CASE NO. 2025081565 WITHDRAWN AN
City of Palm Coast vs. Jeremy Mejias & Trinity Roberge
16 September Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #64

CASE NO. 2025081532 REPEAT (3) AN
City of Palm Coast vs. Musset Denisard & Mearrha Apollon
1 Slocum Path
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #65

CASE NO. 2025081465 REPEAT (7) AN
City of Palm Coast vs. Erika L Clark & Coleman L Robinson
68 Smith Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #66

CASE NO. 2025090443 RECURRING (3) AN
City of Palm Coast vs. Matias B Mazza & Sonia L Caraveo
106 Ulaturn Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #67

CASE NO. 2025080658 WITHDRAWN AN
City of Palm Coast vs. Fabian & Laura Pachon
12 Ullynn Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #68

CASE NO. 2025090400 WITHDRAWN AN
City of Palm Coast vs. Anthony K Paone Jr & Jean North Trustees
2 Uniondale Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #69

CASE NO. 2025090513 RECURRING (2) AN
City of Palm Coast vs. Preeti Salil Gulve
14 Universal Trail
(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. Commercial Vehicle Ordinance Changes

ANNOUNCEMENT OF NEXT MEETING:

K. Next Code Board Meeting – January 7, 2026

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.*

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.