



CODE ENFORCEMENT BOARD
Wednesday, December 3, 2025 at 10:00 a.m.
Jon Netts Community Wing
Palm Coast City Hall
160 Lake Avenue, Palm Coast, Florida

BOARD MEMBERS PRESENT: Geraldine Wright, Paulette Hatfield, Andrew Dodzik, Dean Roberts, Gennaro Arcamone, Merritt Zucca

MEMBERS ABSENT: Robert Calabrese

BOARD COUNSEL PRESENT: Christina Epperson

STAFF MEMBERS PRESENT: Code Compliance Supervisor Mendez, Sr. Lead Code Enforcement Officer Romeo, Code Enforcement Officers Caccavale, Lott, Nunez, Murray, Paterno, Risch, Code Enforcement Specialist II Filipe, City Counsel John Steinmetz

A. Call to Order and Pledge of Allegiance.

The meeting was called to order at 10:00 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. Approval of the November 5, 2025 Meeting Minutes

The Minutes were unanimously approved.

E. Disclosure of Ex-Parte Communications.

None.

F. Swearing in of Respondents and Staff

The respondents and staff who were present were sworn in by Christina Epperson, Counsel for the Code Board.

G. Withdrawn Cases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 Folsom 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

H. 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

1. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Cesar Hernandez Cooper, Respondent, presented his side.

Ms. Wright moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code

Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

2. 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)

Code Compliance Supervisor Mendez presented case history, paperwork and photos into evidence. The Respondent was not present. Supervisor Mendez testified the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Mr. Arcamone moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) 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 \$100.00 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 – No
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion carried 5/1.

3. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Paterno testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Yelizaveta Horton, Respondent, presented her side.

Mr. Zucca moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 6, 2025; that a fine of \$100.00 is imposed for the period of non-compliance between September 18, 2025 and September 27, 2025; totaling \$300.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

4. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Rui Martins, brother-in-law of Respondent, presented his side.

Mr. Arcamone moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on July 22, 2025; that a fine of \$75.00 is imposed for the period of non-compliance between June 3, 2025 and July 7, 2025; totaling \$2,625.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

5. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Brent Acs, Respondent, presented his side.

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no late than five (5) 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts - Yes

Mr. Zucca - Yes

Ms. Hatfield - Yes

Mr. Arcamone – Yes

Motion unanimously carried.

6. AI #33*

CASE NO. 2025050374 RECURRING (1) BR

City of Palm Coast vs. Pamela K O'Neal

2 Palmwood Drive

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

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Pamela O’Neal, Respondent, presented her side.

Mr. Arcamone moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no late than five (5) 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. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

7. AI #34

CASE NO. 2025050487 BR
City of Palm Coast vs. Pamela K O'Neal
2 Palmwood Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Ripped Car Cover)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Pamela O’Neal, Respondent, presented her side.

Mr. Zucca moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no late than three (3) 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. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

8. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified this is a repeat case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs. April Nutini, daughter of Respondent, presented her side.

Ms. Wright moved to find in this case that the Respondent was in repeat violation of City Code as charge based on the Board’s prior Order entered against the same Respondent for the same

violation; that the Respondent has not brought the property into compliance as of December 2, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance between September 4, 2025 and December 2, 2025; totaling \$2,475.00; and that a fine of \$75.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The 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 \$69.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

9. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. James Albano, Respondent, presented his side.

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than fourteen (14) 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 aforesaid 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

10. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Christopher Latourneau, occupant, presented his side.

Mr. Arcamone moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

11. 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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Absent
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

12. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Mr. Arcamone moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts – Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

13. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Zucca seconded the motion.

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
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

16. AI #30

CASE NO. 2025081483 JM
City of Palm Coast vs. Yhome Nursing LLC
39 Fleetwood Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

Mr. Arcamone moved to find in this case that the Respondent is in violation of City Code as charged; that the 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

17. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent is in violation of City Code as charged; that the 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 \$75.00 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. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

18. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

19. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than fifteen (15) 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 \$50.00 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Zucca - Yes

Mr. Dodzik – Yes

Ms. Hatfield - Yes

Mr. Roberts - Yes

Mr. Arcamone – Yes

Motion unanimously carried.

20. 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)

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. Zucca moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than five (5) 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Zucca - Yes

Mr. Dodzik – Yes
Mr. Roberts - Yes

Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

21. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified this is a repeat case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Mr. Zucca moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of December 2, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance between July 3, 2025 and December 2, 2025; totaling \$1,700.00; that a fine of \$100.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The 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 \$70.00. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

22. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any

violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

23. 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)

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. Wright moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than thirty (30) 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 \$50.00 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

24. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

25. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified this is a Massey case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged; that the Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board’s Order entered into evidence in this case; that the Respondent brought the property into compliance on November 7, 2025; that a \$50.00 per day fine is imposed for the period of non-compliance between September 11, 2025 and October 31, 2025; totaling \$400.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

26. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Mr. Arcamone moved to find in this case that the Respondent was in violation of City Code as charged; that the Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board’s Order entered into evidence in this case; that the Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance between July 11, 2025 and December 2, 2025 totaling \$7,250.00; and that a fine of \$25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The 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 \$69.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts - Yes

Mr. Zucca - Yes

Ms. Hatfield - Yes

Mr. Arcamone – Yes

Motion unanimously carried.

27. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on November 17, 2025; that a \$200.00 per day fine is imposed for the period of non-compliance between August 27, 2025 and November 15, 2025; totaling \$5,800.00. Respondent shall pay Administrative Costs to the City in the amount of \$71.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

28. 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)

Code Enforcement Sr. Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo testified this is a repeat case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of November 26, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance between August 29, 2025 and November 26, 2025; totaling \$1,300.00; that a fine of \$100.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. The 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 \$70.00. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes

Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes

Motion unanimously carried.

29. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Mr. Zucca moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

30. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Mr. Zucca moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on September 18, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance between August 29, 2025 and September 17, 2025; totaling \$1,400.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.50. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

31. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on October 15, 2025; that a \$200.00 per day fine is imposed for the period of non-compliance between August 27, 2025 and October 14, 2025; totaling \$400.00. Respondent shall pay Administrative Costs to the City in the amount of \$72.50. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

32. AI #66

CASE NO. 2025090443 RECURRING (3) AN

City of Palm Coast vs. Matias B Mazza & Sonia L Caraveo

106 Ulaturm Trail

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

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to \$5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Ms. Hatfield seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Roberts - Yes**

**Mr. Zucca - Yes
Ms. Hatfield - Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

UNFINISHED BUSINESS:

None to report.

OLD BUSINESS:

None to report.

NEW BUSINESS:

Code Compliance Supervisor Mendez advised the Board members that the Code Enforcement Board meetings are now live video streamed.

The Commercial Vehicle Ordinance changes were reviewed. Mr. Mendez advised one commercial vehicle will be allowed at a residence, two at a duplex. In addition, vehicles will be permitted to have lettering on the vehicles. The size restriction will be monitored to allow no more than 2 feet above the vehicle and maximum length not over 20 feet and 9 feet in height. The new guidelines will be provided to the Board members for their review.

Discussion regarding violation notices that are not brought before the Board, although property owners have committed the same violation multiple times. Mr. Mendez explained Code Enforcement's goal is to educate the public; that properties are typically written at least three times, before a Hearing is scheduled for said property. First and oftentimes second notices are written in an attempt to educate the public on what is permitted within the city. At the third notice, most times the cases are brought before the Board for non-compliance.

Another question arose regarding violators requesting reductions in fines. Mr. Mendez advised if a request is received within the first 30 days the request would come before the Code Enforcement Board. After that time, Code Enforcement administration would work with the violator regarding a Negotiated Agreement.

Elections for Chairperson Vice Chairperson will be held at the January meeting.

ANNOUNCEMENT OF NEXT MEETING:

The next meeting of the Code Enforcement Board will be held on January 7, 2026 at 10:00 a.m.

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:45 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.