



*Revised*

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

**Wednesday, September 3, 2025, at 10:00 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. Approval of the August 06, 2025 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**

- AI #6 CASE #2025011445 – 19 Brian Lane**
- AI #7 CASE #2025021019 – 41 Brittany Lane**
- AI #10 CASE #2025051299 – 16 Lindsay Drive**
- AI #12 CASE #2025041038 – 175 Cypress Point Parkway**
- AI #13 CASE #2025031500 – 181 Cypress Point Parkway**
- AI #16 CASE #2025010466 – 28 Pittwick Lane**
- AI #24 CASE #2025050731 – 21 Ferndale Lane**
- AI #25 CASE #2025040221 – 26 Forsythe Lane**
- AI #26 CASE #2025041202 – 93 Freeport Lane**
- AI #27 CASE #2025060199 – 20 Fanwood Court**
- AI #28 CASE #2025060200 – 20 Fanwood Court**
- AI #34 CASE #2025060207 – 15 Fariston Place**
- AI #36 CASE #2025040239 – 137 Rae Drive**
- AI #41 CASE #2025041376 – 4 Rose Place**
- AI #42 CASE #2025060660 – 1 Rymm Place**
- AI #43 CASE #2025060663 – 1 Rymm Place**
- AI #50 CASE #2025061255 – 12 Squash Blossom Trail**

**G. Continued Cases:**

- AI #17 CASE #2025040896 – 62 Point Pleasant Drive**
- AI #19 CASE #2024120921 – 49 Bannbury Lane**
- AI #40 CASE #2025040376 – 75 Rose Drive**
- AI #47 CASE #2025070193 – 11 Slipper Flower Path East**
- AI #51 CASE #2025061254 – 32 Squash Blossom Trail**

**AI #1**

**CASE NO. 2025061347 REPEAT (1) BB**  
*City of Palm Coast vs. Jenna Gura & Donald Birle Jr*  
**22 East Diamond Drive**  
*(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)*

**AI #2**

**CASE NO. 2025030576 MASSEY BB**  
*City of Palm Coast vs. Vita Kramarenko*  
**39 Edgely Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #3**

**CASE NO. 2025050725 REPEAT (2) CM**  
*City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyevea*  
**22 Kaffir Lily Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #4**

**CASE NO. 2025040438 REPEAT (1) CM**  
*City of Palm Coast vs. Jonah Christopher Crandall*  
**49 Kalamazoo Trail**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #5**

**CASE NO. 2025050728 RECURRING (3) CM**  
*City of Palm Coast vs. Stacey Baldwin*  
**83 Zebulahs Trail**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #6**

**CASE NO. 2025011445 WITHDRAWN JC**  
*City of Palm Coast vs. 19 Brian Lane LLC*  
**19 Brian Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #7**

**CASE NO. 2025021019 WITHDRAWN JC**  
*City of Palm Coast vs. Esmeralda Realty LLC*  
**41 Brittany Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #8**

**CASE NO. 2025051070 RECURRING (3) JC**  
*City of Palm Coast vs. Ronald Thomas Wray*  
**8 Buffalo Meadow Lane**  
*(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)*

**AI #9**

**CASE NO. 2025070048      RECURRING** (3) JP  
*City of Palm Coast vs. Jennifer & Glenn Laura*  
**79 Lancelot Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #10\***

**CASE NO. 2025051299      WITHDRAWN** JP  
*City of Palm Coast vs. Scott Ballschmieder*  
**16 Lindsay Drive**  
*(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)*

**AI #11**

**CASE NO. 2025060279      REPEAT** (1) JP  
*City of Palm Coast vs. Ada N Colon & Benito Garcia Life Estate*  
**27 Londonderry Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #12\***

**CASE NO. 2025041038      WITHDRAWN** BR  
*City of Palm Coast vs. Arc Wbpcf10001 LLC*  
**175 Cypress Point Parkway**  
*(Land Development Code 5.02.01.A. Streets & Safety)*

**AI #13\***

**CASE NO. 2025031500      WITHDRAWN** BR  
*City of Palm Coast vs. Prosperity Bank of St Augustine*  
**181 Cypress Point Parkway**  
*(Land Development Code 5.02.01.A. Streets & Safety)*

**AI #14**

**CASE NO. 2025031797      RECURRING** (3) BR  
*City of Palm Coast vs. Constantino G & Carol A Sarni Trustees*  
**143 Parkview Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #15**

**CASE NO. 2025050394** BR  
*City of Palm Coast vs. Edward A & Doreen M Walters*  
**243 Parkview Drive**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI #16\***

**CASE NO. 2025010466 WITHDRAWN** BR  
*City of Palm Coast vs. Margaret G Miller & Harry P Miller*  
**28 Pittwick Lane**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI #17**

**CASE NO. 2025040896 CONTINUED** BR  
*City of Palm Coast vs. Tia Ann Le & Zakery A Kemper*  
**62 Point Pleasant Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #18\***

**CASE NO. 2025020299** BR  
*City of Palm Coast vs. Tiffany Devonne Robinson*  
**6 Pritchard Drive**  
*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)*

**AI #19\***

**CASE NO. 2024120921 CONTINUED** JM  
*City of Palm Coast vs. Cherry Lfty0412 Dao LLC*  
**49 Bannbury Lane**  
*(Palm Coast Code Section 24-158 Lot Grading)*

**AI #20**

**CASE NO. 2025050351** JM  
*City of Palm Coast vs. Rizza Trading LLC*  
**9 Buffalo Grove Place**  
*(Palm Coast Code Section 24-158 Lot Grading)*

**AI #21**

**CASE NO. 2025010307 MASSEY** JM  
*City of Palm Coast vs. Joseph Austin & Hannah Lynn Osborne*  
**3 Fairview Lane**  
*(Palm Coast Code Section 15-114(a) Rubbish & Garbage)*

**AI #22**

**CASE NO. 2025010310 MASSEY** JM  
*City of Palm Coast vs. Joseph Austin & Hannah Lynn Osborne*  
**3 Fairview Lane**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI #23\***

**CASE NO. 2025030952** JM  
*City of Palm Coast vs. Richard A & Daun R Sautter & Aaron Richard Sautter*  
**4 Ferdinand Lane**  
*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)*

**AI #24**

**CASE NO. 2025050731 WITHDRAWN JM**

*City of Palm Coast vs. Jesse C Warmka*

**21 Ferndale Lane**

*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI #25**

**CASE NO. 2025040221 WITHDRAWN JM**

*City of Palm Coast vs. Roger L & Barbara J Baron*

**26 Forsythe Lane**

*(Palm Coast Code Section 35-76(d)(1) Nuisance - Pool Screen Enclosure in Disrepair)*

**AI #26**

**CASE NO. 2025041202 WITHDRAWN JM**

*City of Palm Coast vs. AI Investment Partners LLC*

**93 Freeport Lane**

*(Palm Coast Code Section 15-110(a)(3) No House Number)*

**AI #27**

**CASE NO. 2025060199 WITHDRAWN 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 #28**

**CASE NO. 2025060200 WITHDRAWN 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 24-159(a) Swale Maintenance)*

**AI #29**

**CASE NO. 2025041218 RL**

*City of Palm Coast vs. Pan World Holdings Inc*

**26 Coolidge Court**

*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)*

**AI #30\***

**CASE NO. 2025040309 RECURRING (2) RL**

*City of Palm Coast vs. David H Beare*

**55 Courtney Place**

*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*



**AI #39**

**CASE NO. 2025041468** DR  
*City of Palm Coast vs. Olga Machkin & Katerina Devane*  
**24 Renshaw Drive**  
(Palm Coast Code Section 17-39(a) Residential Rental Program)

**AI #40**

**CASE NO. 2025040376** **CONTINUED** DR  
*City of Palm Coast vs. Lewanna S Johnson*  
**75 Rose Drive**  
(Palm Coast Code Section 15-108(c) Exterior Property Areas - Sidewalks & Driveways)

**AI #41**

**CASE NO. 2025041376** **WITHDRAWN** DR  
*City of Palm Coast vs. Toojay Holdings LLC*  
**4 Rose Place**  
(Palm Coast Code Section 17-39(a) Residential Rental Program)

**AI #42**

**CASE NO. 2025060660** **WITHDRAWN** DR  
*City of Palm Coast vs. Konrad K Baltyn & Marcella Merton*  
**1 Rymm Place**  
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

**AI #43**

**CASE NO. 2025060663** **WITHDRAWN** DR  
*City of Palm Coast vs. Konrad K Baltyn & Marcella Merton*  
**1 Rymm Place**  
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

**AI #44**

**CASE NO. 2025060261** **REPEAT** (2) AN  
*City of Palm Coast vs. Richard Viveiros & Jennifer J Gillis*  
**12 Sea Beacon Place**  
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

**AI #45**

**CASE NO. 2025060224** **REPEAT** (1) AN  
*City of Palm Coast vs. Sergei Shibalko & Iryna Molchan*  
**44 Sea Breeze Trail**  
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

**AI #46**

**CASE NO. 2025030248 MASSEY** AN  
*City of Palm Coast vs. Michael Paleczny & Fang Wang*  
**3 Seville Orange Path**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #47**

**CASE NO. 2025070193 CONTINUED** 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. 2025060392 REPEAT** (2) AN  
*City of Palm Coast vs. Musset Denisard & Mearrha Apollon*  
**1 Slocum Path**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #49**

**CASE NO. 2025061433 RECURRING** (3) AN  
*City of Palm Coast vs. Michael Anthony & Jill Meghan Peron*  
**26 Slowdrift Turn**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #50**

**CASE NO. 2025061255 WITHDRAWN** (3) AN  
*City of Palm Coast vs. Tara N Stone*  
**12 Squash Blossom Trail**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #51**

**CASE NO. 2025061254 CONTINUED** 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. 2025070040 REPEAT** (1) AN  
*City of Palm Coast vs. Erin K Knight*  
**77 Ulturn Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #53**

**CASE NO. 2025070103 RECURRING** (2) AN  
*City of Palm Coast vs. Eryvett Gonzalez Garcia*  
**3 Unique Court**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #54**

**CASE NO. 2025040955 REPEAT (1) AN**  
*City of Palm Coast vs. Judith Emma Hansen*  
**12 Unity Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #55**

**CASE NO. 2025060708 RECURRING (1) AN**  
*City of Palm Coast vs. Nathaniel J Blumenfeld & Sue M Harris*  
**10 Universal Trail**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI #56**

**CASE NO. 2025010683 MASSEY LM**  
*City of Palm Coast vs. Joshua Christian Sadler*  
**32 Baltimore Lane**  
*(Land Development Code 3.02.02 Farm Animals Prohibited in Residential District)*

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**UNFINISHED BUSINESS:**

**H. None to report.**

**OLD BUSINESS:**

**I.**

**NEW BUSINESS:**

**J. Discussion - Short Term Rentals**

**ANNOUNCEMENT OF NEXT MEETING:**

**K. Next Code Board Meeting – October 1, 2025**

**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.*