



**CODE ENFORCEMENT BOARD**  
**Wednesday, September 3, 2025 at 10:00 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, Merritt Zucca

**BOARD MEMBERS NOT PRESENT:** Geraldine Wright

**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 Caccavale, Lott, Nunez, Moricone, Paterno, Boswell, Murray, Reilly, Landscape Architect R. Picatagi, Sr. Residential Site Inspector P. Flanagan, Residential Site Inspector T. Polacek, Code Enforcement Specialist II Filipe, City Counsel John Steinmetz

- A. Call to Order and Pledge of Allegiance.**  
The meeting was called to order at 10:03 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 August 6, 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 Julie Zolty, Counsel for the Code Board.
- G. Withdrawn Cases**  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

**H. 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

**1. 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)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. 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. Luis Carvalho, tenant, 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 7, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on June 30, 2025; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – No</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion carried 5/1.**

**2. 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)*

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. Michael Thompson, tenant, presented his side.

**Mr. Calabrese 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:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**3. 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)*

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Moricone testified this is a repeat case and the property is in compliance. Staff recommends as fine for the period of non-compliance and Administrative Costs. Landscape Architect Picatagi also provided testimony on behalf of the city. Jonah Crandall, Respondent, presented his side

**Mr. Dodzik moved to continue this case. Mr. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**4. 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)*

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Moricone 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. Donald Birle, 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 June 28, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on June 26 and June 27, 2025; totaling \$150.00. The Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**5. 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)*

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

**Mr. Dodzik 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. Calabrese seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
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Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**6. 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)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. 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. Iryna Molchan, Respondent, presented her side.

**Mr. Calabrese 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 June 6, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on June 5, 2025; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.**

**Roll was called:**

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**7. 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)*

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

**Mr. Dodzik moved to find in this ae 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:

Mr. Calabrese – Yes                      Mr. Dodzik – Yes  
Mr. Roberts – Yes                        Mr. Zucca – Yes  
Ms. Hatfield – Yes                        Mr. Arcamone – Yes

Motion unanimously carried.

8. 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)*

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. Tiffany Robinson, Respondent, presented her side.

**Mr. Dodik 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 twenty (20) 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 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:

Mr. Calabrese – Yes                      Mr. Dodzik – Yes  
Mr. Roberts – Yes                        Mr. Zucca – Yes  
Ms. Hatfield – Yes                        Mr. Arcamone – Yes

Motion unanimously carried.

9. 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)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. 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. Judith Hansen, Respondent, presented her 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 May 2, 2025; that a fine of \$400.00 be imposed for the period of non-compliance between April 17, 2025 and May 1, 2025. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**10. 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)*

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

**Ms. Hatfield moved to find in this ae 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:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

11. AI #33

**CASE NO. 2025060206 RECURRING** (3) RL

*City of Palm Coast vs. Colleen T Byrnes*

**15 Fariston Place**

*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott testified the property is in compliance. Staff recommends a No Fine Standing Order - Recurring Violation and Administrative Costs. Colleen Byrnes, Respondent, presented her side.

**Mr. Dodzik moved to find in this ae 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:

Mr. Calabrese – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Mr. Zucca – Yes

Ms. Hatfield – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

12. 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)*

Code Compliance Supervisor Mendez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Supervisor Mendez 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. Joshua Sadler, Respondent, presented his side.

**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 7, 2025 and September 2, 2025 totaling \$2,400.00; and that a fine of \$50.00 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:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**Mr. Calabrese was not present for the remainder of the meeting.**

**13. 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)*

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. Constantino Sarni, Respondent, presented his side.

**Mr. Dodzik moved to find in this ae 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**14. 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)*

Code Enforcement Officer Boswell presented case history, paperwork and photos. The Respondent was not present. Officer Boswell testified this is a Massey case and the property remains in violation. Staff recommends a fine for the period of no-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 has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance between June 6, 2025 and September 2, 2025; totaling \$3,950.00; and that a fine of \$50.00 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. 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**15. 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)*

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. Sr. Residential Site Inspector Flanagan also provided testimony on behalf of the city.

**Mr. Dodzik 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; that 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 \$69.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

**Mr. Dodzik – Yes  
Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**16. AI #37**

**CASE NO. 2025050548**

DR

*City of Palm Coast vs. Ana & Alfredo Montanez*

**52 Raleigh Drive**

*(Palm Coast Code Section 24-205(c)(4) Illicit Discharge)*

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Residential Site Inspector Polacek also provided testimony on behalf of the city.

**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 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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date; that 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:**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Ms. Hatfield – Yes**

**Mr. Zucca – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**17. AI #38**

**CASE NO. 2025051393**

DR

*City of Palm Coast vs. Ana & Alfredo Montanez*

**52 Raleigh Drive**

*(Land Development Code 9.06.01.A Clearing & Earthwork - Lot Regrading)*

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date; that 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:

Mr. Dodzik – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

18. AI #3

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

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on May 27, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance between May 15, 2025 and May 21, 2025; totaling \$525.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Hatfield seconded the motion.**

Roll was called:

Mr. Dodzik – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

19. 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)*

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale 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 prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on June 6, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on June 5, 2025; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.**

**Roll was called:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**20. 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)*

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 is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs.

**Mr. Dodik 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 is now corrected; 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**21. 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)*

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondents were not present. Officer Murray testified this is Massey 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 violation of City Code as charged; that 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 \$25.00 per day fine is imposed for the period of non-compliance from June 16, 2025 to September 2, 2025; totaling \$1,975.00; 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. 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**22. 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)*

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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 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 August 17, 2025; that a \$25.00 per day fine is imposed for the period of non-compliance between June 16, 2025 and August 16, 2025; totaling \$1,550.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.**

**Roll was called:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**23. 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)*

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. Dodzik 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. Arcamone seconded the motion.**

**Roll was called:**

**Mr. Dodzik – Yes**

**Mr. Zucca – Yes**

**Mr. Roberts – Yes**

**Mr. Arcamone – Yes**

**Ms. Hatfield – Yes**

**Motion unanimously carried.**

**24. 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)*

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. 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 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. Dodzik seconded the motion.**

**Roll was called:**

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

**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**25. 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)*

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.

**Mr. Dodzik moved to fine 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:**

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

**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**26. AI #31**

**CASE NO. 2025041220      RECURRING (3) RL**

*City of Palm Coast vs. Eric Z Weeks*

**5 Fleming Court**

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

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. 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**27. AI #32**

**CASE NO. 2025040915**

RL

*City of Palm Coast vs. Richard O Smith Life Estate*

**170 Bren Mar Lane**

*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

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 one (1) day 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; that 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**28. AI #35\***

**CASE NO. 2025060062**

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 Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 one (1) day 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; that 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. Dodzik seconded the motion.**

**Roll was called:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**29. 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)*

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 June 7, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance on June 6, 2025; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Arcamone seconded the motion.**

**Roll was called:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**



**Ms. Hatfield – Yes**

**Motion unanimously carried.**

**32. 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)*

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. 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:**

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

**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**33. 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)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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 one (1) day 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:**

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

**Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**UNFINISHED BUSINESS:** None to report.

**NEW BUSINESS:**

Code Compliance Supervisor Luis Mendez advised there will be two Code Board meetings in October and November. Short Term Rental Registration violations will be held at the meeting on October 14, 2025 and the meeting will begin at 9:00 a.m. Mr. Mendez explained the process for short term rental registrations and stated the registrations are being submitted. At the time notices were sent there were over 200 violations. This number is now down to just over 100 and registrations are being submitted every day. The number is expected to reduce by the time of the hearing. As there were over 100 violations that needed to be heard, the cases were split into two meetings. The second meeting is scheduled for November 14, 2025 at 9:00 a.m., as well.

The question arose as to the City’s process for vehicles that are parked in swales overnight. Mr. Mendez explained we have officers who work overnight to identify properties that are in violation. The Flagler County Sheriff’s Office does have the ability to write citation tickets. The issue with issuing citations is at present, there is no punitive action taken if a citation goes unpaid. When the city code officers write a violation notice for overnight swale parking, the case may be presented to the Code Enforcement Board and a fine can be assessed.

A question arose regarding the time frame for reinspection of violations. Mr. Mendez informed the Board members if the case is a repeat violation, the officer attempts to reinspect daily. If a property is being monitored, it may be once or twice a week that the property is inspected.

**ANNOUNCEMENT OF NEXT MEETING:**

The next meeting of the Code Enforcement Board will be held on October 1, 2025 at 10:00 a.m.

**ADJOURNMENT:**

The meeting adjourned at 12:17 p.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.*