



*Revised*

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

**Wednesday, January 7, 2026, at 10:00 a.m.  
Palm Coast City Hall – Jon Netts Community Wing  
160 Lake Avenue, Palm Coast, Florida**

- A. Call to Order and Pledge of Allegiance.**
- B. Roll Call and Determination of Quorum.**
- C. Approval of the December 03, 2025 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**

- AI #2 CASE #2025091057 – 43 Elias Lane**
- AI #3 CASE #2025100331 – 42 Emerson Drive**
- AI #5 CASE #2025091504 – 10 Lamoyne Lane**
- AI #7 CASE #2025031434 – 37 Leidel Drive**
- AI #12 CASE #2025090488 – 12 Zorlou Court**
- AI #14 CASE #2025060863 – 95 Fellowship Drive**
- AI #16 CASE #2025091342 – 82 Fountain Gate Lane**
- AI #18 CASE #2025091312 – 11 Wasserman Drive**
- AI #19 CASE #2025091313 – 11 Wasserman Drive**
- AI #20 CASE #2025090729 – 76 Wellington Drive**
- AI #23 CASE #2025091311 – 27 Weyanoke Lane**
- AI #32 CASE #2025031088 – 23 Ballenger Lane**
- AI #34 CASE #2025070255 – 28 Berkshire Lane**
- AI #38 CASE #2025031190 – 4 Burne Place**
- AI #43 CASE #2025080784 – 87 Brunswick Lane**
- AI #48 CASE #2025060570 – 40 Comanche Court**
- AI #50 CASE #2025031287 – 7 Cooper Court**
- AI #53 CASE #2025070019 – 12 Fleming Court**
- AI #56 CASE #2025090198 – 40 Sea Trail**

- G. Continued Cases:**

- AI #9 CASE #2025040438 – 49 Kalamazoo Trail**

**AI #1\***

**CASE NO. 2025091519** JB  
*City of Palm Coast vs. Alfonzo Rafael Martinez*  
**14 Barrington Drive**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree(s))*

**AI #2**

**CASE NO. 2025091057** **WITHDRAWN** JP  
*City of Palm Coast vs. Casey W & Melissa J Campbell*  
**43 Elias Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #3**

**CASE NO. 2025100331** **WITHDRAWN** JP  
*City of Palm Coast vs. Francisco & Gladys G Baez Life Estate*  
**42 Emerson Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #4**

**CASE NO. 2025101005** **RECURRING** (3) JP  
*City of Palm Coast vs. M.O. & Z.O. Revocable Living Trust*  
**5 Ewing Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #5**

**CASE NO. 2025091504** **WITHDRAWN** JC  
*City of Palm Coast vs. Raul G Mundaca*  
**10 Lamoyne Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #6**

**CASE NO. 2025071264** **MASSEY** JC  
*City of Palm Coast vs. Michel M & Therese M Jammal*  
**35 Laramie Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #7**

**CASE NO. 2025031434** **WITHDRAWN** JC  
*City of Palm Coast vs. Veronica Toro-Brown & David Brown*  
**37 Leidel Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #8**

**CASE NO. 2025070632 MASSEY** JC  
*City of Palm Coast vs. Donald L Kinslow*  
**107 Lindsay Drive**  
*(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold on Pool Screen)*

**AI #9**

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

**AI #10**

**CASE NO. 2025070445 RECURRING** (3) CM  
*City of Palm Coast vs. Rich J Plackowski & Richard T Plackowski*  
**124 Laguna Forest Trail**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #11**

**CASE NO. 2025091012 RECURRING** (3) CM  
*City of Palm Coast vs. Kristofer Allen Naylor*  
**12 Katrina Court**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #12**

**CASE NO. 2025090488 WITHDRAWN** CM  
*City of Palm Coast vs. William A Kearns*  
**12 Zorlou Court**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #13**

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

**AI #14**

**CASE NO. 2025060863 WITHDRAWN** JM  
*City of Palm Coast vs. Robert P Bergeman II & Katherine Bergeman*  
**95 Fellowship Drive**  
*(Palm Coast Code Section 15-108(c) Sidewalks & Driveways)*

**AI #15**

**CASE NO. 2025091071 REPEAT (1) JM**  
*City of Palm Coast vs. Raymond L Gray Jr & Juanita S Trivett Gray*  
**43 Fort Caroline Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI #16**

**CASE NO. 2025091342 WITHDRAWN JM**  
*City of Palm Coast vs. Kenneth G & Jill A Bisiada*  
**82 Fountain Gate Lane**  
*(Palm Coast Code Section 42-56 Right-of-Way Obstruction)*

**AI #17**

**CASE NO. 2025091075 JM**  
*City of Palm Coast vs. Wilfredo & Maritza Velazquez*  
**22 Freeland Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI #18**

**CASE NO. 2025091312 WITHDRAWN (1) CR**  
*City of Palm Coast vs. Jacob Joseph & Elizabeth A Horovsky*  
**11 Wasserman Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #19**

**CASE NO. 2025091313 WITHDRAWN (1) CR**  
*City of Palm Coast vs. Jacob Joseph & Elizabeth A Horovsky*  
**11 Wasserman Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #20**

**CASE NO. 2025090729 WITHDRAWN CR**  
*City of Palm Coast vs. H. Giralanni Duran & Alex E Sanchez*  
**76 Wellington Drive**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI #21**

**CASE NO. 2025100269 REPEAT (1) CR**  
*City of Palm Coast vs. Richard Lionheart Harris & Carmen M Campbell*  
**19 Weyanoke Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #22**

**CASE NO. 2025091308** CR  
*City of Palm Coast vs. Catherine McDowell*  
**27 Weyanoke Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #23**

**CASE NO. 2025091311 WITHDRAWN** CR  
*City of Palm Coast vs. Catherine McDowell*  
**27 Weyanoke Lane**  
*(Palm Coast Code Section 15-110(a)(3) Exterior Structure - House Number Missing)*

**AI #24**

**CASE NO. 2025101182 REPEAT** (2) CR  
*City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate*  
**31 White House Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #25**

**CASE NO. 2025091178 RECURRING** (3) BR  
*City of Palm Coast vs. Subes Holdings LLC*  
**10 Pennypacker Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #26\***

**CASE NO. 2025100322 REPEAT** (2) BR  
*City of Palm Coast vs. Laurie & Ernest Mikos*  
**23 Pickcane Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #27**

**CASE NO. 2025080414** BR  
*City of Palm Coast vs. Ella Chageyeva & Marsel Gilmanshin*  
**51 Pine Circle Drive**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI #28**

**CASE NO. 2025080415** BR  
*City of Palm Coast vs. Ella Chageyeva & Marsel Gilmanshin*  
**51 Pine Circle Drive**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI #29**

**CASE NO. 2025091489      RECURRING** (2) BR  
*City of Palm Coast vs. Mauricio Elizalde Chavez*  
**205 Pine Grove Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #30**

**CASE NO. 2025090312** BR  
*City of Palm Coast vs. James C Borgmann*  
**5 Pine Hall Place**  
*(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)*

**AI #31**

**CASE NO. 2025090806** BR  
*City of Palm Coast vs. Otlr Bmo 1 LLC*  
**18 Port Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #32**

**CASE NO. 2025031088      WITHDRAWN** BB  
*City of Palm Coast vs. Carl L & Leona E Life Estate*  
**23 Ballenger Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #33\***

**CASE NO. 2025090250      RECURRING** (3) BB  
*City of Palm Coast vs. Pantalone Trust*  
**134 Bayside Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #34**

**CASE NO. 2025070255      WITHDRAWN** BB  
*City of Palm Coast vs. Duane Jess Swingle & Maria Lynn Swingle*  
**28 Berkshire Lane**  
*(Land Development Code 11.03.01.H General Landscaping Requirements - HVAC Screening)*

**AI #35**

**CASE NO. 2025070994** BB  
*City of Palm Coast vs. Anita Selock*  
**61 Bren Mar Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #36**

**CASE NO. 2025090608** BB  
*City of Palm Coast vs. Aleksandr & Svetlana Khilkevich*  
**25 Brunett Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #37\***

**CASE NO. 2024111189 MASSEY** BB  
*City of Palm Coast vs. Adrian Brletic*  
**51 Brunswick Lane**  
*(Palm Coast Code Section 24-158 Lot Grading)*

**AI #38**

**CASE NO. 2025031190 WITHDRAWN** BB  
*City of Palm Coast vs. Shelbyb LLC*  
**4 Burne Place**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #39**

**CASE NO. 2025031195** BB  
*City of Palm Coast vs. Frank A Harb*  
**3 Buttermilk Drive**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #40**

**CASE NO. 2025081521 RECURRING** (1) RL  
*City of Palm Coast vs. Leeanne Donchez & Michael Douglas Pringle*  
**10 Blaine Tree Place**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI #41**

**CASE NO. 2025081523 RECURRING** (3) RL  
*City of Palm Coast vs. Leeanne Donchez & Michael Douglas Pringle*  
**10 Blaine Tree Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #42**

**CASE NO. 2025080782 RECURRING** (1) RL  
*City of Palm Coast vs. Robert & Leona Caldwell*  
**87 Brunswick Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI #43**

**CASE NO. 2025080784      WITHDRAWN      RL**  
*City of Palm Coast vs. Robert & Leona Caldwell*  
**87 Brunswick Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #44\***

**CASE NO. 2025080173      RL**  
*City of Palm Coast vs. Tssmts Investments LLC*  
**12 Cleveland Court**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI #45**

**CASE NO. 2025060557      MASSEY      RL**  
*City of Palm Coast vs. William & Amy Bodin*  
**17 Collington Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #46**

**CASE NO. 2025040721      MASSEY      RL**  
*City of Palm Coast vs. Felix Claudio*  
**2 Collingwood Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #47**

**CASE NO. 2025061398      RL**  
*City of Palm Coast vs. Eugene J Guglielmo*  
**31 Collingwood Lane**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #48**

**CASE NO. 2025060570      WITHDRAWN      RL**  
*City of Palm Coast vs. 136 South 7th Street LLC c/o Meire Gruber*  
**40 Comanche Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #49**

**CASE NO. 2025040723      MASSEY      RL**  
*City of Palm Coast vs. Michele L Finley & Daniel R Poltar*  
**40 Cool Water Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #50**

**CASE NO. 2025031287 WITHDRAWN** RL  
*City of Palm Coast vs. Michelle N Gurrera & Anthony Robert Gurrera Jr*  
**7 Cooper Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #51**

**CASE NO. 2025031295 MASSEY** RL  
*City of Palm Coast vs. Samantha Veno*  
**25 Cottagegate Court**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #52**

**CASE NO. 2025101204 REPEAT** (1) RL  
*City of Palm Coast vs. David H Beare*  
**55 Courtney Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #53\***

**CASE NO. 2025070019 WITHDRAWN** RL  
*City of Palm Coast vs. James R Dowie III*  
**12 Fleming Court**  
*(Palm Coast Code Section 15-108(g) Dock In Disrepair)*

**AI #54**

**CASE NO. 2025080776 RECURRING** (2) RL  
*City of Palm Coast vs. 821 East 66th Street LLC*  
**11 Florida Park Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI #55**

**CASE NO. 2025080348** RL  
*City of Palm Coast vs. Yakov Kogan & Elina Kiner*  
**77 Franciscan Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #56**

**CASE NO. 2025090198 WITHDRAWN** AN  
*City of Palm Coast vs. Sheryl Anne Melick & Kirstyn Pauline Melick*  
**40 Sea Trail**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI #57**

**CASE NO. 2025031262** AN  
*City of Palm Coast vs. Guerdie Derilus & Kevin Paul*  
**40 Sea Front Trail**  
*(Palm Coast Code Section 17-68(a) Short Term Rental Registration)*

**AI #58**

**CASE NO. 2025091320 REPEAT** (2) AN  
*City of Palm Coast vs. Rubesh Paulraj*  
**9 Second Path**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #59**

**CASE NO. 2025101538 RECURRING** (2) AN  
*City of Palm Coast vs. Chris B Polson Trustee c/o Madison Polson*  
**14 Secretary Trail**  
*(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)*

**AI #60**

**CASE NO. 2025101663 RECURRING** (3) AN  
*City of Palm Coast vs. Eric Alan Thompson*  
**31 Slipper Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #61**

**CASE NO. 2025091049 REPEAT** (2) AN  
*City of Palm Coast vs. Alfred & Sonji Jackson*  
**53 Slowdrift Turn**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI #62**

**CASE NO. 2025100533 RECURRING** (3) AN  
*City of Palm Coast vs. Dustin A Huffman & Aprill Gray*  
**99 Ulaturn Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)*

**AI #63**

**CASE NO. 2025091471 REPEAT** (1) AN  
*City of Palm Coast vs. Benjamin Dale & Kimberly Sue Dewitt*  
**356 Underwood Trail**  
*(Palm Coast Code Section 44-34(i) Parking In Median)*

**AI #64**

**CASE NO. 2025100344 REPEAT (1) AN**

*City of Palm Coast vs. Rose Gardner*

**9 Unimay Court**

*(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)*

**AI #65**

**CASE NO. 2025100496 REPEAT (1) AN**

*City of Palm Coast vs. Praveen K Khurana & Ruchi Khurana Trustees*

**3 Unison Court**

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

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**UNFINISHED BUSINESS:**

**H. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I. Election of Chairperson and Vice-Chairperson**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – February 4, 2026**

**ADJOURNMENT**

*In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Virginia Smith, at 386-986-2570 at least 48 hours prior to the meeting or visit Palm Coast City Offices, 160 Lake Avenue, Suite 141, Palm Coast, FL 32164. If any person decides to appeal a decision made by the Code Enforcement Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made. The City of Palm Coast is not responsible for any mechanical failure of recording equipment.*

*All pagers and cell phones are to remain OFF while the Code Enforcement Board hearing is in session.*

*\*Cases Marked with an asterisk were complaint initiated.*

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