



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

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

MEMBERS ABSENT: Robert Calabrese, Merritt Zucca

BOARD COUNSEL PRESENT: Christina Epperson

STAFF MEMBERS PRESENT: Code Enforcement Manager Grossman, Code Compliance Supervisor Mendez, Sr. Lead Code Enforcement Officer Romeo, Code Enforcement Officers Caccavale, Lott, Nunez, Murray, Boswell, Paterno, Risch, Business Tax Inspector Giuliano, Business Tax Technician I Belgrove, Code Enforcement Specialist II Filipe, City Counsel John Steinmetz

A. Call to Order and Pledge of Allegiance.

The meeting was called to order at 10:02 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 five (5) members present.

D. Approval of the December 3, 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G. Withdrawn Cases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 #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

H. Continued Cases:

- AI #9 CASE #2025040438 – 49 Kalamazoo Trail

1. 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)

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 remains in violation. 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 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 \$25.00 per day fine is imposed for the period of non-compliance from September 22, 2025 to January 6, 2026; totaling \$2,675.00; 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

2. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. 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 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 has not brought the property into compliance. That a \$25.00 per day fine is imposed for the period of non-compliance from October 20, 2025 to January 6, 2026; 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

3. 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))

Code Compliance Supervisor Mendez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Supervisor Mendez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Alfonso Martinez, Respondent, presented his 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 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. Mr. Dodzik seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

4. 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)

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. Billy Ammons, occupant, 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

5. AI #47

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

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott 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. Business Tax Inspector Giuliano and Business Tax Technician I Belgrove also provided testimony on behalf of the city. Eugene Guglielmo, 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 brought the property into compliance on October 31, 2025; that a \$25.00 per day fine is imposed for the period of non-compliance from October 28, 2025 to October 30, 2025; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Before the motion was seconded, Ms. Wright proposed an amended motion.

Ms. Wright moved to waive the fine with Administrative Costs to the City in the amount of \$69.50 to be imposed. Mr. Dodzik seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

6. 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)

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. Jaime Anderson, tenant, presented her 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. Dodzik seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

7. 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)

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. Eric Thompson, Respondent, presented his 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

8. AI #31

CASE NO. 2025090806 BR

City of Palm Coast vs. Otlr Bmo I LLC

18 Port Lane

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

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 and Administrative Costs. Angela Carulli, property manager, presented her 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 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:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

9. 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)

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. Aaron Selock, son of Respondent, presented his side.

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 \$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. Roberts – Yes
Mr. Arcamone- Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

10. 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)

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. Stephanie McDowell, daughter of Respondent, presented her side.

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 \$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. Ms. Hatfield seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

11. 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)

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. Kimberly Dewitt, 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 September 29, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on September 26, 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:

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

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

Motion unanimously carried.

12. 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)

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.

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. Arcamone seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

13. 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)

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. Diane Jenkins, daughter or Respondent and Gage Frober, tenant, presented their sides.

Mr. Dodzik moved to reduce the fine to a total of \$50.00 and Administrative Costs. Mrs. Grossman, Code Enforcement Manager, requested for the Board to reduce the fine to \$25.00 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 Board’s prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on November 13, 2025; that a \$4.17 per day fine is imposed for the period of non-compliance from October 7, 2025 to November 12, 2025; totaling \$25.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

14. 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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Caccavale 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. Raenell Wilkison, property manager, presented her side.

Mr. Dodzik 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 Respondent has not brought the property into compliance; that a \$50.00 per day fine is imposed for the period of non-compliance from October 14, 2025 to January 6, 2026; totaling \$4,250.00; 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. Ms. Wright seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

15. 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)

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. Igor Zaytsev, representative for Respondent, presented his side.

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 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 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

16. 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)*

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. Igor Zaytsev, representative for Respondent, presented his side.

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 three (3) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine on 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. Ms. Hatfield seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

17. 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)

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. Victoria Prytula, realtor for Respondent, presented her 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

18. 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)

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 is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. April Nutini, daughter of Respondent, presented her side.

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 December 31, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance from October 21, 2025 to December 30, 2025; totaling \$3,300.00. 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. Roberts – Yes**

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

Mr. Arcamone- Yes

Motion unanimously carried.

19. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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. Dodzik 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 \$25.00 per day fine is imposed for the period of non-compliance from October 28, 2025 to January 6, 2026 totaling \$1,775.00; 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

20. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified this is a Massey case 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 11, 2025; that a \$25.00 per day fine is imposed for the period of non-compliance October 28, 2025 to November 10, 2025; totaling \$375.00. 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

21. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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.

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 brought the property into compliance on December 10, 2025; that a \$25.00 per day fine is imposed for the period of non-compliance from October 28, 2025 to December 9, 2025; totaling \$1,075.00. 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

22. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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 January 6, 2026; that a \$25.00 per day fine is imposed for the period of non-compliance from October 28, 2025 to January 5, 2026; totaling \$1,750.00. 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

23. 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)

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.

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 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. Ms. Wright seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

24. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

25. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno 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. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes
Mr. Arcamone- Yes

Ms. Hatfield – Yes

Motion unanimously carried.

26. 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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale 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.

Ms. Wright 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 from October 14, 2025 to January 6, 2026; totaling \$4,250.00; 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Mr. Dodzik – Not present
Ms. Hatfield – Yes

Motion unanimously carried.

27. 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)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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. Arcamone seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

28. 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)

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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. Dodzik 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 January 6, 2026; that a \$50.00 per day fine is imposed for the period of non-compliance from September 18, 2025 to January 6, 2026; totaling \$5,500.00; 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. Arcamone seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

29. AI #17

CASE NO. 2025091075 JM
City of Palm Coast vs. Wilfredo & Maritza Velazquez
22 Freeland Lane

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.

Ms. Hatfield 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 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. Wright seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

30. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch 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 4, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance from October 3, 2025 to November 3, 2025; totaling \$750.00. Respondent shall pay Administrative Costs to the City in the amount of \$75.00. Ms. Wright seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

31. 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)

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.

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 two (2) 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

32. 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)

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 fine for the period of non-compliance and Administrative Costs.

Ms. Wright 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 Respondent brought the property into compliance on October 31, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance from October 10, 2025 to October 30, 2025; totaling \$2,100.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

33. 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)

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.

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 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. 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. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

34. 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)

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. Arcamone seconded the motion.

Roll was called:

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

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

35. 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)

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

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. 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. Roberts – Yes
Mr. Arcamone- Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

36. 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)

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 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. Roberts – Yes
Mr. Arcamone- Yes**

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

Motion unanimously carried.

37. AI #41

CASE NO. 2025081523 RECURRING (3) RL

City of Palm Coast vs. Leanne Donchez & Michael Douglas Pringle

10 Blaine Tree Place

(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 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. Arcamone seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

***Ms. Wright was not present for the remainder of the meeting.**

38. 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)

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 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. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Roberts – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

39. 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)

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. 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 three (3) days after this Order is entered in writing; that, in the event 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. Ms. Hatfield seconded the motion.

Roll was called:

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Roberts – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

40. 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)

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 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 January 6, 2026; that a \$50.00 per day fine is imposed for the period of non-compliance from October 21, 2025 to January 6, 2026; totaling \$3,900.00; 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. Arcamone seconded the motion.

Roll was called:

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Roberts – Yes

Mr. Arcamone- Yes

Motion unanimously carried.

41. 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)

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 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. Dodzik – Yes
Mr. Roberts – Yes

Ms. Hatfield – Yes
Mr. Arcamone- Yes

Motion unanimously carried.

42. 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)

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 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 September 26, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance on September 25, 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. Arcamone- Yes

Motion unanimously carried.

43. 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)

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 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 Board’s prior Order entered against the same Respondent for the same

violation; that Respondent has not brought the property into compliance as of January 6, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from September 18, 2025 to January 6, 2026; totaling \$11,100.00; 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. 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. Hatfield seconded the motion.

Roll was called:

Mr. Dodzik – Yes
Mr. Roberts – Yes

Ms. Hatfield – Yes
Mr. Arcamone- Yes

Motion unanimously carried.

44. AI #62

CASE NO. 2025100533 RECURRING (3) AN

City of Palm Coast vs. Dustin A Huffman & Aprill Gray

99 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 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. 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. Arcamone seconded the motion.

Roll was called:

Mr. Dodzik – Yes
Mr. Roberts – Yes

Ms. Hatfield – Yes
Mr. Arcamone- Yes

Motion unanimously carried.

45. 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)

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. Dodzik 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 Respondent brought the property into compliance on October 10, 2025; that a \$50.00 per day fine is imposed for the period of non-compliance from October 8, 2025 to October 9, 2025; totaling \$100.00. 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. Arcamone- Yes**

Motion unanimously carried.

UNFINISHED BUSINESS:

None to report.

OLD BUSINESS:

None to report.

NEW BUSINESS:

Election ballots for Chairperson and Vice Chairperson were distributed to the Code Enforcement Board members. Ms. Wright had to leave the meeting early but cast her ballot and turned it over to Code Enforcement Board Attorney Epperson prior to departing. Ms. Epperson tallied the ballots. Mr. Roberts won the majority vote to remain Chair, while Ms. Wright and Mr. Dodzik were tied for Vice Chair, with one vote being cast for Mr. Arcamone. After deliberation and second vote by show of hands because of a tie, it was declared that Mr. Dodzik would remain as Vice Chairperson of the Board.

ANNOUNCEMENT OF NEXT MEETING:

The next meeting of the Code Enforcement Board will be held on February 4, 2026 at 10:00 a.m.

ADJOURNMENT:

There being no further business, the meeting adjourned at 12:18 p.m.

Respectfully submitted,

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.