



City of Palm Coast Agenda

CODE ENFORCEMENT BOARD HEARING

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

Revised

Wednesday, October 7, 2026

10:00 AM

City Hall – Jon Netts Community Wing

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. OATH OF OFFICE

Oath of Office for Newly Appointed and Reappointed Board Members

C. ROLL CALL AND DETERMINATION OF A QUORUM

D. APPROVAL OF MEETING MINUTES

Approval of the *September 2, 2026* Meeting Minutes

E. DISCLOSURE OF EX-PARTE COMMUNICATIONS

F. SWEARING-IN OF STAFF AND RESPONDENTS

G. WITHDRAWN CASES

AI #4 CASE #2026070249 – 44 Wedgewood Lane
AI #6 CASE #2026050820 – 34 Woodford Lane
AI #7 CASE #2026040754 – 83 Laguna Forest Trail
AI #8 CASE #2026050319 – 83 Laguna Forest Trail
AI #10 CASE #2026050018 – 84 Bickford Drive
AI #11 CASE #2026040642 – 19 Clarendon Court South
AI #15 CASE #2026031219 – 5000 Palm Coast Pkwy SE
AI #34 CASE #2026070227 – 93 Rickenbacker Drive
AI #35 CASE #2026070253 – 21 Royal Leaf Lane
AI #36 CASE #2026061453 – 103 Ryan Drive
AI #38 CASE #2026061445 – 2 Ryker Lane
AI #43 CASE #2026020756 – 25 Seattle Trail
AI #44 CASE #2026020758 – 25 Seattle Trail
AI #52 CASE #2026050875 – 37 Ullman Place

H. CONTINUED CASES

AI #17 CASE #2026051148 – 67 Green Circle
AI #46 CASE #2026060977 – 2 Seriema Place

I. AGENDA ITEMS

AI #1
CASE NO. 2026050948 REPEAT (1) JM
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #2

CASE NO. 2026070322 RECURRING (6) BR
City of Palm Coast vs. Lauren E Bennett
46 Louisiana Drive
(Palm Coast Code Section 44-34(i) Parking in Median)

AI #3

CASE NO. 2026061171 RECURRING (4) BR
City of Palm Coast vs. Kenndale Properties LLC
108 Lynbrook Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #4

CASE NO. 2026070249 WITHDRAWN CR
City of Palm Coast vs. Samantha Zimmermann & Erik Zimmermann
44 Wedgewood Lane
(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #5

CASE NO. 2026070239 REPEAT (3) 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 #6*

CASE NO. 2026050820 WITHDRAWN CR
City of Palm Coast vs. Aaron A Rosenberg & Nicole Cavany
34 Woodford Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Program)

AI #7

CASE NO. 2026040754 WITHDRAWN CM
City of Palm Coast vs. Douglass Subtyl
83 Laguna Forest Trail
(Land Development Code 11.03.01.H General Landscaping- HVAC Screening)

AI #8

CASE NO. 2026050319 WITHDRAWN CM
City of Palm Coast vs. Douglass Subtyl
83 Laguna Forest Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #9

CASE NO. 2026050892 REPEAT (3) CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #10

CASE NO. 2026050018 WITHDRAWN RL
City of Palm Coast vs. 84 Bickford Dr LLC
84 Bickford Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #11

CASE NO. 2026040642 WITHDRAWN RL
City of Palm Coast vs. Derek & Christine A Cook
19 Clarendon Court South
(Palm Coast Code Section 17-68(a) Short Term Rental Program)

AI #12

CASE NO. 2026050566 RECURRING (2) RL
City of Palm Coast vs. 1 Fanwood Court LLC
1 Fanwood Court
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #13

CASE NO. 2026041208 RL
City of Palm Coast vs. Marie Di Bianco-Eik, Benito Di Bianco,
& Diana Beilman Co-Personal Reps & Sherry Gaisford & Et Al
20 Fanwood Court
(Palm Coast Code Section 41-11(a) Trash Containers)

AI #14*

CASE NO. 2026030405 RL
City of Palm Coast vs. Leo Voskamp Life Estate
46 Felwood Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer
in Residential District)

AI #15

CASE NO. 2026031219 WITHDRAWN RL
City of Palm Coast vs. Dunes Community Development District
5000 Palm Coast Pkwy SE
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #16

CASE NO. 2026050287 RECURRING (2) RL
City of Palm Coast vs. Barbara & Neel Raiji
10 Westbriar Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #17*

CASE NO. 2026051148 CONTINUED BR
City of Palm Coast vs. American Village Homeowners Association Inc
67 Green Circle
(Palm Coast Code Section 42-56 Right of Way Obstruction)

AI #18*

CASE NO. 2026040337 BR
City of Palm Coast vs. Christopher Adam Finkelstein Sr
14 Patchogue Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #19

CASE NO. 2026040451 BR
City of Palm Coast vs. Christopher Adam Finkelstein Sr
14 Patchogue Lane
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #20

CASE NO. 2026030710 BR

City of Palm Coast vs. Stephen & Hellen Boit

36 Poplar Drive

(Palm Coast Code Section 17-68(a) Short Term Rental Program)

AI #21

CASE NO. 2026030589 BR

City of Palm Coast vs. Debbie L Mekkelsen

22 Poppy Lane

(Palm Coast Code Section 15-110(a)(1)h Exterior Structure - Roof in Disrepair)

AI #22

CASE NO. 2026070379 REPEAT (1) 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 #23

CASE NO. 2026060762 RECURRING (2) BR

City of Palm Coast vs. 27 Potomac Dr Inc

27 Potomac Drive

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

AI #24

CASE NO. 2026060565 BR

City of Palm Coast vs. David & Denise Crownover

170 Pritchard Drive

(Palm Coast Code Section 44-34(a) Unlicensed Vehicle(s))

AI #25

CASE NO. 2026041180 BB

City of Palm Coast vs. Stephanie Silverman & Patrick Conti

154 Bird of Paradise Drive

(Palm Coast Code Section 15-108(h) Inoperable Vehicle(s))

AI #26

CASE NO. 2026051359 BB

City of Palm Coast vs. Stephanie Silverman & Patrick Conti

154 Bird of Paradise Drive

(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #27

CASE NO. 2026051360 BB

City of Palm Coast vs. Stephanie Silverman & Patrick Conti

154 Bird of Paradise Drive

(Land Development Code 4.01.02.A.3.A Prohibited Fencing)

AI #28

CASE NO. 2026061419 RECURRING (3) BB

City of Palm Coast vs. Jeffery W & Amanda M Ryan

12 Bishop Lane

(Palm Coast Code Section 44-34(i) Parking in Median)

AI #29

CASE NO. 2026040454 MASSEY BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

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

AI #30

CASE NO. 2026040455 MASSEY BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #31

CASE NO. 2026050429 MASSEY BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

(Palm Coast Code Section 44-34(f) Improper Parking)

AI #32

CASE NO. 2026061587 RECURRING (3) BB

City of Palm Coast vs. Marc A & Joyce O Etienne

40 Buttermill Drive

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

AI #33

CASE NO. 2026061576 RECURRING (2) DR

City of Palm Coast vs. Nancy R Collins

62 Llama Trail

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

AI #34

CASE NO. 2026070227 WITHDRAWN DR

City of Palm Coast vs. Brandon Lee & Amaryllis D Harris

93 Rickenbacker Drive

(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #35

CASE NO. 2026070253 WITHDRAWN DR

City of Palm Coast vs. Diurbys Sanchez Rodriguez

21 Royal Leaf Lane

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #36

CASE NO. 2026061453 WITHDRAWN DR

City of Palm Coast vs. Cig Capital Solutions LLC

103 Ryan Drive

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

AI #37*

CASE NO. 2026070803 RECURRING (3) DR

City of Palm Coast vs. Cig Capital Solutions LLC

103 Ryan Drive

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

AI #38

CASE NO. 2026061445 WITHDRAWN DR

City of Palm Coast vs. Michele Moise

2 Ryker Lane

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

AI #39*

CASE NO. 2026070188 REPEAT (2) DR

City of Palm Coast vs. Maxim Budnik

3 Wavecrest Place

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

AI #40*

CASE NO. 2026080047 RECURRING (3) DR

City of Palm Coast vs. Yana Maslovska-Stasishina

77 Zephyr Lily Trail

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

AI #41*

CASE NO. 2026020748 MASSEY AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

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

AI #42*

CASE NO. 2026020749 MASSEY AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Land Development Code 4.01.01.A Accessory Structures Location (Paved Deck))

AI #43

CASE NO. 2026020756 WITHDRAWN AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Land Development Code 4.01.01.A Accessory Structures Location (Shed/Structure))

AI #44

CASE NO. 2026020758 WITHDRAWN AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

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

AI #45

CASE NO. 2026030071 MASSEY AN

City of Palm Coast vs. Rubesh Paulraj

9 Second Path

(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #46

CASE NO. 2026060977 CONTINUED (1) AN

City of Palm Coast vs. Property Owner

2 Seriema Place

(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #47

CASE NO. 2026061073 AN

City of Palm Coast vs. Ecomm Village LLC

4 Slate Place

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #48

CASE NO. 2026060975 AN

City of Palm Coast vs. Eddy & Yolanda R Remy

16 Slender Place

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

AI #49

CASE NO. 2026061282 RECURRING (3) AN

City of Palm Coast vs. Stephanie Gonzales

12 Squirrel Place

(Palm Coast Code Section 44-34(i) Parking in Median)

AI #50

CASE NO. 2026061288 RECURRING (2) AN

City of Palm Coast vs. Robert Boudreau

19 Squirrel Place

(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #51*

CASE NO. 2026060289 AN

City of Palm Coast vs. Samuel Snipes

114 Ullian Trail

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

AI #52*

CASE NO. 2026050875 WITHDRAWN AN

City of Palm Coast vs. Virginia L Varon & German Vargas

37 Ullman Place

(Palm Coast Code Section 17-39(a) Residential Rental Program)

J. UNFINISHED BUSINESS

K. NEW BUSINESS

Roberts Rules/Sunshine Laws Training

L. ANNOUNCEMENT OF NEXT MEETING

Next Code Board Meeting – November 4, 2026

M. ADJOURNMENT

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

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact ADA Coordinator 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 may 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 electronic devices, to include cell phones are to remain OFF while the Code Enforcement Board hearing is in session.

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