City of Palm Coast
Agenda

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

CODE COMPLIANCE BOARD HEARING

Wednesday, November 4, 2026 | 10:00 AM | City Hall – Jon Netts Community Wing

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF A QUORUM

C. APPROVAL OF MEETING MINUTES

Approval of the *October 7, 2026* Meeting Minutes.

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

E. SWEARING-IN OF STAFF AND RESPONDENTS

F. WITHDRAWN CASES

AI #4 CASE #2026050091 – *9 Portland Place*
AI #10 CASE #2026060320 – *33 Buffalo Bill Drive*
AI #16 CASE #2026061149 – *17 Faircastle Lane*
AI #17 CASE #2026080918 – *48 Fordham Lane*
AI #23 CASE #2026040645 – *244 Coral Reef Court North*
AI #37 CASE #2026061608 – *49 Serbian Bellflower Trail*
AI #39 CASE #2026061073 – *4 Slate Place*
AI #41 CASE #2026070567 – *1 Slocum Path*
AI #44 CASE #2026060875 – *2 Union Mill Place*

G. AGENDA ITEMS

AI #1*
CASE NO. 2026010152 MASSEY BR
City of Palm Coast vs. Lawrence & Kathleen Jones
5 Etna Way
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #2
CASE NO. 2026050426 REDUCTION BR
City of Palm Coast vs. Tirso N Silvestri, LLC & Amalia M Silvestri, LLC
31 Plateau Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ Trailer in Residential District)

AI #3
CASE NO. 2026080257 RECURRING (3) BR
City of Palm Coast vs. Jonathan Carter
65 Ponce Deleon Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ Trailer in Residential District)

AI #4*
CASE NO. 2026050091 WITHDRAWN BR
City of Palm Coast vs. Michael & Melissa Heil
9 Portland Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #5
CASE NO. 2026080139 RECURRING (2) BR
City of Palm Coast vs. Alexander Elkind
6 Postman Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ Trailer in Residential District)

AI #6*
CASE NO. 2026030153 MASSEY BB
City of Palm Coast vs. Fernando R Camilo
127 Bayside Drive
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold on House & Garage)

AI #7
CASE NO. 2026020662 MASSEY BB
City of Palm Coast vs. Erwin M Sweetwine
27 Berkshire Lane
(Palm Coast Code Section 35-76(d)(1) Nuisance - Pool Enclosure Safety)

AI #8
CASE NO. 2026040747 MASSEY BB
City of Palm Coast vs. Dustin & Sherrie Ann Patrick
99 Breeze Hill Lane
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #9
CASE NO. 2026040575 MASSEY BB
City of Palm Coast vs. Christina Rose Fredricks
30 Brice Lane
(Palm Coast Code Section 15-108(g) Accessory Structure - Pool Screen in Disrepair)

AI #10
CASE NO. 2026060320 WITHDRAWN BB
City of Palm Coast vs. 33 Buffalo Bill Dr Land Trust
33 Buffalo Bill Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Pool Screen in Disrepair)

AI #11
CASE NO. 2026030895 MASSEY CR
City of Palm Coast vs. Constance B Fields
22 Prairie Lane
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #12*
CASE NO. 2026070646 CR
City of Palm Coast vs. Maxim Budnik
3 Wavecrest Place
(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #13
CASE NO. 2026081131 CR
City of Palm Coast vs. Maxim Budnik
3 Wavecrest Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #14
CASE NO. 2026080558 RECURRING (2) CR
City of Palm Coast vs. Leon L Agostinho
38 Westbriar Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ Trailer in Residential District)

AI #15
CASE NO. 2026041495 MASSEY CR
City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate
31 White House Drive
(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #16
CASE NO. 2026061149 WITHDRAWN JM
City of Palm Coast vs. Linda Hickey
17 Faircastle Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #17
CASE NO. 2026080918 WITHDRAWN JM
City of Palm Coast vs. Michael Fehrenkamp
48 Fordham Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #18
CASE NO. 2026070573 JM
City of Palm Coast vs. Marque Bembry Wilkes & James Wilkes III
56 Freemont Turn
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #19
CASE NO. 2026070575 RECURRING (1) JM
City of Palm Coast vs. Marque Bembry Wilkes & James Wilkes III
56 Freemont Turn
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #20*
CASE NO. 2026030134 JM
City of Palm Coast vs. Frank A & Bonita M Bednar
9 Presidential Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #21
CASE NO. 2026050231 RL
City of Palm Coast vs. Craig A & Kristina B Cochran
21 Collington Court
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #22
CASE NO. 2026060351 RL
City of Palm Coast vs. Joseph Soares & Julieta Marcano
14 Comet Court
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #23
CASE NO. 2026040645 WITHDRAWN RL
City of Palm Coast vs. Derek & Christine Cook
244 Coral Reef Court North
(Palm Coast Code Section 17-68(a) Short Term Rental Program)

AI #24
CASE NO. 2026051003 RL
City of Palm Coast vs. Rafael Gomez & Zunilda Bravo
76 Farragut Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #25
CASE NO. 2026060339 RECURRING (3) RL
City of Palm Coast vs. Fred Jay Rebarber
30 Forest Grove Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #26*
CASE NO. 2026060604 REPEAT (1) CM
City of Palm Coast vs. The Shoppes of Palm Coast Assn, Inc.
1070 Belle Terre Boulevard
(Palm Coast Code Section 15-114(a) Rubbish & Garbage)

AI #27
CASE NO. 2026060672 RECURRING (3) CM
City of Palm Coast vs. Anabela P Grenier
7 Easton Place
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #28
CASE NO. 2026060930 REPEAT (1) CM
City of Palm Coast vs. Leslie Nora Johnsen
72 Edward Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #29
CASE NO. 2026061367 CM
City of Palm Coast vs. Charlene E Paragios
16 Kane Place
(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrown Conditions)

AI #30
CASE NO. 2026070474 RECURRING (3) CM
City of Palm Coast vs. Matthew & Nichol Tone
79 Karas Trail
(Palm Coast Code Section 44-34(d)(1) Parking Boat/ Trailer/ RV)

AI #31
CASE NO. 2026061136 REPEAT (2) CM
City of Palm Coast vs. David Thomas Dickenson
33 Lloyd Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #32
CASE NO. 2026051260 RECURRING (4) CM
City of Palm Coast vs. Otlr Bmo 3 LLC
3 Zeolite Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #33
CASE NO. 2026080571 AN
City of Palm Coast vs. Carrie P McLean
24 Pinto Lane
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold & Decay)

AI #34
CASE NO. 2026081195 REPEAT (4) AN
City of Palm Coast vs. Sheila J Hinds
110 Renshaw Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/ Trailer in Residential District)

AI #35*
CASE NO. 2026070870 RECURRING (2) AN
City of Palm Coast vs. Jason L Jones & Melissa M Tait
11 Seckel Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #36
CASE NO. 2026080059 RECURRING (3) AN
City of Palm Coast vs. Jacqueline A & Eric Worley
1 Sedum Court
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #37*
CASE NO. 2026061608 WITHDRAWN AN
City of Palm Coast vs. Kristin Louise & Kevin Paul Warner
49 Serbian Bellflower Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #38
CASE NO. 2026060977 RECURRING (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 #39
CASE NO. 2026061073 WITHDRAWN AN
City of Palm Coast vs. Ecomm Village LLC
4 Slate Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #40
CASE NO. 2026080351 RECURRING (2) AN
City of Palm Coast vs. William R & Lisa M Craig & Mary E Marino
44 Sleepy Hollow Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #41*
CASE NO. 2026070567 WITHDRAWN AN
City of Palm Coast vs. Musset Denisard & Mearrha Apollon
1 Slocum Path
(Palm Coast Code Section 15-108(g) Accessory Structure - Fence in Disrepair)

AI #42*
CASE NO. 2026070670 AN
City of Palm Coast vs. Musset Denisard & Mearrha Apollon
1 Slocum Path
(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrown Conditions)

AI #43
CASE NO. 2026090025 RECURRING (3) AN
City of Palm Coast vs. Property Owner
80 Slumber Meadow Trail
(Palm Coast Code Section 44-34(i) Parking in Median)

AI #44
CASE NO. 2026060875 WITHDRAWN AN
City of Palm Coast vs. Antonio Bencun & Yannick Gesbert
2 Union Mill Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

H. UNFINISHED BUSINESS

I. NEW BUSINESS

J. ANNOUNCEMENT OF NEXT MEETING

Next Code Board Meeting – *December 2, 2026*

K. 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.*