



Revised

A G E N D A

CODE ENFORCEMENT BOARD

Wednesday, February 4, 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 January 07, 2026 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**
 - AI #1 CASE #2025120099 – 10 Colorado Drive**
 - AI #5 CASE #2025091337 – 37 Louisville Drive**
 - AI #6 CASE #2025110585 – 16 Eagle Crest Path**
 - AI #7 CASE #2025110480 – 21 Emmons Lane**
 - AI #8 CASE #2025110171 – 58 Eric Drive**
 - AI #9 CASE #2025101539 – 23 Eton Lane**
 - AI #15 CASE #2025091273 – 26 Zinnia Trail**
 - AI #18 CASE #2025100933 – 24 Wheeler Lane**
 - AI #19 CASE #2025101035 – 19 Woodglen Place**
 - AI #20 CASE #2025101187 – 19 Woodglen Place**
 - AI #22 CASE #2025110099 – 25 Blyth Place**
 - AI #26 CASE #2025050365 – 149 Forrester Place**
 - AI #28 CASE #2025091485 – 52 Frenora Lane**
 - AI #31 CASE #2025100441 – 10 Point of Woods Drive**
 - AI #32 CASE #2025070648 – 11 Postman Lane**
 - AI #34 CASE #2025071245 – 3 Primrose Lane**
 - AI #35 CASE #2025071246 – 3 Primrose Lane**
 - AI #37 CASE #2025090291 – 12 Bainbridge Lane**
 - AI #38 CASE #2025061278 – 105 Barrington Drive**
 - AI #40 CASE #2025110124 – 85 Birchwood Drive**
 - AI #54 CASE #2025101327 – 127 Cimmaron Drive**
 - AI #62 CASE #2025110100 – 17 Second Path**
 - AI #66 CASE #2025101043 – 5 Squanto Place**
- G. Continued Cases:**
 - AI #21 CASE #2025060539 – 4 Woolbright Court**

AI #8

CASE NO. 2025110171 WITHDRAWN JP
City of Palm Coast vs. Charles & Joyce L Johnson Life Estate
58 Eric Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #9

CASE NO. 2025101539 WITHDRAWN JP
City of Palm Coast vs. Victor Fabritchnykh
23 Eton Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #10*

CASE NO. 2025071430 CM
City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeva
22 Kaffir Lily Place
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #11*

CASE NO. 2025080034 REPEAT (3) CM
City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeva
22 Kaffir Lily Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #12*

CASE NO. 2025080035 CM
City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeva
22 Kaffir Lily Place
(Palm Coast Code Section 15-109(a) Swimming Pools)

AI #13

CASE NO. 2025031442 MASSEY CM
City of Palm Coast vs. Vera Kuzmin
15 Kaiser Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #14

CASE NO. 2025031444 MASSEY CM
City of Palm Coast vs. Vera Kuzmin
15 Kaiser Place
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

AI #15

CASE NO. 2025091273 WITHDRAWN CM
City of Palm Coast vs. Jesus Perez Doval & Mayra Beatriz Mata Perez
26 Zinnia Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #16

CASE NO. 2025100480 CR
City of Palm Coast vs. Paul Kostenko
5 Wellington Drive
(Florida Building Code 15-1(FBC 602.1 & .2) Potable Water Required)

AI #17

CASE NO. 2025100543 REPEAT (1) CR
City of Palm Coast vs. Brightland Homes of Florida LLC
30 Westbury Lane
(Land Development Code 9.06.01.A.1-7.a-f Clearing & Earthwork)

AI #18

CASE NO. 2025100933 WITHDRAWN CR
City of Palm Coast vs. Holiday Builders Inc
24 Wheeler Lane
(Land Development Code 9.06.01.A.1-7.a-f Clearing & Earthwork)

AI #19

CASE NO. 2025101035 WITHDRAWN CR
City of Palm Coast vs. Vanitha Mohan & Darley Stephen
19 Woodglen Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #20

CASE NO. 2025101187 WITHDRAWN CR
City of Palm Coast vs. Vanitha Mohan & Darley Stephen
19 Woodglen Place
(Palm Coast Code Section 15-110(a)(3) Exterior Structure - No House Number)

AI #21

CASE NO. 2025060539 CONTINUED CR
City of Palm Coast vs. Julie A Newman & Natasha R Ali-Newman
4 Woolbright Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #22

CASE NO. 2025110099 WITHDRAWN 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 #23

CASE NO. 2025100540 REPEAT (1) JM
City of Palm Coast vs. Brightland Homes of Florida LLC
130 Fenimore Lane
(Land Development Code 9.06.01.A.1-7.a-f Clearing & Earthwork)

AI #24

CASE NO. 2025061473 MASSEY JM
City of Palm Coast vs. Joanna Reeley Life Estate
55 Flemingwood Lane
(Palm Coast Code Section 15-110(a)(17) Exterior Structure - Garage Door in Disrepair)

AI #25*

CASE NO. 2025090143 MASSEY JM
City of Palm Coast vs. Joanna Reeley Life Estate
55 Flemingwood Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #26*

CASE NO. 2025050365 WITHDRAWN JM
City of Palm Coast vs. Jacek & Marzena Blaskiewicz
149 Forrester Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #27

CASE NO. 2025091072 REPEAT (1) JM
City of Palm Coast vs. Raymond L Gray Jr & Juanita S Trivett Gray
43 Fort Caroline Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #28

CASE NO. 2025091485 WITHDRAWN JM
City of Palm Coast vs. Louis & Elsa Granda
52 Frenora Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #29

CASE NO. 2025100711 BR
City of Palm Coast vs. Monica Blood
87 Panorama Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #30

CASE NO. 2025060851 MASSEY BR
City of Palm Coast vs. Joshua Alberto Rodriguez
20 Penn Manor Lane
(Palm Coast Code Section 44-34(d)(3) Parking Boat/Trailer/RV)

AI #31*

CASE NO. 2025100441 WITHDRAWN BR

City of Palm Coast vs. Everlast Homes Inc

10 Point of Woods Drive

(Land Development Code 4.19.02.C Model Homes - Duration of Use)

AI #32

CASE NO. 2025070648 WITHDRAWN BR

City of Palm Coast vs. Rs Rental III-B LLC

11 Postman Lane

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

AI #33

CASE NO. 2025080506 BR

City of Palm Coast vs. Continental Management LLC

18 Postman Lane

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

AI #34

CASE NO. 2025071245 WITHDRAWN BR

City of Palm Coast vs. John T & Melodye A Moorhouse

3 Primrose Lane

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

AI #35

CASE NO. 2025071246 WITHDRAWN BR

City of Palm Coast vs. John T & Melodye A Moorhouse

3 Primrose Lane

(Palm Coast Code Section 24-158 Lot Grading)

AI #36

CASE NO. 2025010167 BR

City of Palm Coast vs. Guillian M Guevara Herrera

72 Princess Ruth Lane

(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence Maintenance)

AI #37

CASE NO. 2025090291 WITHDRAWN BB

City of Palm Coast vs. Michael & Dorothy Mueller

12 Bainbridge Lane

(Land Development Code 11.03.01.H General Landscaping Requirements - HVAC Screening)

AI #38

CASE NO. 2025061278 WITHDRAWN BB
City of Palm Coast vs. 105 Barrington Drive LLC
105 Barrington Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #39

CASE NO. 2025100548 REPEAT (1) BB
City of Palm Coast vs. Brightland Homes of Florida LLC
78 Birchwood Drive
(Land Development Code 9.06.01.A.1-7.a-f Clearing and Earthwork)

AI #40

CASE NO. 2025110124 WITHDRAWN BB
City of Palm Coast vs. Michael A & Xiomeli Cordero
85 Birchwood Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #41

CASE NO. 2025100546 REPEAT (1) BB
City of Palm Coast vs. Brightland Homes of Florida LLC
145 Bird of Paradise Drive
(Land Development Code 9.06.01.A.1-7.a-f Clearing and Earthwork)

AI #42

CASE NO. 2025101586 RECURRING (1) BB
City of Palm Coast vs. Dustin & Sherrie Ann Patrick
99 Breeze Hill Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #43

CASE NO. 2025100361 BB
City of Palm Coast vs. Carl N & Emily B Boroughs Trustees
154 Brittany Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #44

CASE NO. 2025100325 BB
City of Palm Coast vs. Marissa Duran
33 Buffalo Bill Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #45

CASE NO. 2025110119 RECURRING (2) BB
City of Palm Coast vs. Jason A & Kami I Barone
29 Burning Sands Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #46

CASE NO. 2025120276 RECURRING (2) BB
City of Palm Coast vs. Rodrigo Giroldo
42 Botany Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #47*

CASE NO. 2025120046 RECURRING (1) RL
City of Palm Coast vs. Rodrigo Giroldo
42 Botany Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #48

CASE NO. 2025090192 RECURRING (1) RL
City of Palm Coast vs. Talendieu & Merita D St Julien
11 Bickwick Lane
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #49

CASE NO. 2025040915 MASSEY RL
City of Palm Coast vs. Richard O Smith Life Estate
170 Bren Mar Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #50

CASE NO. 2025090964 REPEAT (2) RL
City of Palm Coast vs. Kaylin Britt
181 Bridgehaven Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #51

CASE NO. 2025091324 RL
City of Palm Coast vs. Vincent & Janic Kerridge
83 Brookside Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #52

CASE NO. 2025091327 RECURRING (2) RL
City of Palm Coast vs. 115 Brunswick Lane LLC
115 Brunswick Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #53

CASE NO. 2025091332 RECURRING (3) RL
City of Palm Coast vs. Lawrence Holifield & Michelle Nageldinger
124 Brunswick Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #54*

CASE NO. 2025101327 WITHDRAWN RL
City of Palm Coast vs. Serene Water LLC
127 Cimmaron Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #55

CASE NO. 2025080894 RL
City of Palm Coast vs. M Weber LLC
94 Club House Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #56

CASE NO. 2025090512 REPEAT (1) RL
City of Palm Coast vs. Juan Pablo Torres
3 Columbia Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #57

CASE NO. 2025091275 RL
City of Palm Coast vs. Victoria Christine Allen
20 Coral Reef Court North
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #58

CASE NO. 2025090135 REPEAT (4) RL
City of Palm Coast vs. John C Schmitt & Gypsy Longoria
4 Fernham Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #59

CASE NO. 2025110521 RECURRING (3) AN
City of Palm Coast vs. Barbara Taylor
20 Sea Shark Path
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #60

CASE NO. 2025110369 AN
City of Palm Coast vs. Javid & Celeste Momin
62 Sea Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #61

CASE NO. 2025110258 AN
City of Palm Coast vs. Richard Thomas Willard III
113 Seattle Trail
(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence Maintenance)

AI #62

CASE NO. 2025110100 WITHDRAWN AN
City of Palm Coast vs. Sharon B Hennessey
17 Second Path
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #63

CASE NO. 2025110253 RECURRING (3) AN
City of Palm Coast vs. Yelena Zdebskaya & Aleksandr Zbedskiy
8 Serene Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #64

CASE NO. 2025101666 AN
City of Palm Coast vs. Ecomm Village LLC
4 Slate Place
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #65

CASE NO. 2025110382 RECURRING (1) AN
City of Palm Coast vs. Sleepy Hollow Florida LLC
56 Sleepy Hollow Trail
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #66

CASE NO. 2025101043 WITHDRAWN AN

City of Palm Coast vs. Gumaro Pelayo

5 Squanto Place

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

AI #67

CASE NO. 2025110315 RECURRING (3) AN

City of Palm Coast vs. Marco Mancilla & Leslie Teran

215 Ullian Trail

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

AI #68

CASE NO. 2025110639 RECURRING (3) AN

City of Palm Coast vs. Laura Plog

106 Universal Trail

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

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

I.

NEW BUSINESS:

J.

ANNOUNCEMENT OF NEXT MEETING:

K. Next Code Board Meeting – March 04, 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.