



**CODE ENFORCEMENT BOARD**  
**Wednesday, February 4, 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, Robert Calabrese, Merritt Zucca

**BOARD MEMBERS ABSENT:** Geraldine Wright

**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, Risch, Code Enforcement Specialist II Filipe, City Counsel John Steinmetz

**A. Call to Order and Pledge of Allegiance.**

The meeting was called to order at 10:00 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 six (6) members present.

**C. Approval of the January 7, 2026 Meeting Minutes**

The Minutes were unanimously approved.

**D. Disclosure of Ex-Parte Communications.**

None.

**E. Swearing in of Respondents and Staff**

The respondents and staff who were present were sworn in by Christina Epperson, Counsel for the Code Board.

**F. Withdrawn Cases**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

**1. 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)*

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. John Snell, occupant, 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 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. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

2. 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)*

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. Marcy Chandler, property manager, presented her 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:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

3. 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)*

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property is in compliance. Staff recommends a No Fine Standing Order - Recurring Violation and Administrative Costs. Rodrigo Giroldo, Respondent and presented his side with his son Guilherme Giroldo.

**Mr. Calabrese 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. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**4. 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)*

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. Rodrigo Giroldo, Respondent and presented his side with his son Guilherme Giroldo.

**Mr. Calabrese 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. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**5. 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)*

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 and Administrative Costs. Preston Momin, occupant, presented his side.

**Mr. Calabrese 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 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:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**6. 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)*

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. Talendieu St. Julien, Respondent, presented his side.

**Mr. Calabrese 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. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

7. 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)*

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. Jason Barone, 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 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. Mr. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

8. 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)*

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 and Administrative Costs. Charles Shaffer, property manager, presented his side.

**Mr. Calabrese 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 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:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**9. 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)*

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. Guillian Guevara Herrera, Respondent, presented his side.

**City staff requested this case be continued until the next Code Enforcement Board meeting. Mr. Dodzik moved the continue this case. Mr. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**10. 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)*

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. Marco Mancilla, Respondent, presented his side.

**Mr. Calabrese 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. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**11. 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)*

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. Laura Hannon (Plog), 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. Mr. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**12. AI #4**

**CASE NO. 2025101568      RECURRING** (3) JC  
*City of Palm Coast vs. Steven G Horos Jr & Christa Horos*  
**158 London 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 the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Steven Horos, 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. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**13. AI #2**

**CASE NO. 2025081432** JC  
*City of Palm Coast vs. James A Desposito Jr & Sarah L Desposito  
19 Leaver Drive  
(Palm Coast Code Section 44-34(f) Improper Parking)*

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs.

**Mr. Calabrese 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 may be imposed. Respondent shall pay Administrative Costs to the City in the amount of \$53.50. Mr. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**14. AI #3**

**CASE NO. 2025110030** **RECURRING** (1) JC  
*City of Palm Coast vs. Esp Ste Orlando III LLC  
1 Lincoln Place*

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

**Mr. Zucca 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:**

<b>Mr. Calabrese – Not present</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**15. AI #10\***

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

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

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**16. AI #11\***

**CASE NO. 2025080034 REPEAT (3) CM**  
*City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeve*  
**22 Kaffir Lily Place**  
*(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 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. Calabrese 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 October 7, 2025; that a \$100.00 per day fine is imposed for the period of non-compliance between July 31, 2025 and September 25, 2025; totaling \$4,300.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.50. Mr. Arcamone seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**17. AI #12\***

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

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

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
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Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**18. 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)*

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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. Zucca 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 September 15, 2025 to February 3, 2026; totaling \$7,100.00; 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. Mr. Calabrese seconded the motion.**

**Roll was called:**

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**19. 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)*

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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. Calabrese 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 15, 2025 to February 3, 2026; totaling \$3,550.00; 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. Zucca seconded the motion.

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**20. 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)*

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

Mr. Dodzik moved to fine 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 aforesaid 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. Calabrese seconded the motion.

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**21. 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)*

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 remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

**Mr. Calabrese 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 February 3, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from December 31, 2025 to February 3, 2026; totaling \$3,500.00; 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 \$69.50. Mr. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**22. 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)*

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.

**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 February 3, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from December 31, 2025 to February 3, 2026; totaling \$3,500.00; 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 \$69.50. Mr. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**23. 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)*

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.

**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 \$50.00 per day fine is imposed for the period of non-compliance from October 20, 2025 to February 3, 2026 totaling \$5,350.00; 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. Mr. Dodzik seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**24. 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)*

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray testified this is 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 November 18, 2025 to February 3, 2026 totaling \$1,950.00; 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. Zucca seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**25. 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)*

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. Zucca 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 February 3, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance from September 18, 2025 to February 3, 2026; totaling \$3,075.00; that a fine of \$75.00 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:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**



Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**28. 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)*

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. Calabrese 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 aforesaid 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. Zucca seconded the motion.**

**Roll was called:**

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

**Motion unanimously carried.**

**29. 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)*

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

**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 February 3, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from December 31, 2025 to February 3, 2026; totaling \$3,500.00; 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 \$69.50. Mr. Arcamone seconded the motion.

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**30. 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)*

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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 February 3, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from December 31, 2025 to February 3, 2026; totaling \$3,500.00; 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 \$69.50. Ms. Hatfield seconded the motion.**

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**31. 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)*

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.

**Mr. Calabrese 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. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**32. 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)*

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. Zucca 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 five (5) 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. Calabrese seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**



**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Yes**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**35. 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)*

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 22, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance from September 17, 2025 to January 22, 2026; totaling \$800.00; 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. 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 \$70.00. Mr. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**  
**Mr. Roberts – Yes**  
**Ms. Hatfield – Yes**

**Mr. Dodzik – Not present**  
**Mr. Zucca – Yes**  
**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**36. 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)*

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. Calabrese 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:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**37. 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)*

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. Calabrese 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 aforesaid 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. Zucca seconded the motion.**

**Roll was called:**

<b>Mr. Calabrese – Yes</b>	<b>Mr. Dodzik – Yes</b>
<b>Mr. Roberts – Yes</b>	<b>Mr. Zucca – Yes</b>
<b>Ms. Hatfield – Yes</b>	<b>Mr. Arcamone – Yes</b>

**Motion unanimously carried.**

**38. 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)*

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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. Zucca 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 January 28, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance from September 9, 2025 to January 27, 2026; totaling \$600.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**

**39. 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)*

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 and Administrative Costs.

**Mr. Calabrese 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:**

**Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes**

**Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes**

**Motion unanimously carried.**



Ms. Hatfield – Yes

Mr. Arcamone – Yes

**Motion unanimously carried.**

**42. 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)*

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.

**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. Zucca seconded the motion.**

**Roll was called:**

**Mr. Calabrese – Yes**

**Mr. Dodzik – Yes**

**Mr. Roberts – Yes**

**Mr. Zucca – Yes**

**Ms. Hatfield – Yes**

**Mr. Arcamone – Yes**

**Motion unanimously carried.**

**43. 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)*

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.

**Mr. Calabrese 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 seven (7) 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. Ms. Hatfield seconded the motion.

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**44. 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)*

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. 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. Mr. Zucca seconded the motion.**

Roll was called:

Mr. Calabrese – Yes  
Mr. Roberts – Yes  
Ms. Hatfield – Yes

Mr. Dodzik – Yes  
Mr. Zucca – Yes  
Mr. Arcamone – Yes

Motion unanimously carried.

**UNFINISHED BUSINESS:**

None to report.

**NEW BUSINESS:**

None to report.

**ANNOUNCEMENT OF NEXT MEETING:**

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

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 12:00 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.*