



A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, March 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 February 04, 2026 Meeting Minutes.**
 - D. Disclosure of Ex-Parte Communications.**
 - E. Swearing-in of Staff and Respondents.**
 - F. Withdrawn Cases:**
 - AI #16 CASE #2025110921 – 83 Pebble Beach Drive**
 - AI #18 CASE #2025090171 – 44 Pineapple Lane**
 - AI #19 CASE #2025090711 – 83 Pony Express Drive**
 - AI #20 CASE #2025090936 – 64 Pony Express Drive**
 - AI #25 CASE #2025081323 – 23 Princess Luise Lane**
 - AI #43 CASE #2025120023 – 60 Bainbridge Lane**
 - AI #54 CASE #2025101327 – 127 Cimmaron Drive**
 - AI #62 CASE #2025100847 – 250 Coral Reef Court North**
 - AI #63 CASE #2025101205 – 49 Courtney Place**
 - AI #71 CASE #2025120035 – 19 Ullian Trail**
 - AI #72 CASE #2025120038 – 156 Ullian Trail**
 - G. Continued Cases:**
 - AI #38 CASE #2025091258 – 19 Fairview Lane**
 - AI #39 CASE #2025091260 – 19 Fairview Lane**
 - AI #45 CASE #2025110796 – 181 Belleaire Drive**
 - AI #55 CASE #2025080203 – 105 Cochise Court**
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AI #1

CASE NO. 2025100333 JB
City of Palm Coast vs. Property Owner
117 Bud Hollow Drive
(Land Development Code 11.02.05.F.2 Specimen Tree Removal)

AI #2*

CASE NO. 2025081463 **MASSEY** JB
City of Palm Coast vs. Patria S Jalandra Life Estate
61 Fellowship Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Tree)

AI #3

CASE NO. 2025111047 JC
City of Palm Coast vs. Raphael Castro
103 Laramie Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #4

CASE NO. 2025111001 **RECURRING** (3) JC
City of Palm Coast vs. Scalise Family Holding Company One LLC
65 Lynbrook Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #5

CASE NO. 2025091339 **RECURRING** (3) 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 and Garbage)

AI #6

CASE NO. 2025040438 **REPEAT** (1) CM
City of Palm Coast vs. Jonah Christopher Crandall
49 Kalamazoo Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #7

CASE NO. 2025110635 **REPEAT** (2) CM
City of Palm Coast vs. Matthew & Nichol Tone
79 Karas Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #8

CASE NO. 2025100936 CM
City of Palm Coast vs. Jeffrey J & Maria T Roesch
11 Zaun Trail
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #9

CASE NO. 2025101500 **RECURRING** (1) CM
City of Palm Coast vs. Robert J & Jennifer Sirman
68 Zephyr Lily Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #10*

CASE NO. 2025101369 CR
City of Palm Coast vs. Ciro V Motti & Lisa Anne Marie Motti
326 Wellington Drive
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #11

CASE NO. 2025080923 **MASSEY** CR
City of Palm Coast vs. Brent Robert Acs
52 Westglen Lane
(Land Development Code 11.03.01.H General Landscaping Requirements - HVAC Screening)

AI #12

CASE NO. 2025110654 CR
City of Palm Coast vs. Janet Giovannello Life Estate
70 Westglen Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #13

CASE NO. 2025110653 **RECURRING** (2) CR
City of Palm Coast vs. Angel L Torres & MaryAnn Figueroa
23 White Star Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #14

CASE NO. 2025110224 CR
City of Palm Coast vs. Margaret Rebecca Royal Knighton Trustee
4 Windover Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #15

CASE NO. 2025120314 RECURRING (3) CR
City of Palm Coast vs. Roman Chakhalyan & Anna Khachaturova
15 Wood Haven Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #16

CASE NO. 2025110921 WITHDRAWN BR
City of Palm Coast vs. Kristin & Michael T Greenhalgh
83 Pebble Beach Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #17

CASE NO. 2025110614 RECURRING (3) BR
City of Palm Coast vs. Slava Shmelev Trustee & Olga Shmeleva
& Slava Shmelev Trustees
27 Pine Hill Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #18

CASE NO. 2025090171 WITHDRAWN BR
City of Palm Coast vs. Fusion Point Realty LLC
44 Pineapple Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #19

CASE NO. 2025090711 WITHDRAWN BR
City of Palm Coast vs. Katie & Peter Jagocki Trustees
83 Pony Express Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #20

CASE NO. 2025090936 WITHDRAWN BR
City of Palm Coast vs. Carmine Michael & Lynette M Warren Life Estate
64 Pony Express Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #21

CASE NO. 2025090941 BR
City of Palm Coast vs. Sandra Hardy
38 Port Echo Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #22

CASE NO. 2025100167 BR
*City of Palm Coast vs. Harsbinder S Chohan, Amarjeet S Benipal,
& Harbinder S Chohan*
5 Powder Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #23

CASE NO. 2026010103 BR
City of Palm Coast vs. John T & Melodye A Moorhouse
3 Primrose Lane
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #24

CASE NO. 2025100230 **RECURRING** (2) DR
City of Palm Coast vs. Amanda Jane Stone
21 Pretoria Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #25*

CASE NO. 2025081323 **WITHDRAWN** DR
City of Palm Coast vs. Otlr Bmo 1 LLC
23 Princess Luise Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #26

CASE NO. 2025100229 DR
City of Palm Coast vs. Robert Mercado
178 Pritchard Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #27

CASE NO. 2025090628 **REPEAT** (1) DR
City of Palm Coast vs. Thomas & Kimberly Solazzo
3 Rae June Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #28

CASE NO. 2025100952 **REPEAT** (1) DR
City of Palm Coast vs. Kimara O'Neal, Keaira Jackson, & Sarah O'Neal
35 Raintree Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #29

CASE NO. 2025091321 DR
City of Palm Coast vs. Jondson Rabelo
27 Riviere Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #30

CASE NO. 2025100538 REPEAT (2) DR
City of Palm Coast vs. Brightland Homes of Florida LLC
1 Rocking Horse Drive
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #31

CASE NO. 2025100537 REPEAT (2) DR
City of Palm Coast vs. Brightland Homes of Florida LLC
46 Ryarbor Drive
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #32

CASE NO. 2025120895 RECURRING (4) DR
City of Palm Coast vs. Patricia D Kapcar
21 Ryker Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #33

CASE NO. 2025110561 RECURRING (2) JM
City of Palm Coast vs. Robert J Hurta
45 Black Bear Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #34

CASE NO. 2025090320 JM
City of Palm Coast vs. Ray A Linville
6 Blackfoot Court
(Palm Coast Code Section 15-108(g) Accessory Structure - Fence)

AI #35

CASE NO. 2025081046 MASSEY JM
City of Palm Coast vs. Patrick Shaler
13 Blasdell Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #36

CASE NO. 2025120095 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 #37

CASE NO. 2025120165 REPEAT (1) JM
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #38

CASE NO. 2025091258 CONTINUED JM
City of Palm Coast vs. Nicholas Walker
19 Fairview Lane
(Palm Coast Code Section 15-108(g) Accessory Structure - Fence)

AI #39

CASE NO. 2025091260 CONTINUED JM
City of Palm Coast vs. Nicholas Walker
19 Fairview Lane
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #40

CASE NO. 2025081483 MASSEY JM
City of Palm Coast vs. Yhome Nursing LLC
39 Fleetwood Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #41

CASE NO. 2025120731 REPEAT (1) JM
City of Palm Coast vs. Wilfredo & Maritza Velazquez
22 Freeland Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #42

CASE NO. 2025110975 RECURRING (4) BB
City of Palm Coast vs. Roman Teplyuk & Olga Tepliuk
46 Bainbridge Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #43

CASE NO. 2025120023 WITHDRAWN BB
City of Palm Coast vs. Marcia K Gaines
60 Bainbridge Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #44

CASE NO. 2025110820 REPEAT (1) BB
City of Palm Coast vs. Michael Duran
259 Beechwood Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #45

CASE NO. 2025110796 CONTINUED BB
City of Palm Coast vs. William B Holt
181 Belleaire Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #46

CASE NO. 2025120218 RECURRING (2) BB
City of Palm Coast vs. Travis W Mattson & Xiomara Gaviria Lopez
14 Bickwick Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #47

CASE NO. 2025110578 RECURRING (1) BB
City of Palm Coast vs. Jonas P & Victoria R Stotts
126 Birchwood Drive
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #48

CASE NO. 2025110579 RECURRING (3) BB
City of Palm Coast vs. Jonas P & Victoria R Stotts
126 Birchwood Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #49

CASE NO. 2025120886 RECURRING (3) BB
City of Palm Coast vs. Danielle Paige Santiago
228 Boulder Rock Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #50

CASE NO. 2025100979

BB

City of Palm Coast vs. Frank & Linda Drogo

54 Burbank Drive

(Palm Coast Code Section 15-108(g) Accessory Structure - Pool Screen Enclosure)

AI #51

CASE NO. 2025100318

BB

City of Palm Coast vs. DLJ Properties LLC

75 Buttonworth Drive

(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #52

CASE NO. 2025100078

RL

City of Palm Coast vs. Raffaele Pantalone Trustee

5 Carry Court

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

AI #53

CASE NO. 2025060149

MASSEY

RL

City of Palm Coast vs. William J Reilly

12 Chickasaw Court

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

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. 2025080203

CONTINUED

RL

City of Palm Coast vs. Marriette Anglin

105 Cochise Court

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Exterior Trim)

AI #56

CASE NO. 2025090510

RECURRING

(2) RL

City of Palm Coast vs. Juan Pablo Torres

3 Columbia Lane

(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #57*

CASE NO. 2025051296 MASSEY RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 15-109(a) Swimming Pools)

AI #58

CASE NO. 2025060130 MASSEY RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Pool Screen in Disrepair)

AI #59

CASE NO. 2025060131 MASSEY RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #60

CASE NO. 2025060151 MASSEY RL
City of Palm Coast vs. Alfred W Leonhardt
80 Comanche Court
(Palm Coast Code Section 35-76(d)(1) Nuisance - Seawall)

AI #61*

CASE NO. 2025090849 RL
City of Palm Coast vs. James & Donna M O'Hagan
16 Contee Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #62

CASE NO. 2025100847 WITHDRAWN RL
City of Palm Coast vs. Meire N & Benjamin Gruber
250 Coral Reef Court North
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #63

CASE NO. 2025101205 WITHDRAWN RL
City of Palm Coast vs. Fritz & Jolande Anna Wilhelmine Gottschlich Life Estate
49 Courtney Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #64*

CASE NO. 2025100284 RL
City of Palm Coast vs. Yelena Romanovskaya Trustee
78 Flemingwood Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #65

CASE NO. 2025120029 **RECURRING** (3) AN
City of Palm Coast vs. Danielle Collins & Michael Runyan
51 Sea Front Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #66

CASE NO. 2025111067 **RECURRING** (1) AN
City of Palm Coast vs. John Rodrigues Life Estate
20 Seafaring Path
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #67

CASE NO. 2025120565 AN
City of Palm Coast vs. Otlr Bmo 3 LLC
17 Seamanship Trail
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #68

CASE NO. 2025120111 **RECURRING** (4) AN
City of Palm Coast vs. Mark D Johnston
30 Secretary Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #69

CASE NO. 2025120417 **REPEAT** (3) AN
City of Palm Coast vs. Ryan & Michelle Montgomery
10 Seven Champions Path North
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #70

CASE NO. 2025120563 **RECURRING** (3) AN
City of Palm Coast vs. Christopher Boehme Jr & Jessica Renee Boehme
8 Slowdrift Turn
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #71

CASE NO. 2025120035 WITHDRAWN AN
City of Palm Coast vs. Yordano Gonzalez
19 Ullian Trail
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #72

CASE NO. 2025120038 WITHDRAWN AN
City of Palm Coast vs. Hector M Rivera Trustee
156 Ullian Trail
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #73

CASE NO. 2025120418 RECURRING (2) AN
City of Palm Coast vs. Hector M Rivera Trustee
156 Ullian Trail
(Palm Coast Code Section 44-34(i) Parking In Median)

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

I.

NEW BUSINESS:

J.

ANNOUNCEMENT OF NEXT MEETING:

K. Next Code Board Meeting – April 1, 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.