



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, April 1, 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 March 04, 2026 Meeting Minutes.**
 - D. Disclosure of Ex-Parte Communications.**
 - E. Swearing-in of Staff and Respondents.**
 - F. Withdrawn Cases:**
 - AI #6 CASE #2025110990 – 42 Lloyd Trail**
 - AI #7 CASE #2025110992 – 42 Lloyd Trail**
 - AI #14 CASE #2025120588 – 20 Wellshire Lane**
 - AI #21 CASE #2025090428 – 40 Rolling Sands Drive**
 - AI #22 CASE #2025091436 – 36 Russo Drive**
 - AI #23 CASE #2025091434 – 49 Russo Drive**
 - AI #33 CASE #2025120517 – 89 Freeport Lane**
 - AI #34 CASE #2026010905 – 201 Beechwood Lane**
 - AI #54 CASE #2025091051 – 27 Pine Hill Lane**
 - AI #60 CASE #2025120788 – 23 Princess Luise Lane**
 - G. Continued Cases:**
 - AI #5 CASE #2025120919 – 2 Karat Path**
 - AI #16 CASE #2026010787 – 5 Wynnfield Drive**
 - AI #17 CASE #2026010788 – 5 Wynnfield Drive**
 - AI #26 CASE #2025101519 – 5 Felicia Court**
 - AI #27 CASE #2025101637 – 5 Felicia Court**
 - AI #28 CASE #2025101518 – 7 Felicia Court**
 - AI #29 CASE #2025101638 – 7 Felicia Court**
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AI #1

CASE NO. 2026010528 JC
City of Palm Coast vs. Kaitlin Theresa Smick
42 Lancelot Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #2

CASE NO. 2026010663 REPEAT (1) JC
City of Palm Coast vs. Palm Coast United Methodist Church Inc
31 Londonderry Drive
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #3

CASE NO. 2025100541 REPEAT (3) JC
City of Palm Coast vs. Brightland Homes of Florida LLC
30 Ludlow Lane East
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #4

CASE NO. 2025100542 REPEAT (3) JC
City of Palm Coast vs. Brightland Homes of Florida LLC
32 Ludlow Lane East
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #5

CASE NO. 2025120919 CONTINUED (3) CM
City of Palm Coast vs. Shari & Norbert Dudzin
2 Karat Path
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #6*

CASE NO. 2025110990 WITHDRAWN CM
City of Palm Coast vs. Justin Davenport & Hilary Lindsey
42 Lloyd Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #7

CASE NO. 2025111092 WITHDRAWN CM
City of Palm Coast vs. Justin Davenport & Hilary Lindsey
42 Lloyd Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #8*

CASE NO. 2025111056 REPEAT (2) CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #9

CASE NO. 2025120893 REPEAT (1) CM
City of Palm Coast vs. Yaile Gil-Ojeda & Reinier Midesten
27 Zeolite Place
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #10*

CASE NO. 2025120970 RECURRING (1) CM
City of Palm Coast vs. Denisa Zubkova
9 Ziegler Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #11

CASE NO. 2025110735 CR
City of Palm Coast vs. Sta One LLC
11 Walnut Place
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #12

CASE NO. 2025120583 CR
City of Palm Coast vs. The 20 Wellshire Lane Land Trust
20 Wellshire Lane
(Palm Coast Code Section 15-110(a)(1) Exterior Structure - Rear In Disrepair)

AI #13

CASE NO. 2025120586 CR
City of Palm Coast vs. The 20 Wellshire Lane Land Trust
20 Wellshire Lane
(Palm Coast Code Section 17-58(a) Abandoned Property)

AI #14

CASE NO. 2025120588 WITHDRAWN CR
City of Palm Coast vs. The 20 Wellshire Lane Land Trust
20 Wellshire Lane
(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #15

CASE NO. 2026010660 REPEAT (2) CR
City of Palm Coast vs. Elyssa Hope & David J Hughes
14 Whetstone Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #16

CASE NO. 2026010787 CONTINUED (1) CR
City of Palm Coast vs. Justin A Shuler
5 Wynnfield Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #17

CASE NO. 2026010788 CONTINUED CR
City of Palm Coast vs. Justin A Shuler
5 Wynnfield Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Soffit/Fascia In Disrepair)

AI #18

CASE NO. 2025120176 RECURRING (3) DR
City of Palm Coast vs. Giovanni A Sheran & Gary Owen Sheran
66 Raleigh Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #19

CASE NO. 2025081368 DR
City of Palm Coast vs. Clicenie Anglade, Venel Civil, & Peterson Civil
19 Renn Lane
(Palm Coast Code Section 44-34(d)(3) Parking Boat/Trailer/RV)

AI #20*

CASE NO. 2025100438 DR
City of Palm Coast vs. Asila Holding LLC, 9 Richfield Place Land Trust, & Kelly L Boileau Trustee
9 Richfield Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #21

CASE NO. 2025090428 WITHDRAWN DR
City of Palm Coast vs. Sophath & Phoeun Pen
40 Rolling Sands Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #22

CASE NO. 2025091436 WITHDRAWN DR
City of Palm Coast vs. Silvanisa De Araujo Rodrigues
36 Russo Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #23

CASE NO. 2025091434 WITHDRAWN DR
City of Palm Coast vs. Scott Andrew Kiriakoutsos
49 Russo Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #24*

CASE NO. 2025090501 DR
City of Palm Coast vs. Candace Marie Larhonda Washington & Albert Davis
76 Ryder Drive
(Palm Coast Code Section 42-56 Right of Way Obstruction - Basketball Hoop)

AI #25

CASE NO. 2025120277 REPEAT (6) DR
City of Palm Coast vs. Jennifer K Doyle
39 Uhl Path
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #26*

CASE NO. 2025101519 CONTINUED JM
City of Palm Coast vs. Michael R & Angela K Swanson
5 Felicia Court
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #27

CASE NO. 2025101637 CONTINUED JM
City of Palm Coast vs. Michael R & Angela K Swanson
5 Felicia Court
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #28*

CASE NO. 2025101518 CONTINUED JM
City of Palm Coast vs. Michael R & Angela K Swanson
7 Felicia Court
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #29

CASE NO. 2025101638 CONTINUED JM
City of Palm Coast vs. Michael R & Angela K Swanson
7 Felicia Court
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #30*

CASE NO. 2026010110 RECURRING (2) JM
City of Palm Coast vs. Michael Fehrenkamp
48 Fordham Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #31

CASE NO. 2026010522 JM
City of Palm Coast vs. Michael Fehrenkamp
48 Fordham Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #32

CASE NO. 2025091075 MASSEY JM
City of Palm Coast vs. Wilfredo & Maritza Velazquez
22 Freeland Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #33

CASE NO. 2025120517 WITHDRAWN JM
City of Palm Coast vs. Real-Time Properties LLC
89 Freeport Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #34

CASE NO. 2026010905 WITHDRAWN BB
City of Palm Coast vs. Johan & Victoria Fuentes
201 Beechwood Lane
(Palm Coast Code Section 42-56 Right of Way Obstruction - Tree Debris)

AI #35

CASE NO. 2026010339 REPEAT (1) BB
City of Palm Coast vs. Michael Duran
259 Beechwood Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #36

CASE NO. 2026010397 REPEAT (1) BB
City of Palm Coast vs. Dustin E Hetznecker
110 Belvedere Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #37*

CASE NO. 2025050364 MASSEY BB
City of Palm Coast vs. James J & Jane M Albano
16 Birdseye Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #38*

CASE NO. 2025120280 BB
City of Palm Coast vs. Roy & Cynthia V Kirkby
44 Bolling Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Alarm Inside Residence)

AI #39

CASE NO. 2025090608 MASSEY BB
City of Palm Coast vs. Aleksandr & Svetlana Khilkevich
25 Brunett Lane
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #40

CASE NO. 2025120077 BB
City of Palm Coast vs. Marissa Duran
33 Buffalo Bill Drive
(Palm Coast Code Section 35-75(d)(1) Nuisance - Pool Screen in Disrepair)

AI #41*

CASE NO. 2025031006 BB
City of Palm Coast vs. Sarah Monica Fancher
47 Powder Horn Drive
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #42

CASE NO. 2025031441 BB
City of Palm Coast vs. Sarah Monica Fancher
47 Powder Horn Drive
(Palm Coast Code Section 15-108(c) Sidewalk & Driveway Maintenance)

AI #50

CASE NO. 2025101284 RL
City of Palm Coast vs. Gervick Homestead Corp
14 Luther Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #51

CASE NO. 2025101285 **RECURRING** (2) RL
City of Palm Coast vs. Gregory D James & Christina D McFadden
63 Luther Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #52

CASE NO. 2025120571 **RECURRING** (3) BR
City of Palm Coast vs. Joshua Alberto Rodriguez
20 Penn Manor Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #53

CASE NO. 2025100545 **REPEAT** (3) BR
City of Palm Coast vs. Brightland Homes of Florida LLC
85 Piedmont Drive
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #54

CASE NO. 2025091051 **WITHDRAWN** BR
City of Palm Coast vs. Slava Shmelev, Trustee & Olga Shmeleva & Slava Shmelev, Trustees
27 Pine Hill Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #55

CASE NO. 2025120982 **RECURRING** (3) BR
City of Palm Coast vs. Kiona L & Jimmie L Gordon
12 Pinto Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #56

CASE NO. 2025120570 **REPEAT** (1) BR
City of Palm Coast vs. Jason P Doyon
8 Plumtree Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #57

CASE NO. 2025120786 RECURRING (4) BR
City of Palm Coast vs. Kerry Lynch
9 Plumtree Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #58

CASE NO. 2025120535 REPEAT (1) BR
City of Palm Coast vs. Vanessa Fernandez
17 Poinciana Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #59

CASE NO. 2025091155 MASSEY BR
City of Palm Coast vs. Wanda A & Melvin E Tisdale
5 Portia Lane
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #60

CASE NO. 2025120788 WITHDRAWN BR
City of Palm Coast vs. Otr Bmo 1 LLC
23 Princess Luise Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #61

CASE NO. 2025010167 BR
City of Palm Coast vs. Guilliam M Guevara Herrera
72 Princess Ruth Lane
(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence Maintenance)

AI #62

CASE NO. 2026010313 REPEAT (3) BR
City of Palm Coast vs. Brightland Homes of Florida LLC
164 Pritchard Drive
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #63

CASE NO. 2026010069 REPEAT (1) AN
City of Palm Coast vs. Property Owner
23 Seamanship Trail
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #64

CASE NO. 2026010144 REPEAT (1) AN
City of Palm Coast vs. Bryan R Wood
34 Seathorn Path
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #65

CASE NO. 2026010681 RECURRING (2) AN
City of Palm Coast vs. Randall & Elizabeth Doyle Life Estate
18 Slowdrift Turn
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #66

CASE NO. 2026010864 RECURRING (3) AN
City of Palm Coast vs. Robert T Beltrami III
99 Smith Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #67

CASE NO. 2025121014 RECURRING (3) AN
City of Palm Coast vs. William Francis Patten Sr & Jennifer Sheen-Patten, Trustees
21 Ulturn Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #68

CASE NO. 2026010061 REPEAT (2) AN
City of Palm Coast vs. Allyson Nicole & Brennan Harpster
49 Undershire Path
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #69

CASE NO. 2026010765 REPEAT (2) AN
City of Palm Coast vs. Kevin Best & Patricia Campbell
10 Unity Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #70

CASE NO. 2026011048 RECURRING (3) AN
City of Palm Coast vs. Nathaniel J Blumenfeld & Sue M Harris
10 Universal Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #71

CASE NO. 2026010192 RECURRING (2) AN

City of Palm Coast vs. Helida Y Tobon Rivera & Sebastian Tobon Rivera

69 Utica Path

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

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

H.

NEW BUSINESS:

I.

ANNOUNCEMENT OF NEXT MEETING:

J. Next Code Board Meeting – May 6, 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.