



City of Palm Coast Minutes

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

CODE ENFORCEMENT BOARD

Wednesday, April 1, 2026

10:00 AM

City Hall – Jon Netts Community Wing

BOARD MEMBERS PRESENT: Dean Roberts, Andrew Dodzik, Paulette Hatfield, Gennaro Arcamone, Geraldine Wright, Merrit Zucca, Robert Calabrese

BOARD MEMBERS ABSENT: None

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 Jeremiah Blocker

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 10:05 am by Mr. Roberts followed by the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Roll was called. A quorum was met with seven (7) members present.

C. APPROVAL OF MEETING MINUTES

The March 4, 2026 Minutes were unanimously approved.

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None to report

E. SWEARING-IN OF STAFF AND RESPONDENTS

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

F. WITHDRAWN CASES

AI #6 CASE #2025110990 – 42 Lloyd Trail

AI #7 CASE #2025111092 – 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

AI #41 CASE #2025031006 – 47 Powder Horn Drive

AI #42 CASE #2025031441 – 47 Powder Horn Drive

H. AGENDA ITEMS

1.

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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Business Tax Technician Belgrove and Business Tax Inspector Giuliano provided testimony on behalf of the city. Rocky Gianetta, Respondent, presented his side.

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 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 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

2.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Kaleb Lynch, relative of 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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

3.

**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)**

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. Robert Beltrami, 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. Ms. Wright seconded the motion

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

4.

**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)**

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch 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. Elyssa Hughes-McMorrow and Justin McMorrow, Respondents, presented their side.

Mr. Arcamone 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 31, 2026; that a fine in the amount of \$100.00 per day be imposed for the period of non-compliance between January 6, 2026 and January 30, 2026; totaling \$1,400.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Hatfield seconded the motion.

Roll was called:

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

**Mr. Dodzik – No
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Mr. Arcamone – Yes

Motion carried 6 to 1.

5.

AI #67

CASE NO. 2025121014 RECURRING (3) AN

**City of Palm Coast vs. William Francis Patten Sr & Jennifer Sheen-Patten, Trustees
21 Ulaturn 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. Occupant, Kenneth Patten, 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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

6.

AI #44*

CASE NO. 2025101311 RL

**City of Palm Coast vs. Judith A Davies Life Estate
17 Clearview Court North**

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

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Judith Davies and Keith McCabe, Respondent, presented their 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 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. 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 \$69.00. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

7.

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)

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. Gregory James, 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. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

8.

AI #19

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

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Reilly testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Peter Civil, 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 twenty (20) 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. 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 \$69.00. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts – Yes

Mr. Calabrese – Not Present

Mr. Arcamone – Yes

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Zucca - Yes

Motion unanimously carried.

9.

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)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Moricone testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Danuta Staporowska, Property Manager, presented her 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 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. 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 \$69.00. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts – Yes

Mr. Calabrese – Yes

Mr. Arcamone – Yes

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Zucca - Yes

Motion unanimously carried.

10.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo 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. Vanessa Fernandez and Jaime Acosta, Respondents, presented their side.

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 March 31, 2026; that a fine of \$75.00 per day be imposed for the period of non-compliance between December 11, 2025 and March 28, 2026; totaling \$2,850.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

11.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo 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. Melvin Tisdale, Respondent, presented his side.

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 \$50.00 per day fine is imposed for the period of non-compliance from November 18, 2025 to March 31, 2026; totaling \$6,700.00; that a fine of \$50.00 per day will be suspended for 30 days; then will resume and 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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

12.

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)

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 and Administrative Costs. Kaitlin & Daniel Smick, Respondents, presented their 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 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. Mr. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

13.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo 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. Arcamone 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 December 20, 2025; that a fine of \$75.00 per day be imposed for the period of non-compliance between December 12, 2025 and December 17, 2025; totaling \$150.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese - Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

14.

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)**

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Reilly testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Candace Washington and Albert Davis, Respondents, presented their 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 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. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

15.

AI #49

CASE NO. 2025110865 RECURRING (5) RL

City of Palm Coast vs. Kimberly A Tilley

17 Fernwood 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. Kimberly Tilley, Respondent, presented her 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. Ms. Wright seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Not Present
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

16.

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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Respondent, Feras Moudad presented his side.

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 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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date. 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 \$69.00. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts – Yes

Mr. Calabrese - Yes

Mr. Arcamone – Yes

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Zucca - Yes

Motion unanimously carried.

17.

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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Respondent, Feras Moudad presented his side.

Ms. Wright 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 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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date. 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 \$69.00. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Roberts – Yes

Mr. Calabrese - Yes

Mr. Arcamone – Yes

Mr. Dodzik – Yes

Ms. Hatfield – Yes

Mr. Zucca - Yes

Motion unanimously carried.

18.

AI #61

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)

Sr. Lead Code Enforcement 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, 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 fifteen (15) 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. 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 \$69.00. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes

Ms. Hatfield – Yes

Mr. Calabrese - Yes

Mr. Zucca - Yes

Mr. Arcamone – Yes

Motion unanimously carried.

19.

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)

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Murray testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Michael Fehrenkamp, Respondent, presented his side.

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 \$50.00 will be imposed for each and every day the violation continues past the aforesated date. 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 \$69.00. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes
Mr. Calabrese - Yes
Mr. Arcamone – Yes

Ms. Hatfield – Yes
Mr. Zucca - Yes

Motion unanimously carried.

20.

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)

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Murray testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Michael Fehrenkamp, Respondent, presented his side.

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 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. 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 \$69.00. Mr. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese - Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca - Yes

Motion unanimously carried.

21.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Kiona Gordon, Respondent, 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:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

22.

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)**

Code Enforcement John Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale 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. 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 brought the property into compliance on January 22, 2026; that a fine of \$75.00 per day be imposed for the period of non-compliance between January 16, 2026 and January 21, 2026; totaling \$450.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

23.

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)**

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale 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 March 31, 2026; that a \$200.00 per day be imposed for the period of non-compliance between January 9, 2026 and March 31, 2026; totaling \$16,400.00; that a fine of \$200.00 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 \$70.50. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

24.

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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Caccavale 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 March 31, 2026; that a \$200.00 per day be imposed for the period of non-compliance between January 9, 2026 and March 31, 2026; totaling \$16,400.00; that a fine of \$200.00 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 \$70.50. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

25.

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)

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 January 21, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance between November 26, 2025 and January 13, 2026; totaling \$3,675.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Ms. Hatfield seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

26.

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)**

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 December 29, 2025; that a \$75.00 per day fine is imposed for the period of non-compliance on December 22, 2025; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Dodzik seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

27.

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)**

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

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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

28.

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)

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 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. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

29.

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)**

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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 fine 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 Respondent has not brought the property into compliance as of March 28, 2026; that a \$200.00 per day fine is imposed for the period of non-compliance between December 5, 2025 and March 27, 2026; totaling \$1,600.00; and that a fine of \$200.00 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 \$72.00. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

30.

**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)**

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.

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 between January 20, 2026 and March 31, 2026; totaling \$1,775.00; 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:

**Ms. Wright – Yes
Mr. Roberts – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes**

Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Zucca – Yes

Motion unanimously carried.

31.

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)

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 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 March 11, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance between January 11, 2026 and March 10, 2026; totaling \$1,575.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

32.

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)

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 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 January 22, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance between January 13, 2026 and January 21, 2026; totaling \$375.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

33.

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)**

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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. 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 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 between December 26, 2025 and March 31, 2026; totaling \$2,400.00; 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. 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 \$69.50. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

34.

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)**

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 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. Mr. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

35.

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)**

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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. 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 \$50.00 per day fine is imposed for the period of non-compliance between January 20, 2026 and March 31, 2026; totaling \$3,550.00; 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. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

36.

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)**

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 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. Dodzik seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

37.

AI #43

CASE NO. 2025110489 RECURRING (3) RL

City of Palm Coast vs. Kristi Lind

12 Beechwood 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. Mr. Arcamone seconded the motion

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

38.

AI #45

CASE NO. 2025120629 RL

City of Palm Coast vs. Marsel Gilmanshin

69 Coral Reef Court North

(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

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. 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 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

39.

AI #46

CASE NO. 2025110289 RECURRING (1) RL
City of Palm Coast vs. Joseph Austin & Hannah Lynn Osborne
3 Fairview 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. 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. Zucca seconded the motion

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

40.

AI #47

CASE NO. 2025110290 RL
City of Palm Coast vs. Joseph Austin & Hannah Lynn Osborne
3 Fairview Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

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. Zucca 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 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. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

41.

AI #48

CASE NO. 2025110285 RECURRING (2) RL

City of Palm Coast vs. Floyd & Cristina M Gaines

32 Faith 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 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 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 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. Arcamone seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Not present
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

42.

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)

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. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

43.

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)

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

Mr. Arcamone moved to fine 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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

44.

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)**

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo 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 March 31, 2026; that a \$200.00 per day fine is imposed for the period of non-compliance between January 9, 2026 and March 31, 2026 totaling \$16,400.00; that a fine of \$200.00 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 \$70.50. Mr. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

45.

**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)**

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo 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. Arcamone 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 March 31, 2026; that a \$200.00 per day fine is imposed for the period of non-compliance between January 10, 2026 and March 31, 2026 totaling \$16,200.00; that a fine of \$200.00 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 \$70.50. Ms. Hatfield seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes**

Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Zucca – Yes

Motion unanimously carried.

46.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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. 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 brought the property into compliance on January 6, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance on January 5, 2026; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

47.

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)

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 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 brought the property into compliance on January 8, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance on January 7, 2026; totaling \$75.00. Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

**Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

47.

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)**

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. 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.

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

48.

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)**

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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. Arcamone 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 March 9, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance on January 5, 2026 and March 6, 2026; totaling \$200.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

49.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez 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 22, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance on January 21, 2026; totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes

Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes

Motion unanimously carried.

50.

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)

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. 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:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

51.

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)

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. 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.

Roll was called:

**Ms. Wright – Yes
Mr. Roberts – Yes
Mr. Calabrese – Yes
Mr. Arcamone – Yes**

**Mr. Dodzik – Yes
Ms. Hatfield – Yes
Mr. Zucca – Yes**

Motion unanimously carried.

I. UNFINISHED BUSINESS

None to report.

J. NEW BUSINESS

None to report.

K. ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Code Enforcement Board will be held on Wednesday, May 6, 2026 at 10:00 a.m.

L. ADJOURNMENT

The meeting was adjourned at 1:44 p.m.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact ADA Coordinator Virginia Smith at (386) 986-2570 at least 48 hours prior to the meeting or visit Palm Coast City Offices, 160 Lake Avenue, Palm Coast, FL 32164. If any person decides to appeal a decision made by the Code Enforcement Board with respect to any matter considered at such meeting or hearing, he/she may need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made. The City of Palm Coast is not responsible for any mechanical failure of recording equipment.

All electronic devices, to include cell phones are to remain OFF while the Code Enforcement Board hearing is in session.

**Cases Marked with an asterisk were complaint initiated.*