City of Palm Coast
Agenda

Code Enforcement Board

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

Wednesday, May 6, 2026 **10:00 AM** **City Hall – Jon Netts Community Wing**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF A QUORUM

C. APPROVAL OF MEETING MINUTES

1. **Approval of the April 1, 2026 Meeting Minutes**

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

E. SWEARING-IN OF STAFF AND RESPONDENTS

F. WITHDRAWN CASES

AI #17 CASE #2025110836 – *97 Zephyr Lily Trail*
AI #29 CASE #2026010906 – *20 Barkley Lane*
AI #32 CASE #2025101115 – *156 Birchwood Drive*
AI #40 CASE #2026010777 – *26 Rockingham Lane*
AI #53 CASE #2026020642 – *36 Collingwood Lane*
AI #61 CASE #2026010295 – *5 Etna Way*

G. CONTINUED CASES

AI #19 CASE #2025100901 – *1 Fountain Gate Lane*
AI #20 CASE #2025101010 – *1 Fountain Gate Lane*
AI #23 CASE #2025010477 – *35 Frenora Lane*
AI #24 CASE #2025051001 – *35 Frenora Lane*
AI #25 CASE #2025101522 – *54 Kathleen Trail*
AI #26 CASE #2025101615 – *54 Kathleen Trail*
AI #39 CASE #2026010641 – *26 Rockingham Lane*
AI #42 CASE #2026010712 – *3 Ruth Drive*

H. AGENDA ITEMS

AI #1
CASE NO. 2025031326 **CR**
City of Palm Coast vs. Minnie G Long
14 Wedgewood Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

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

AI #3
CASE NO. 2026020876 **RECURRING** **(2) CR**
City of Palm Coast vs. Terry J Baker & Jessica N Bear
2 Westlamar Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #4
CASE NO. 2026010164 **CR**
City of Palm Coast vs. Linda Ascione
41 Westridge Lane
(Land Development Code 4.01.02.A.3.g Prohibited Fencing)

AI #5
CASE NO. 2025090120 **BR**
City of Palm Coast vs. Hector Alonzo
229 Parkview Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #6
CASE NO. 2025090312 **MASSEY** **BR**
City of Palm Coast vs. James C Borgmann
5 Pine Hall Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #7
CASE NO. 2025110904 **BR**
City of Palm Coast vs. Anthony Osagie Aganmwonyi Jr
28 Pleasant Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #8
CASE NO. 2025051120 **MASSEY** **BR**
City of Palm Coast vs. Brightland Homes of Florida LLC
16 Poinsettia Lane
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #9
CASE NO. 2026010306 **REPEAT** **(1)** **BR**
City of Palm Coast vs. Karl J Hinkle
44 Pony Express Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #10
CASE NO. 2025070784 **MASSEY** **BR**
City of Palm Coast vs. Gerardo A Aguilar
58 Post View Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Tarp On Roof)

AI #11
CASE NO. 2026010987 **RECURRING** **(3)** **CM**
City of Palm Coast vs. Douglas Tanner Glasco
11 Karas Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #12
CASE NO. 2026010223 **RECURRING** **(3)** **CM**
City of Palm Coast vs. Raul & Teresa Pino
33 Karas Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #13
CASE NO. 2025120919 **RECURRING** **(3)** **CM**
City of Palm Coast vs. Shari & Norbert Dudzin
2 Karat Path
(Palm Coast Code Section44-34(f) Improper Parking)

AI #14
CASE NO. 2025120408 **CM**
City of Palm Coast vs. Masie Young
15 Llach Court
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #15
CASE NO. 2026011034 **RECURRING** **(3)** **CM**
City of Palm Coast vs. Masie Young
15 Llach Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #16
CASE NO. 2026010747 **REPEAT** **(2)** **CM**
City of Palm Coast vs. Tyler Alexander Bonham & Logan Bonham
10 Llestone Path
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #17
CASE NO. 2025110836 **WITHDRAWN** **CM**
City of Palm Coast vs. Robert Charles & Robin Cevasco
97 Zephyr Lily Trail
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #18*
CASE NO. 2026010705 **RECURRING** **(2) JM**
City of Palm Coast vs. Joanna Reeley Life Estate
55 Flemingwood Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #19*
CASE NO. 2025100901 **CONTINUED** **JM**
City of Palm Coast vs. Best Point East LLC Trustee
1 Fountain Gate Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #20*
CASE NO. 2025101010 **CONTINUED** **JM**
City of Palm Coast vs. Best Point East LLC Trustee
1 Fountain Gate Lane
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #21
CASE NO. 2026020465 **RECURRING** **(5) JM**
City of Palm Coast vs. Marvin J & Heidi A Shipley
20 Freeland Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #22
CASE NO. 2026010850 **JM**
City of Palm Coast vs. Wilfredo & Maritza Velazquez
22 Freeland Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Oil Stains On Roadway/Driveway)

AI #23*
CASE NO. 2025010477 **CONTINUED** **JM**
City of Palm Coast vs. Carlos A Torres
35 Frenora Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #24
CASE NO. 2025051001 **CONTINUED** **JM**
City of Palm Coast vs. Carlos A Torres
35 Frenora Lane
(Palm Coast Code Section 15-108(c) Sidewalk/Driveway Maintenance)

AI #25*
CASE NO. 2025101522 **CONTINUED** **JM**
City of Palm Coast vs. Helen J Poulos
54 Kathleen Trail
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #26*
CASE NO. 2025101615 **CONTINUED** **JM**
City of Palm Coast vs. Helen J Poulos
54 Kathleen Trail
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #27
CASE NO. 2026020231 **BB**
City of Palm Coast vs. Declan & April L Joyce
34 Ballenger Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #28
CASE NO. 2026020233 **RECURRING** **(1) BB**
City of Palm Coast vs. Declan & April L Joyce
34 Ballenger Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #29
CASE NO. 2026010906 **WITHDRAWN** **BB**
City of Palm Coast vs. Marjorie F Brown
20 Barkley Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #30
CASE NO. 2026020229 **RECURRING** **(3) BB**
City of Palm Coast vs. Marcos A Homen & Levina Homen
30 Bayside Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #31
CASE NO. 2025110796 **RECURRING** **(5) 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 #32
CASE NO. 2025101115 **WITHDRAWN** **BB**
City of Palm Coast vs. John Kevin & Jacqueline B O'Brien
156 Birchwood Drive
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

AI #33
CASE NO. 2025100361 **MASSEY** **BB**
City of Palm Coast vs. Carl N & Emily B Boroughs, Trustees
154 Brittany Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #34*
CASE NO. 2025100325 **MASSEY** **BB**
City of Palm Coast vs. Marissa Duran
33 Buffalo Bill Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #35
CASE NO. 2026020300 **REPEAT** **(1)** **BB**
City of Palm Coast vs. Kevin Robertson
51 Buttermill Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #36
CASE NO. 2026020433 **REPEAT** **(1)** **BB**
City of Palm Coast vs. Anthony J Gardiner
23 Butternut Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #37
CASE NO. 2025121052 **REPEAT** **(2)** **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 #38
CASE NO. 2025101458 **RECURRING** **(2)** **DR**
City of Palm Coast vs. Ayaan Residential Properties LLC
21 Rainbow Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #39*
CASE NO. 2026010641 **CONTINUED** **DR**
City of Palm Coast vs. John A Losat
26 Rockingham Lane
(Land Development Code 4.01.02.A.3.c Fences - Design and Materials)

AI #40*
CASE NO. 2026010777 **WITHDRAWN** **DR**
City of Palm Coast vs. John A Losat
26 Rockingham Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #41
CASE NO. 2025040376 **DR**
City of Palm Coast vs. Lewanna S Johnson
75 Rose Drive
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #42*
CASE NO. 2026010712 **CONTINUED** **DR**
City of Palm Coast vs. Thomas W & Lynda C Misiewicz
3 Ruth Drive
(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #43
CASE NO. 2026010343 **RECURRING** **(3) DR**
City of Palm Coast vs. Melissa L Woodburn
53 Ryan Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #44*
CASE NO. 2026010756 **RECURRING** **(1) DR**
City of Palm Coast vs. Stephen H Nasukiewicz
27 Rymen Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #45
CASE NO. 2025120750 **DR**
City of Palm Coast vs. Konrad K Baltyn & Marcella Merton
1 Rymm Place
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #46*
CASE NO. 2025091251 **DR**
City of Palm Coast vs. Lisa A & Christopher A Hodgkiss & Catherine Reid
86 Secretary Trail
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #47
CASE NO. 2025120490 **RL**
City of Palm Coast vs. Daniil Erlikh & Alla Erlikh
23 Beaverdam Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #48
CASE NO. 2026010172 **RECURRING** **(2) RL**
City of Palm Coast vs. Jesus Sordo Abad & Dairis Izquierdo
38 Botany Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #49*
CASE NO. 2025120617 **RL**
City of Palm Coast vs. James A Neff, Trustee
104 Cimmaron Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #50
CASE NO. 2025080894 **MASSEY** **RL**
City of Palm Coast vs. M Weber LLC
94 Club House Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #51
CASE NO. 2025080203 **RECURRING** **(1)** **RL**
City of Palm Coast vs. Marrlette Anglin
105 Cochise Court
(Palm Coast Code Section 15-110(a)(2) Exterior Structure -Trim)

AI #52
CASE NO. 2025120462 **RECURRING** **(3)** **RL**
City of Palm Coast vs. Keith R & Janette Olsen
17 Collingdale Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #53
CASE NO. 2026020642 **WITHDRAWN** **RL**
City of Palm Coast vs. Robert Mercado
36 Collingwood Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #54*
CASE NO. 2025120042 **RL**
City of Palm Coast vs. Ronald & Jessenia Lopez
16 Colorado Drive
(Palm Coast Code Section 15-108(g) Dock In Disrepair)

AI #55
CASE NO. 2025120388 **RL**
City of Palm Coast vs. Ronald & Jessenia Lopez
16 Colorado Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #56
CASE NO. 2025120391 **RL**
City of Palm Coast vs. Ronald & Jessenia Lopez
16 Colorado Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #57
CASE NO. 2026020624 **REPEAT** **(5)** **RL**
City of Palm Coast vs. John C Schmitt & Gypsy Longoria
4 Fernham Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #58*
CASE NO. 2026010624 **RL**
City of Palm Coast vs. Flagler Palm Coast Kiwanis Foundation Inc
100 Kiwanis Way
(Land Development Code 4.01.02 Fences)

AI #59*
CASE NO. 2026010152 **JP**
City of Palm Coast vs. Lawrence & Kathleen Jones
5 Etna Way
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #60
CASE NO. 2026010293 **JP**
City of Palm Coast vs. Lawrence & Kathleen Jones
5 Etna Way
(Palm Coast Code Section 42-42(a) Concrete Driveway & Culvert Pipe Required)

AI #61
CASE NO. 2026010295 **WITHDRAWN** **JP**
City of Palm Coast vs. Lawrence & Kathleen Jones
5 Etna Way
(Palm Coast Code Section 42-42(a)(c) Culvert Pipe Required)

AI #62
CASE NO. 2025031262 **MASSEY** **AN**
City of Palm Coast vs. Guerdie Derilus & Kevin Paul
40 Sea Front Trail
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #63*
CASE NO. 2026030068 **RECURRING** **(1)** **AN**
City of Palm Coast vs. Otlr Bmo 1 LLC
90 Sea Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #64
CASE NO. 2026020573 **REPEAT** **(4)** **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 #65
CASE NO. 2025101666 **MASSEY** **AN**
City of Palm Coast vs. Ecomm Village LLC
4 Slate Place
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #66
CASE NO. 2026030036 **REPEAT (1)** **AN**
City of Palm Coast vs. Frank Tirino
22 Slipper Orchid Trail East
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #67
CASE NO. 2026030174 **REPEAT (1)** **AN**
City of Palm Coast vs. Alan & Lisa Howell
79 Utica Path
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #68*
CASE NO. 2026010555 **LM**
City of Palm Coast vs. Kenneth P & Colleen M Leister
83 Rollins Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ANNOUNCEMENT OF NEXT MEETING

2. **Next Code Board Meeting –** ***June 3, 2026***

L. ADJOURNMENT

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.*