



City of Palm Coast Agenda

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

CODE ENFORCEMENT BOARD HEARING

REVISED

Wednesday, June 3, 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

Approval of the *May 6, 2026 Meeting Minutes*

- D. DISCLOSURE OF EX-PARTE COMMUNICATIONS
- E. SWEARING-IN OF STAFF AND RESPONDENTS
- F. WITHDRAWN CASES

- AI #5 CASE #2026020417 – *320 Beachway Drive*
- AI #9 CASE #2026030644 – *259 Wellington Drive*
- AI #35 CASE #2025120095 – *25 Blyth Place*
- AI #36 CASE #2025120429 – *37 Fairbank Lane*
- AI #37 CASE #2026030125 – *73 Fieldstone Lane*
- AI #43 CASE #2026010444 – *24 Comanche Court*
- AI #44 CASE #2026040143 – *24 Comanche Court*
- AI #45 CASE #2025060580 – *6 Courtney Court*
- AI #53 CASE #2026030490 – *24 Serbian Bellflower Trail*
- AI #56 CASE #2026030522 – *28 Seville Orange Path*
- AI #60 CASE #2026030837 – *6 Ulturn Trail*

- G. CONTINUED CASES

- AI #17 CASE #2026010226 – *4 Ziegler Place*
- AI #42 CASE #2025120390 – *8 Colechester Lane*

- H. AGENDA ITEMS

AI #1
CASE NO. 2026040227 RECURRING (1) JP
City of vs. Leslie Nora Johnsen
72 Edward Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #2
CASE NO. 2026010592 RECURRING (1) JC
City of vs. Otlr Bmo 3 LLC
84 La Mancha Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI #3

CASE NO. 2026010739 RECURRING (3) JC
City of vs. Elso M Puentes & Raymel Puentes
15 Lake Charles Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #4

CASE NO. 2026010709 RECURRING (2) JC
City of vs. John M Morelli
32 Lindberg Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #5

CASE NO. 2026020417 WITHDRAWN BB
City of vs. Brittany A Wright
320 Beachway Drive
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold)

AI #6

CASE NO. 2026020589 RECURRING (5) BB
City of vs. Beaverdam Belvedere LLC
105 Belvedere Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #7

CASE NO. 2025120218 RECURRING (3) BB
City of vs. Travis W Mattson & Xiomara Gavia Lopez
14 Bickwick Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #8

CASE NO. 2026020328 BB
City of vs. Frank & Linda Drogo
54 Burbank Drive
(Land Development Code 13.03.03.D.2 Hurricane Shutters)

AI #9

CASE NO. 2026030644 WITHDRAWN (3) CR
City of vs. Matthew & Jennifer Taylor
259 Wellington Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #10*

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

AI #11
CASE NO. 2026030637 RECURRING (1) CR
City of vs. Jolene Rosamonda
35 White Star Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #12
CASE NO. 2026010787 RECURRING (1) CR
City of vs. Justin A Shuler
5 Wynnfield Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #13
CASE NO. 2026010788 CR
City of vs. Justin A Shuler
5 Wynnfield Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Soffit/Fascia In Disrepair)

AI #14*
CASE NO. 2025080035 MASSEY CM
City of vs. Valerian Zbihle & Ninel Kiriyevea
22 Kaffir Lily Place
(Palm Coast Code Section 15-109(a) Swimming Pools)

AI #15*
CASE NO. 2025071430 MASSEY CM
City of vs. Valerian Zbihle & Ninel Kiriyevea
22 Kaffir Lily Place
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #16
CASE NO. 2026030197 REPEAT (1) CM
City of vs. Brittany W & Jeremiah J Marschka
52 Zebulahs Trail
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #17
CASE NO. 2026010226 CONTINUED CM
City of vs. Michael Blaine Seifert & Kristyn Taylor Steffens
4 Ziegler Place
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #18
CASE NO. 2026010510 RECURRING (3) CM
City of vs. Ehab Abdelsalam Hashem & Omneya R Ibrahim
10 Ziegler Place
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #19
CASE NO. 2026020135 RECURRING (3) CM
City of vs. Brian & Erica Troxal
16 Zodiacal Place
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #20
CASE NO. 2026010757 REPEAT (1) BR
City of vs. Kurt & Rhonda McGilton
2 Palm Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #21
CASE NO. 2026020964 RECURRING (5) BR
City of vs. Lidia E Colon
20 Point Of Woods Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #22
CASE NO. 2025120989 BR
City of vs. Patrick S Henderson
115 Point Pleasant Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #23*
CASE NO. 2025120954 BR
City of vs. Cindy Migas
9 Porpoise Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #24
CASE NO. 2026010395 BR
City of vs. Endrina & Daniel Defalco
12 Portia Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #25
CASE NO. 2026010106 BR
City of vs. William Morales
28 Prayer Lane
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI #26
CASE NO. 2026020754 REPEAT (2) BR
City of vs. Rebecca Fries-Klinkenberg & Linda Yushko
7 Prince Kaarel Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #27
CASE NO. 2026030426 BR
City of vs. Daniel Bell
22 Princess Dolores Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #28
CASE NO. 2025090320 MASSEY JM
City of vs. Ray A Linville
6 Blackfoot Court
(Palm Coast Code Section 15-108(g) Accessory Structure - Fence Maintenance)

AI #29
CASE NO. 2026020472 JM
City of vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 15-108(g) Accessory Structure - Fence Maintenance)

AI #30
CASE NO. 2026020473 RECURRING (1) JM
City of vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #31
CASE NO. 2026020474 RECURRING (1) JM
City of vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #32
CASE NO. 2026020477 JM
City of vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #33
CASE NO. 2026020480 JM
City of vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Tarp)

AI #34
CASE NO. 2025120274 JM
City of vs. Hp Palm Coast Holdings LLC
22 Blyth Court
(Palm Coast Code Section 15-108(c) Driveway in Disrepair)

AI #35
CASE NO. 2025120095 WITHDRAWN JM
City of vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #36 *
CASE NO. 2025120429 WITHDRAWN JM
City of vs. Guilhermino S & Ana C Medeiros
37 Fairbank Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #37
CASE NO. 2026030125 WITHDRAWN JM
City of vs. Maria J Virella & Demaine D Bell & Jesus A Virella Cruz & Janet Felicie
73 Fieldstone Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #38*
CASE NO. 2026030610 RL
City of vs. Robert S Taylor
7 Cameo Court
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #39
CASE NO. 2026030790 RL
City of vs. Robert S Taylor
7 Cameo Court
(Palm Coast Code Section 41-11(a) Trash Containers)

AI #40*
CASE NO. 2024031063 RL
City of vs. Pamela S Jones
7 Cardinal Court
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

AI #41
CASE NO. 2025120627 RL
City of vs. Annette Pritchett
9 Cimmaron Drive
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #42
CASE NO. 2025120390 CONTINUED RL
City of vs. Nathaniel Taylor & Kasey Medford Hawkins
8 Colechester Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #43
CASE NO. 2026010444 WITHDRAWN RL
City of vs. Palm Coast Holding Group LLC & Et AL
24 Comanche Court
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #44*
CASE NO. 2026040143 WITHDRAWN RL
City of vs. Palm Coast Holding Group LLC & Et AL
24 Comanche Court
(Palm Coast Code Section 41-17(a)(5) Trash Containers)

AI #45
CASE NO. 2025060580 WITHDRAWN RL
City of vs. Molly & Jason Smith
6 Courtney Court
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #46*
CASE NO. 2026030060 RL
City of vs. Curtis C Moden
60 Courtney Place
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #47*
CASE NO. 2026010561 RECURRING (3) RL
City of vs. Sheila Foley
26 Fenhill Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #48*
CASE NO. 2026030078 RECURRING (2) RL
City of vs. Pedro & Fany O Rodriguez
4 Secretary Trail
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #49
CASE NO. 2026030071 AN
City of vs. Rubesh Paulraj
9 Second Path
(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #50*
CASE NO. 2026030523 AN
City of vs. Pedro Javier Ruvalcaba Morales
5 Secretary Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #51
CASE NO. 2026040049 REPEAT (2) AN
City of vs. Lisa A Hodgkiss, Christopher A Hodgkiss, & Catherine Reid
86 Secretary Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #52
CASE NO. 2026030558 REPEAT (1) AN
City of vs. Angela Rogers & Todd Norris
1 Sedgfield Path South
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #53
CASE NO. 2026030490 WITHDRAWN AN
City of vs. Holiday Builders Inc
24 Serbian Bellflower Trail
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #54
CASE NO. 2026030646 REPEAT (3) AN
City of vs. Edison Puentes Jr & Maria C Puentes
72 Seven Wonders Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #55
CASE NO. 2026010388 AN
City of vs. Jasmine N & Damian D Gray
20 Seville Orange Path
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #56*
CASE NO. 2026030522 WITHDRAWN AN
City of vs. Nicolas Ortiz-Perez & Bertha A Herrera
28 Seville Orange Path
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #57
CASE NO. 2026040444 RECURRING (3) AN
City of vs. Lidiia D & Evgeny Senchenko
5 Slate Blue Place
(Palm Coast Code Section 44-34(i) Parking In Median)

AI #58
CASE NO. 2026040549 REPEAT (3) AN
City of vs. Joanna Ellen McKasy
102 Slumber Meadow Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #59
CASE NO. 2026031135 REPEAT (8) AN
City of vs. Erika L Clark & Coleman L Robinson
68 Smith Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #60*
CASE NO. 2026030837 WITHDRAWN AN
City of vs. John G Bondanza
6 Ulaturn Trail
(Palm Coast Code Section 44-34(h) Parking & Storage)

- I. UNFINISHED BUSINESS**
- J. NEW BUSINESS**
- K. ANNOUNCEMENT OF NEXT MEETING**

Next Code Board Meeting – July 1, 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.*