



City of Palm Coast Agenda

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

CODE ENFORCEMENT BOARD HEARING

REVISED

Wednesday, July 1, 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 *June 3, 2026 Meeting Minutes*

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

E. SWEARING-IN OF STAFF AND RESPONDENTS

F. WITHDRAWN CASES

AI #1 CASE #2026041216 – 55 Lindsay Drive
AI #5 CASE #2025091258 – 19 Fairview Lane
AI #6 CASE #2025091260 – 19 Fairview Lane
AI #12 CASE #2026041281 – 19 Emmons Lane
AI #16 CASE #2025110735 – 11 Walnut Place
AI #22 CASE #2026040023 – 65 Woodside Drive
AI #23 CASE #2026020934 – 29 Barrister Lane
AI #34 CASE #2026020142 – 3 Rainbow Lane
AI #37 CASE #2026020796 – 20 Red Top Lane
AI #39 CASE #2025100791 – 57 Riverina Drive
AI #44 CASE #2026040849 – 7 Cameo Court
AI #61 CASE #2024110075 – 53 Seattle Trail
AI #66 CASE #2026040438 – 2 Seriema Place

G. CONTINUED CASES

AI #7 CASE #2026020102 – 7 Flemington Lane
AI #8 CASE #2026020169 – 8 Flemington Lane
AI #51 CASE #2025121007 – 49 Coral Reef Court North
AI #68 CASE #2024031063 – 7 Cardinal Court

H. AGENDA ITEMS

AI #1
CASE NO. 2026041216 WITHDRAWN JB
City of Palm Coast vs. 55 Lindsay Drive Land Trust
55 Lindsay Drive
(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrowth Causing Sight Obstruction)

AI #2
CASE NO. 2026020219 JC
City of Palm Coast vs. Ronnie & Lenora A Dean
2 Larchmont Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #3
CASE NO. 2026030594 RECURRING (4) JC
City of Palm Coast vs. Tara Leigh Brown & Bryan M Crawley
25 Lytton Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #4*
CASE NO. 2026030033 RECURRING (1) JM
City of Palm Coast vs. Michael Andrews
59 Blare Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #5
CASE NO. 2025091258 WITHDRAWN JM
City of Palm Coast vs. Nicholas Walker
19 Fairview Lane
(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence in Disrepair)

AI #6
CASE NO. 2025091260 WITHDRAWN JM
City of Palm Coast vs. Nicholas Walker
19 Fairview Lane
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #7*
CASE NO. 2026020102 CONTINUED JM
City of Palm Coast vs. Lino M & Lucinda C Ribeiro
20 Flemington Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI #8
CASE NO. 2026020169 CONTINUED JM
City of Palm Coast vs. Lino M & Lucinda C Ribeiro
20 Flemington Lane
(Palm Coast Code Section 15-108(c) Driveway Maintenance)

AI #9
CASE NO. 2026040709 RECURRING (6) JM
City of Palm Coast vs. Emily Allen
71 Leaver Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #10
CASE NO. 2026041278 RECURRING (1) JP
City of Palm Coast vs. Diamond38 LLC
38 East Diamond Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #11

CASE NO. 2026040844 RECURRING (2) JP

City of Palm Coast vs. Douglas E & Ruth Schmidt

32 Edge Lane

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

AI #12

CASE NO. 2026041281 WITHDRAWN JP

City of Palm Coast vs. Ghennadiy & Mariana Zlipca & Pavel Zlipca

19 Emmons Lane

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

AI #13

CASE NO. 2026041280 RECURRING (2) JP

City of Palm Coast vs. Grazyna & Roman Rusiecki

3 Empress Lane

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

AI #14*

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 #15

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 #16

CASE NO. 2025110735 WITHDRAWN CR

City of Palm Coast vs. Sta One LLC

11 Walnut Place

(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #17

CASE NO. 2026040801 REPEAT (1) CR

City of Palm Coast vs. Michael Orlando Woods Jr

29 Webb Lane

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

AI #18

CASE NO. 2026041492 RECURRING (4) CR

City of Palm Coast vs. John Rydell & Dianne Rydell

50 Wellford Lane

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

AI #19

CASE NO. 2025120583 MASSEY CR

City of Palm Coast vs. The 20 Wellshire Lane Land Trust

20 Wellshire Lane

(Palm Coast Code Section 15-110(a)(1) Exterior Structure - Rear in Disrepair)

AI #20

CASE NO. 2026050391 REPEAT (1) CR

City of Palm Coast vs. Mark C & Agnese R Spicer

99 Wellwood Lane

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

AI #21

CASE NO. 2026040798 REPEAT (3) CR

City of Palm Coast vs. Edith Marie Victory

92 Wheatfield Drive

(Palm Coast Code Section 44-34(f) Improper Parking)

AI #22

CASE NO. 2026040023 WITHDRAWN CR

City of Palm Coast vs. Maria Adilia Bettencourt & Jason Correia

65 Woodside Drive

(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence in Disrepair)

AI #23

CASE NO. 2026020934 WITHDRAWN BB

City of Palm Coast vs. George E & Florence A Ausmann Trustees

29 Barrister Lane

(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #24*

CASE NO. 2026030153 BB

City of Palm Coast vs. Fernando R Camilo

127 Bayside Drive

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold on House & Garage)

AI #25

CASE NO. 2026020662 BB

City of Palm Coast vs. Erwin M Sweetwine

27 Berkshire Lane

(Palm Coast Code Section 35-76(d)(1) Nuisance - Pool Enclosure Safety)

AI #26

CASE NO. 2026040454 RECURRING (3) BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

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

AI #27

CASE NO. 2026040455 BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #28

CASE NO. 2026050429 RECURRING (3) BB

City of Palm Coast vs. Kaylin Britt

181 Bridgehaven Drive

(Palm Coast Code Section 44-34(f) Improper Parking)

AI #29*

CASE NO. 2025100979 MASSEY BB

City of Palm Coast vs. Frank & Linda Drogo

54 Burbank Drive

(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Pool Screen in Disrepair)

AI #30

CASE NO. 2026041337 RECURRING (1) BB

City of Palm Coast vs. Emily & Rafael Cardenas

49 Burning Bush Drive

(Palm Coast Code Section 44-34(i) Parking in Median)

AI #31*

CASE NO. 2026040273 REPEAT (5) DR

City of Palm Coast vs. Emily & Rafael Cardenas

49 Burning Bush Drive

(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #32

CASE NO. 2026040661 RECURRING (6) DR

City of Palm Coast vs. Emily & Rafael Cardenas

49 Burning Bush Drive

(Palm Coast Code Section 44-34(f) Improper Parking)

AI #33

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 #34

CASE NO. 2026020142 WITHDRAWN DR

City of Palm Coast vs. Jessica Lyn Pedreira & Anthony Rosas Rodriguez

3 Rainbow Lane

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #35

CASE NO. 2026040345 RECURRING (3) DR

City of Palm Coast vs. Dale J & Kay L Matejka Life Estate

53 Raintree Place

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

AI #36*

CASE NO. 2026020717 DR

City of Palm Coast vs. Wesley A & Elizabeth M Johnson

20 Red Top Lane

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Driveway Extension)

AI #37*

CASE NO. 2026020796 WITHDRAWN DR

City of Palm Coast vs. Wesley A & Elizabeth M Johnson

20 Red Top Lane

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Fence Acknowledgement)

AI #38

CASE NO. 2026030745 RECURRING (4) DR

City of Palm Coast vs. Igor & Oksana Moiseev

18 Regent Lane

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

AI #39

CASE NO. 2025100791 WITHDRAWN DR

City of Palm Coast vs. Marco A Monzon, Karim G Coit, & Carlos E Monzon

57 Riverina Drive

(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #40

CASE NO. 2025091321 MASSEY DR

City of Palm Coast vs. Jondson Rabelo

27 Riviere Lane

(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #41

CASE NO. 2026040822 REPEAT (3) RL

City of Palm Coast vs. Emily & Rafael Cardenas

49 Burning Bush Drive

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

AI #42

CASE NO. 2026010761 RECURRING (2) RL

City of Palm Coast vs. Walter M & Misty Miraballes

17 Burning Sands Lane

(Palm Coast Code Section 44-34(i) Parking in Median)

AI #43

CASE NO. 2026011039 RECURRING (1) RL

City of Palm Coast vs. Walter M & Misty Miraballes

17 Burning Sands Lane

(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #44

CASE NO. 2026040849 WITHDRAWN RL

City of Palm Coast vs. Robert S Taylor

7 Cameo Court

(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #45*

CASE NO. 2026010316 RL

City of Palm Coast vs. John F Gomes

9 Carol Court

(Palm Coast Code Section 15-109(a) Swimming Pools)

AI #46
CASE NO. 2026010349 RL
City of Palm Coast vs. John F Gomes
9 Carol Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #47
CASE NO. 2026010146 RECURRING (1) RL
City of Palm Coast vs. Paul M Steinmetz Trust
14 Clarendon Court South
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #48*
CASE NO. 2025080173 MASSEY RL
City of Palm Coast vs. Tssmts Investments LLC
12 Cleveland Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #49*
CASE NO. 2024040945 MASSEY RL
City of Palm Coast vs. Sarah J Kranz
15 Collins Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #50
CASE NO. 2026020885 REPEAT (2) RL
City of Palm Coast vs. Juan Pablo Torres
3 Columbia Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #51*
CASE NO. 2025121007 CONTINUED RL
City of Palm Coast vs. Natalie & Guyton Mundy
49 Coral Reef Court North
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #52
CASE NO. 2025120629 MASSEY RL
City of Palm Coast vs. Marsel Gilmanshin
69 Coral Reef Court North
(Land Development Code 9.06.01.A.1-7f Clearing & Earthwork)

AI #53*
CASE NO. 2026010570 RECURRING (3) RL
City of Palm Coast vs. Thang Q Huynh & Steven Nieminen
18 Cormorant Court
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #54
CASE NO. 2026010186 RL
City of Palm Coast vs. Wilfredo & Maritza Velazquez
22 Freeland Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #55*

CASE NO. 2026030712 REPEAT (4) RL

City of Palm Coast vs. Emily Allen

71 Leaver Drive

(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #56*

CASE NO. 2026020748 AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Paved Deck)

AI #57*

CASE NO. 2026020749 AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Land Development Code 4.01.01.A Accessory Structures Location)

AI #58

CASE NO. 2026020753 AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Land Development Code 4.01.01.A Accessory Structures Location)

AI #59

CASE NO. 2026020756 AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Land Development Code 4.01.01.A Accessory Structures Location)

AI #60

CASE NO. 2026020758 AN

City of Palm Coast vs. Marc Sammelman

25 Seattle Trail

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Shed/Structure)

AI #61

CASE NO. 2024110075 WITHDRAWN AN

City of Palm Coast vs. Joseph G & Christal Casanova

53 Seattle Trail

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Land Clearing)

AI #62

CASE NO. 2025050458 AN

City of Palm Coast vs. Joseph G & Christal Casanova

53 Seattle Trail

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Pool)

AI #63*

CASE NO. 2026020778 AN

City of Palm Coast vs. Joseph G & Christal Casanova

53 Seattle Trail

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Shed)

AI #64*
CASE NO. 2026020779 AN
City of Palm Coast vs. Joseph G & Christal Casanova
53 Seattle Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Patio/Structure)

AI #65*
CASE NO. 2026020780 AN
City of Palm Coast vs. Joseph G & Christal Casanova
53 Seattle Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Artificial Turf)

AI #66
CASE NO. 2026040438 WITHDRAWN AN
City of Palm Coast vs. Property Owner
2 Seriema Place
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #67
CASE NO. 2026041017 REPEAT (1) AN
City of Palm Coast vs. Periang Suth & Molyda Lim
15 Service Tree Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #68*
CASE NO. 2024031063 CONTINUED RL
City of Palm Coast vs. Pamela S Jones
7 Cardinal Court
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ANNOUNCEMENT OF NEXT MEETING

1. Next Code Board Meeting – August 5, 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.*