City of Palm Coast
Minutes

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

CODE ENFORCEMENT BOARD HEARING

Wednesday, July 1, 2026 | **10:00 AM** | **City Hall – Jon Netts Community Wing**

BOARD MEMBERS PRESENT:	**Gennaro Arcamone, Andrew Dodzik, Merritt Zucca, Charles Dean Roberts, Geraldine Wright, Robert Calabrese, Paulette Hatfield**
BOARD MEMBERS ABSENT:	**None**
BOARD COUNSEL PRESENT:	**Christina Epperson**
STAFF MEMBERS PRESENT:	**Code Enforcement Manager Grossman, Code Compliance Supervisor Mendez, Code Enforcement Officers Lott, Nunez, Murray, Boswell, Paterno, Risch, Reilly, Caccavale, Code Enforcement Specialist II Filipe, City Counsel Jonathan Steinmetz**
OTHER STAFF PRESENT:	**None**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 10:02 a.m. by Mr. Roberts followed by the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF A QUORUM

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

C. APPROVAL OF MEETING MINUTES

The minutes of the June 3, 2026 Code Enforcement Board meeting were approved.

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

There were no ex-parte communications to report.

E. SWEARING-IN OF STAFF AND RESPONDENTS

Staff and Respondents were sworn in by Christina Epperson, counsel for the Board.

F. WITHDRAWN CASES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 #15 CASE # 2026010293 – 5 Etna Way
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 – 20 Flemington Lane
AI #8 CASE #2026020169 – 20 Flemington Lane
AI #51 CASE #2025121007 – 49 Coral Reef Court North
AI #68 CASE #2024031063 – 7 Cardinal Court

H. AGENDA ITEMS

1. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Paterno testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Kathleen Peterson Jones, Respondent, 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 thirty (30) 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 aforestated 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

2. **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)

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.

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 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 aforestated 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

3. **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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott 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. John Brennode, representative for 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 between January 20, 2026 and June 30, 2026 totaling $8,100.00; that a fine of $50.00 will be suspended for 30 days, then will resume afterwards and will continue to run until the property comes 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – No
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion carried 6/1.

4. 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)

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 – Recurring Violation and Administrative Costs. Dale Matejka, Respondent, presented his 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

5. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property is in compliance. Staff recommends a fine for the period of non-compliance and Administrative Costs. Edith Victory, Respondent, presented her side.

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 June 19, 2026; that a $125.00 fine is imposed for the period of non-compliance between April 15, 2026 and June 19, 2026 totaling $7,125.00. 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

6. 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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Caccavale testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Ronnie Dean, 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 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

7. 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)

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Reilly 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. Thomas Solazzo, Respondent, presented his 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 January 13, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between December 30, 2025 and January 6, 2026 totaling $200.00. Respondent shall pay Administrative Costs to the City in the amount of $70.00. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

8. 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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Erwin Sweetwine, 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 thirty (30) 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 aforestated 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

9. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. the evidence was shown to the Respondent. Officer Paterno testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Andrew Trotter, AWT Property Management, presented his 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. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

10. 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)

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 and Administrative Costs. John Gomes, Respondent, presented his 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 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

11. 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)

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. John Gomes, Respondent, 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 seven (7) 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. 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Not Present
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

12. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Marc Sammelman, 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 $50.00 will be imposed for each and every day the violation continues past the aforestated 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. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

13. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Marc Sammelman, 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 $50.00 will be imposed for each and every day the violation continues past the aforestated 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. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes ***Mr. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

14. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Marc Sammelman, Respondent, 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 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

15. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Marc Sammelman, Respondent, 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 thirty (30) 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 aforestated 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.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

16. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property remains in violation. Staff recommends a Fine - Violation Order and Administrative Costs. Marc Sammelman, 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 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

17. **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)

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 Massey case and the property remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs. Merrill Bryan and Feras Moudad, Respondents, presented their side.

Ms. Hatfield 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 April 17, 2026 and June 30, 2026 totaling $3,750.00; 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. 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

18. **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)

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. Christian Otis, occupant and Jacob Spicer, son of 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 May 28, 2026; that a fine is imposed for the period of non-compliance between May 9, 2026 and May 19, 2026 totaling $400.00. 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

19, **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)

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 – Recurring Violation and Administrative Costs. Bryan Crawley, Respondent, presented his 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. Mr. Arcamone seconded the motion.

Roll was called:

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

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

Motion unanimously carried.

20. **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)

Code Enforcement Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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. Calabrese – Yes***
Mr. Dodzik – Not Present ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

21. **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)

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

Ms. Wright 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. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

22. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes ***Mr. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

23. 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)

Code Enforcement Officer Paterno presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Paterno testified the property is in compliance. Staff recommends a No Fine Standing Order – Recuring 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

24. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch 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 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 June 30, 2026; that a $75.00 per day fine is imposed for the period of non-compliance between April 15, 2026 and June 30, 2026 totaling $5,775.00; that a fine of $75.00 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

25. 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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch testified the property is in

compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs.

Ms. Wright 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Not Present
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

26. 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)

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. 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 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 aforestated 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Not Present
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

27. 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)

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.

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 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

28. 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)

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.

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 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

29. **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)

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. 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 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 aforestated 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. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

30. **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)

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.

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 has not brought the property into compliance as of June 30, 2026; that a $25.00 per day fine is imposed for the period of non-compliance between April 9, 2026 and June 30, 2026 totaling $2,075.00; 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. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

31. 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)

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 – Recurring Violation and Administrative Costs.

Ms. Wright 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

32. 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)

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 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 June 14, 2026; that a $200.00 fine is imposed for the period of non-compliance between April 10, 2026 and May 28, 2026 totaling $600.00. 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

33. 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)

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

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

34. 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)

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

Ms. Hatfield 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

35. 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)

Code Enforcement Officer Reilly presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Reilly 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. Calabrese 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 March 23, 2026 and June 30, 2026 totaling $2,500.00; 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. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

36. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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 May 30, 2026; that a $125.00 fine is imposed for the period of non-compliance between April 16, 2026 and May 29, 2026; totaling $750.00. Respondent shall pay Administrative Costs to the City in the amount of $70.50. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

37. 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)

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.

Ms. Wright 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

38. 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)

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. 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 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 aforestated 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. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

39. 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)

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. Calabrese – Yes***

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

Motion unanimously carried.

40. **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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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. Calabrese 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 September 16, 2024 and June 30, 2026 totaling $32,650.00; 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. 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. Ms. Hatfield seconded the motion.

Roll was called:

Ms. Wright – Yes ***Mr. Calabrese – Yes***
Mr. Dodzik – Yes ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***
Mr. Arcamone – Yes

Motion unanimously carried.

41. **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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified this is a repeat case and the property is in compliance. Staff recommends a fine for the period of non-compliance.

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 June 9, 2026; that a $100.00 fine is imposed for the period of non-compliance between February 25, 2026 and June 8, 2026 totaling

$400.00. Respondent shall pay Administrative Costs to the City in the amount of $70.00. Mr. Zucca seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

42. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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. Zucca 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 April 15, 2026 and June 30, 2026 totaling $3,850.00; 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. 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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

43. 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)

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. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

44. 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)

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.

Ms. Hatfield 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

45. 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)

Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott 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 April 9, 2026; that a $200.00 fine is imposed for the period of non-compliance on April 2, 2026 totaling $200.00. Respondent shall pay Administrative Costs to the City in the amount of $71.00. Ms. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

46. 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)

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 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

47. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

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 thirty (30) 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 aforestated 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

48. 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)

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 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 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. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

49. 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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Nunez testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs.

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 thirty (30) 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 aforestated 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. Wright seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – Yes

Motion unanimously carried.

50. 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)

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.

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 April 21, 2026; that a $50.00 fine is imposed for the period of non-compliance on April 20, 2026; totaling $50.00. 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. Zucca – Yes
Mr. Arcamone – Yes
Mr. Calabrese – Yes
Mr. Roberts – Yes
Ms. Hatfield – 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, August 5, 2026 at 10:00 a.m.

L. ADJOURNMENT

The meeting was adjourned at 12:46 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.*