



City of Palm Coast Agenda

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

CODE ENFORCEMENT BOARD HEARING

Revised

Wednesday, August 5, 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 *July 1, 2026 Meeting Minutes*.

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

E. SWEARING-IN OF STAFF AND RESPONDENTS

F. WITHDRAWN CASES

AI #1 CASE #2026030207 – 37 Lynbrook Drive
AI #7 CASE #2026050793 – 67 Westrobin Lane
AI #8 CASE #2026041493 – 31 White House Drive
AI #11 CASE #2026040159 – 14 Bainbridge Lane
AI #19 CASE #2026020765 – 13 Point of Woods Drive
AI #33 CASE #2026040505 – 16 Regis Lane
AI #36 CASE #2025120750 – 1 Rymm Place
AI #37 CASE #2025120751 – 1 Rymm Place
AI #41 CASE #2026040419 – 139 Blare Castle Drive
AI #47 CASE #2026040166 – 64 Frontier Drive
AI #48 CASE #2026040298 – 64 Frontier Drive
AI #50 CASE #2026010316 – 9 Carol Court
AI #51 CASE #2026010349 – 9 Carol Court

G. CONTINUED CASES

AI #25 CASE #2026031003 – 14 Kankakee Trail

H. AGENDA ITEMS

AI #1
CASE NO. 2026030207 WITHDRAWN JB
City of Palm Coast vs. Jack & Marilyn D Mayberry Trustee
37 Lynbrook Drive
(Land Development Code 11.02.05.F.2 Specimen Tree Removal)

AI #2

CASE NO. 2026050185 RECURRING (2) JP

City of Palm Coast vs. Valentin A Ivanov & Nadezhda Petrovna Ivanova

21 Edith Pope Drive

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

AI #3

CASE NO. 2026030318 JC

City of Palm Coast vs. Karl M & Ellen M Tozzi Life Estate

27 Lake Success Drive

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

AI #4

CASE NO. 2026020703 JC

City of Palm Coast vs. Andrew C Tule

4 Laredo Place

(Palm Coast Code Section 35-76(a)(11) Nuisance - Fence In Disrepair)

AI #5

CASE NO. 2026050534 REPEAT (1) JC

City of Palm Coast vs. Dawn Paape

5 Lewiston Place

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

AI #6

CASE NO. 2026050397 CR

City of Palm Coast vs. Safiyyah Investment Group LLC

22 Weidner Place

(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #7

CASE NO. 2026050793 WITHDRAWN CR

City of Palm Coast vs. Acl Realty LLC

67 Westrobin Lane

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

AI #8

CASE NO. 2026041493 WITHDRAWN CR

City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate

31 White House Drive

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #9

CASE NO. 2026041495 CR

City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate

31 White House Drive

(Land Development Code 4.01.03.A.5 Carports Prohibited)

AI #10*

CASE NO. 2026050868 RECURRING (1) CR

City of Palm Coast vs. Sanmill Group LLC

82 Whittington Drive

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

AI #11

CASE NO. 2026040159 WITHDRAWN BB

City of Palm Coast vs. Kenneth Thomas

14 Bainbridge Lane

(Land Development Code 11.03.01.H General Landscaping Requirements - HVAC Screening)

AI #12

CASE NO. 2026041605 REPEAT (2) BB

City of Palm Coast vs. Michael Duran

259 Beechwood Lane

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

AI #13

CASE NO. 2026050154 REPEAT (2) BB

City of Palm Coast vs. Michael Duran

259 Beechwood Lane

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

AI #14

CASE NO. 2026040747 RECURRING (1) BB

City of Palm Coast vs. Dustin & Sherrie Ann Patrick

99 Breeze Hill Lane

(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #15

CASE NO. 2026040573 REPEAT (1) BB

City of Palm Coast vs. Christina Rose Fredricks

30 Brice Lane

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

AI #16

CASE NO. 2026040575 BB

City of Palm Coast vs. Christina Rose Fredricks

30 Brice Lane

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

AI #17

CASE NO. 2026020122 BR

City of Palm Coast vs. Alisa Kristy & Eric Wynn

14 Persimmon Drive

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

AI #18

CASE NO. 2026041569 RECURRING (3) BR
City of Palm Coast vs. Peter Ciccaci & Michelle Shock
32 Perthshire Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #19*

CASE NO. 2026020765 WITHDRAWN BR
City of Palm Coast vs. Jesus Miguel Cafarelli Torrano & Solange Pessoa Medina
13 Point of Woods Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #20

CASE NO. 2026030895 BR
City of Palm Coast vs. Constance B Fields
22 Prairie Lane
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #21

CASE NO. 2026031050 BR
City of Palm Coast vs. Daniel V Alvarez
20 Prattwood Lane
(Palm Coast Code Section 41-11(a) Trash Containers)

AI #22

CASE NO. 2026031059 BR
City of Palm Coast vs. Daniel V Alvarez
20 Prattwood Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #23

CASE NO. 2026031048 RECURRING (4) BR
City of Palm Coast vs. Otlr Bmo 1 LLC
23 Princess Luise Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #24

CASE NO. 2026040952 REPEAT (4) CM
City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeve
22 Kaffir Lily Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #25*

CASE NO. 2026031003 CONTINUED CM
City of Palm Coast vs. Misha Romanovski & Tiana Bovino
14 Kankakee Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #26

CASE NO. 2026010260 CM
City of Palm Coast vs. Christina Gibson & Jaqueline Kissman
50 Kashmir Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #27
CASE NO. 2026030582 REPEAT (2) CM
City of Palm Coast vs. Carol F Smith Life Estate
13 Llach Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #28
CASE NO. 2026030749 CM
City of Palm Coast vs. Matthew P & Kristina E Rooney
31 Zeolite Place
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #29
CASE NO. 2026030122 RECURRING (3) CM
City of Palm Coast vs. Randy J & Katheryn E Gerdau
12 Zerington Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #30
CASE NO. 2026010226 CM
City of Palm Coast vs. Michael Blaine Seifert & Kristyn Taylor Steffens
4 Ziegler Place
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #31
CASE NO. 2026050683 DR
City of Palm Coast vs. Oscar Toto Montes & Gladys Zambrano
10 Red Top Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #32
CASE NO. 2026051081 RECURRING (1) DR
City of Palm Coast vs. Oscar Toto Montes & Gladys Zambrano
10 Red Top Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #33
CASE NO. 2026040505 WITHDRAWN DR
City of Palm Coast vs. Jemill Lamonte Bland
16 Regis Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #34
CASE NO. 2026040915 RECURRING (3) DR
City of Palm Coast vs. Sarah J Roy
43 Riverina Drive
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #35
CASE NO. 2026041421 RECURRING (4) DR
City of Palm Coast vs. Amber L Allen
86 Rose Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #36
CASE NO. 2025120750 WITHDRAWN DR
City of Palm Coast vs. Konrad K Baltyn & Marcella Merton
1 Rymm Place
(Palm Coast Code Section 15-108(h) Inoperable/Unlicensed Vehicle)

AI #37
CASE NO. 2025120751 WITHDRAWN DR
City of Palm Coast vs. Konrad K Baltyn & Marcella Merton
1 Rymm Place
(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #38
CASE NO. 2026050067 RECURRING (3) DR
City of Palm Coast vs. Brittany W & Jeremiah J Marschka
52 Zebulahs Trail
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI #39
CASE NO. 2026040491 JM
City of Palm Coast vs. Jorn Michelet & Sandra Delaruelle
35 Blairsville Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #40
CASE NO. 2026040490 JM
City of Palm Coast vs. Kim A Farrington
138 Blare Castle Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI #41
CASE NO. 2026040419 WITHDRAWN JM
City of Palm Coast vs. Lois A Maxwell
139 Blare Castle Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #42
CASE NO. 2026050783 REPEAT (2) JM
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #43
CASE NO. 2026020764 JM
City of Palm Coast vs. Joseph E & Maria J Coelho Life Estate
48 Fariston Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Right of Way)

AI #44

CASE NO. 2026020766 JM

City of Palm Coast vs. Joseph E & Maria J Coelho Life Estate

48 Fariston Place

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

AI #45*

CASE NO. 2026010705 MASSEY JM

City Palm Coast vs. Joanna Reeley Life Estate

55 Flemingwood Lane

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #46

CASE NO. 2026050320 REPEAT (1) JM

City of Palm Coast vs. Michael Fehrenkamp

48 Fordham Lane

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

AI #47*

CASE NO. 2026040166 WITHDRAWN JM

City of Palm Coast vs. Steven M & Joanne C Kalabokes

64 Frontier Drive

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #48*

CASE NO. 2026040298 WITHDRAWN JM

City of Palm Coast vs. Steven M & Joanne C Kalabokes

64 Frontier Drive

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

AI #49

CASE NO. 2026010553 RECURRING (1) RL

City of Palm Coast vs. Alamajal LLC

29 Bay Spring Place

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

AI #50*

CASE NO. 2026010316 WITHDRAWN RL

City of Palm Coast vs. John F Gomes

9 Carol Court

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

AI #51

CASE NO. 2026010349 WITHDRAWN RL

City of Palm Coast vs. John F Gomes

9 Carol Court

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #52

CASE NO. 2026020568 RECURRING (3) RL

City of Palm Coast vs. Patrick & Petra Dellinger

5 Cole Court

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

AI #53

CASE NO. 2026040852 RL

City of Palm Coast vs. Patrick & Petra Dellinger

5 Cole Court

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

AI #54

CASE NO. 2025120390 RECURRING (3) RL

City of Palm Coast vs. Nathaniel Taylor & Kasey Medford Hawkins

8 Colechester Lane

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

AI #55

CASE NO. 2026020890 RECURRING (5) RL

City of Palm Coast vs. Gonzalo J Guisbert

39 Collingwood Lane

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

AI #56*

CASE NO. 2026041519 RL

City of Palm Coast vs. Stephen & Susan Smalley

13 Cooper Lane

(Palm Coast Code Section 44-34(a) Unlicensed Vehicle)

AI #57

CASE NO. 2026050513 RECURRING (1) RL

City of Palm Coast vs. Stephen & Susan Smalley

13 Cooper Lane

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

AI #58

CASE NO. 2026050515 RECURRING (3) RL

City of Palm Coast vs. Stephen & Susan Smalley

13 Cooper Lane

(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #59*

CASE NO. 2026030668 RECURRING (2) RL

City of Palm Coast vs. James W Kelly Jr & Michelle O Kelly

12 Fletcher Court

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

AI #60

CASE NO. 2026040406 REPEAT (3) RL

City of Palm Coast vs. Louis & Camille Bontempo Life Estate

43 Leaver Drive

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

AI #61

CASE NO. 2026050238 REPEAT (2) AN

City of Palm Coast vs. Sergei Shibalko & Iryna Molchan

44 Sea Breeze Trail

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

AI #62

CASE NO. 2026050518 RECURRING (3) AN

City of Palm Coast vs. Penny A Gibson

10 Sea Flower Path

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

AI #63

CASE NO. 2026040957 AN

City of Palm Coast vs. Robert W Venable Jr & Davi H Landi

43 Sederholm Path

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

AI #64

CASE NO. 2026040958 AN

City of Palm Coast vs. Robert W Venable Jr & Davi H Landi

43 Sederholm Path

(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrown Bushes & Plants)

AI #65

CASE NO. 2026040959 AN

City of Palm Coast vs. Robert W Venable Jr & Davi H Landi

43 Sederholm Path

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI #66*

CASE NO. 2026050222 REPEAT (1) AN

City of Palm Coast vs. Yelena Zdebskaya & Aleksandr Zdebskiy

8 Serene Place

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

AI #67

CASE NO. 2026040608 RECURRING (3) AN

City of Palm Coast vs. Pura Vida Holdings Slate Place LLC

3 Slate Place

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

AI #68

CASE NO. 2026050263 AN

City of Palm Coast vs. Debra Medders

9 Slogan Court

(Palm Coast Code Section 15-1(FBC 602.1 & .2) Potable Water Required)

AI #69

CASE NO. 2026050693 RECURRING (3) AN

City of Palm Coast vs. Peter Melendez & Maria L Delgado-Melendez

93 Utica Path

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

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ANNOUNCEMENT OF NEXT MEETING

2. Next Code Board Meeting – September 2, 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.*