



City of Palm Coast Minutes

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

CODE ENFORCEMENT BOARD HEARING

Wednesday, August 5, 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

BOARD MEMBERS ABSENT: Paulette Hatfield

BOARD COUNSEL PRESENT: Christina Epperson

STAFF MEMBERS PRESENT: Code Compliance Supervisor Mendez, Sr. Lead Officer Romeo, Code Enforcement Officers Lott, Nunez, Boswell, Risch, Reilly, Code Enforcement Technician Norberg, City Counsel Marcus Duffy

OTHER STAFF PRESENT: None

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 10:00 a.m. by Mr. Roberts followed by the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF A QUORUM

C. APPROVAL OF MEETING MINUTES

The minutes of the July 1, 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F. WITHDRAWN CASES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 #2026030207 – 37 Lynbrook Drive
AI# 6 CASE #2026050397 – 22 Weidner Place
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 #28 CASE #2026030749 – 31 Zeolite Place
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
AI #39 CASE #2026040491 – 35 Blairsville Drive
AI #43 CASE #2026020764 – 48 Fariston Place
AI #44 CASE #2026020766 – 48 Fariston Place

H. AGENDA ITEMS

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)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Moricone testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Randy and Katheryn Gerdau, Respondents, presented their side.

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Penny Gibson, Respondent, presented her 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Sarah and Roy Peacock, presented their side.

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Bryce Gentry, tenant, presented his side.

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Eric Wynn, 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 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 aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Robert Venable, 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 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 \$25.00 will be imposed for each and every day the violation continues past the aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Robert Venable, 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 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 \$25.00 will be imposed for each and every day the violation continues past the aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property

is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Robert Venable, 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Sr. Lead Code Enforcement Romeo presented case history, paperwork and photos into evidence. the evidence was shown to the Respondent. Lead Officer Romeo testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Angie Carulli, Landlord, presented her 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property

is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Peter Melendez and Maria Delgado, Respondents, presented their side.

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 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. Dodzik seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. James Kelly, Respondent, presented his side.

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Kim Farrington, Respondent, presented her side.

Mr. Dodzik moved to dismiss this case. Mr. Calabrese seconded the motion.

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

AI #52

CASE NO. 2026020568 RECURRING (2) RL

City of Palm Coast vs. Patrick & Petra Dellinger

5 Cole Court

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

Code Enforcement Officer Nunez presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Nunez testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Patrick Dellinger, 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 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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. Patrick Dellinger, 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. Zucca seconded the motion.

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. the evidence was shown to the Respondent. Officer Moricone testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Michael Seifert, 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. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

Code Enforcement Officer Caccavale presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Caccavale 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. Dawn Paape, Respondent, presented her side.

Ms. Wright 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 22, 2026; that a \$37.50 per day fine is imposed for the period of non-compliance between May 12, 2026 and May 21, 2026 totaling \$300.00.

Respondent shall pay Administrative Costs to the City in the amount of \$69.50. Mr. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – No**

Motion carried 5 to 1.

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)

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 and Administrative Costs. Oscar Montes, Respondent and son, Ider Zambrano, presented their side.

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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 and Administrative Costs. Oscar Montes, Respondent and son, Ider Zambrano, presented their side.

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 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

Code Enforcement Officer Risch presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Risch 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 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 \$25.00 will be imposed for each and every day the violation continues past the aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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

Mr. Dodzik 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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 July 13, 2026; that a \$100.00 fine is imposed for the period of non-compliance between April 30, 2026 and July 12, 2026 totaling \$1,700.00. 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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. Wright 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 23, 2026; that a \$100.00 fine is imposed for the period of non-compliance between May 4, 2026 and June 22, 2026 totaling \$500.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Calabrese seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Zucca 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 aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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. Wright 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 July 22, 2026; that a \$50.00 fine is imposed for the period of non-compliance between April 13, 2026 and July 21, 2026 totaling \$5,000.00. Respondent shall pay Administrative costs in the amount of \$69.50. Mr. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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 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 aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)**

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead 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. Calabrese – Not present
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)**

Sr. Lead Code Enforcement Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Romeo 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 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 aforesated 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

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)

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

Motion unanimously carried.

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)

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

Motion unanimously carried.

AI #24

CASE NO. 2026040952 REPEAT (3) CM

City of Palm Coast vs. Valerian Zbihle & Ninel Kiriyeve

22 Kaffir Lily Place

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

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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.

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 has not brought the property into compliance as of August 4, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance between April 16, 2026 and August 4, 2026 totaling \$11,100.00; that a fine of \$100.00 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 71.00. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes

Mr. Dodzik – Yes

Mr. Zucca – Yes

Mr. Calabrese – Yes

Mr. Roberts – Yes

Mr. Arcamone – Yes

Motion unanimously carried.

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)

Code Enforcement Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone 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 aforesated 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. Zucca – Yes

Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

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)

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. 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 July 10, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance between March 17, 2026 and July 9, 2026 totaling \$2,300.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Calabrese seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Not Present
Mr. Zucca – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

AI #38

CASE NO. 2026050067 RECURRING (3) DR

City of Palm Coast vs. Brittany W & Jeremiah J Marschka

52 Zebulabs Trail

(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 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 aforesated 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. Zucca – Yes

Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

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)

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 remains in violation. Staff recommends a fine for the period of non-compliance and Administrative Costs.

Ms. Wright 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 August 5, 2026; that a \$100.00 per day fine is imposed for the period of non-compliance between May 14, 2026 and August 4, 2026 totaling \$3,100.00; that a fine of \$100.00 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 70.00. Mr. Arcamone seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

AI #45*

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

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.

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 May 10, 2026 and August 5, 2026 totaling \$2,075.00; 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

Code Enforcement Officer Boswell presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Boswell 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.

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 has not brought the property into compliance as of August 4, 2026; that a \$75.00 per day fine is imposed for the period of non-compliance between May 10, 2026 and August 4, 2026 totaling \$6,600.00; 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. Zucca seconded the motion.

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

AI #54

CASE NO. 2025120390 RECURRING (4) RL

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

8 Colechester Lane

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

Code Compliance Supervisor Mendez presented case history, paperwork and photos into evidence. The Respondent was not present. Supervisor Mendez 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. Zucca seconded the motion.

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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 occurred; 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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. 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 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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 occurred; 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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. 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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 July 30, 2026; that a \$125.00 fine is imposed for the period of non-compliance between April 9, 2026 and July 9, 2026 totaling \$875.00. 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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. Wright 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 11, 2026; that a \$100.00 fine is imposed for the period of non-compliance on May 5, 2026 totaling \$100.00. Respondent shall pay Administrative Costs to the City in the amount of \$70.00. Mr. Calabrese seconded the motion.

Roll was called:

***Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes***

***Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes***

Motion unanimously carried.

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)

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.

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 July 25, 2026; that a \$75.00 fine is imposed for the period of non-compliance between May 8, 2026 and July 24, 2026 totaling \$525.00. 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. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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 – 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. Zucca seconded the motion.

Roll was called:

**Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes**

**Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes**

Motion unanimously carried.

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)

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 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 \$25.00 will be imposed for each and every day the violation continues past the aforesated 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. Roberts seconded the motion.

Roll was called:

Ms. Wright – Yes
Mr. Dodzik – Yes
Mr. Zucca – Yes

Mr. Calabrese – Yes
Mr. Roberts – Yes
Mr. Arcamone – Yes

Motion unanimously carried.

I. UNFINISHED BUSINESS

None to report.

J. NEW BUSINESS

None to report.

K. ADJOURNMENT

The meeting was adjourned at 12:10 pm

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.*