



City of Palm Coast Agenda

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

Code Enforcement Board Hearing

Revised

Wednesday, September 2, 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 *August 5, 2026 Meeting Minutes*.

D. DISCLOSURE OF EX-PARTE COMMUNICATIONS

E. SWEARING-IN OF STAFF AND RESPONDENTS

F. WITHDRAWN CASES

- AI #1 CASE #2025100996 – 8 Serene Place
- AI #4 CASE #2026061114 – 198 Boulder Rock Drive
- AI #5 CASE #2026060481 – 13 Bruce Lane
- AI #8 CASE #2026060465 – 110 Westgrill Drive
- AI #13 CASE #2026050966 – 122 Birchwood Drive
- AI #21 CASE #2026040698 – 6 Zanzibar court
- AI #24 CASE #2026050528 – 36 Zinnia Trail
- AI #29 CASE #2025120274 – 22 Blyth Court
- AI #33 CASE #2026040787 – 6 Palmwood Drive
- AI #35 CASE #2025120730 – 2 Perrotti Place
- AI #36 CASE #2026030053 – 7 Pine Bush Lane
- AI #37 CASE #2026020619 – 13 Pinelark Lane
- AI #41 CASE #2026060077 – 119 Persimmon Drive
- AI #42 CASE #2026060075 – 128 Persimmon Drive
- AI #44 CASE #2026050204 – 41 Reidsville Drive
- AI #45 CASE #2026050251 – 2 Richfield Lane
- AI #46 CASE #2026041291 – 2 Seriema Place
- AI #58 CASE #2026030899 – 26 Coolidge Court
- AI #59 CASE #2025121007 – 49 Coral Reef Court North
- AI #71 CASE #2026050702 – 48 Ulysses Trail

G. CONTINUED CASES

- AI #14 CASE #2026061419 – 12 Bishop Lane
- AI #61 CASE #2026010624 – 100 Kiwanis Way

H. AGENDA ITEMS

- AI #1
CASE NO. 2025100996 WITHDRAWN MG
City of Palm Coast vs. Matt's Mobile Marine Service LLC
8 Serene Place
(Palm Coast Code Section 16-38 Local Business Tax Receipt Required)

AI #2

CASE NO. 2026051124 RECURRING (5) JC

City of Palm Coast vs. Ayaan Residential Properties, LLC

10 Ludlow Lane East

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

AI #3

CASE NO. 2026061110 REPEAT (1) JP

City of Palm Coast vs. William B Holt

181 Belleaire Drive

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

AI #4

CASE NO. 2026061114 WITHDRAWN JP

City of Palm Coast vs. Rony H Reyes

198 Boulder Rock Drive

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

AI #5

CASE NO. 2026060481 WITHDRAWN JP

City of Palm Coast vs. Melissa Jomides

13 Bruce Lane

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

AI #6

CASE NO. 2026061232 RECURRING (2) CR

City of Palm Coast vs. Alexander & Maya Goldobin Trustees

11 Waterford Place

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

AI #7

CASE NO. 2026061412 RECURRING (3) CR

City of Palm Coast vs. Nancye W Walls & Eriberto L Jose

89 Westfield Lane

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

AI #8

CASE NO. 2026060465 WITHDRAWN CR

City of Palm Coast vs. John & Amanda Pladdys

110 Westgrill Drive

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

AI #9

CASE NO. 2026061411 RECURRING (2) CR

City of Palm Coast vs. Brett A & Virginia R Friedman

80 Westlee Lane

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

AI #10

CASE NO. 2026010787 MASSEY CR

City of Palm Coast vs. Justin A Shuler

5 Wynnfield Drive

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

AI #11
CASE NO. 2026010788 MASSEY CR
City of Palm Coast vs. Justin A Shuler
5 Wynnfield Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Soffit/Fascia in Disrepair)

AI #12
CASE NO. 2026010871 BB
City of Palm Coast vs. Hinton R & Mary S Labonte
157 Barrington Drive
(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Dock in Disrepair)

AI #13
CASE NO. 2026050966 WITHDRAWN BB
City of Palm Coast vs. Arismendy Nunez
122 Birchwood Drive
(Land Development Code 4.01.02.A.3.g Fences - Prohibited)

AI #14
CASE NO. 2026061419 CONTINUED (3) BB
City of Palm Coast vs. Jeffery W & Amanda M Ryan
12 Bishop Lane
(Palm Coast Code Section 44-34(i) Parking in Median)

AI #15
CASE NO. 2026060519 RECURRING (3) BB
City of Palm Coast vs. Jessica Gonzalez & Anthony G Gonzalez Jr
10 Burning Place
(Palm Coast Code Section 15-108(h) Inoperable Vehicle(s))

AI #16
CASE NO. 2026040463 BB
City of Palm Coast vs. Gina Teresa Jersey Life Estate
6 Burton Place
(Land Development Code 4.01.02.A.3.g Fences - Prohibited)

AI #17
CASE NO. 2026060186 RECURRING (2) BB
City of Palm Coast vs. Richard & Denise Calderwood
44 Buttermill Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #18
CASE NO. 2026050548 REPEAT (2) BB
City of Palm Coast vs. Anthony J Gardiner
23 Butternut Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #19
CASE NO. 2026040379 RECURRING (3) CM
City of Palm Coast vs. Debra Owens
4 Kainite Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #20
CASE NO. 2026031003 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 #21
CASE NO. 2026040698 WITHDRAWN CM
City of Palm Coast vs. Walter Vinson
6 Zanzibar Court
(Palm Coast Code Section 15-108(h) Inoperable Vehicle(s))

AI #22
CASE NO. 2026041166 CM
City of Palm Coast vs. William C & Deborah M Price
6 Zenith Court
(Land Development Code 4.01.02.A.3 Fences - Design & Materials)

AI #23
CASE NO. 2026040290 RECURRING (3) CM
City of Palm Coast vs. Fred Rebarber
36 Zinnia Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #24
CASE NO. 2026050528 WITHDRAWN CM
City of Palm Coast vs. Fred Rebarber
36 Zinnia Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #25
CASE NO. 2026050529 RECURRING (2) CM
City of Palm Coast vs. Fred Rebarber
36 Zinnia Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #26
CASE NO. 2026050521 JM
City of Palm Coast vs. Alvin C & Muriel E Providence
12 Bay Spring Place
(Palm Coast Code Section 15-108(h) Inoperable Vehicle(s))

AI #27
CASE NO. 2026020474 MASSEY JM
City of Palm Coast vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI #28
CASE NO. 2026020477 MASSEY JM
City of Palm Coast vs. Alan W & Lynn M Proud
32 Blakemore Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #29
CASE NO. 2025120274 WITHDRAWN JM
City of Palm Coast vs. Hp Palm Coast Holdings, LLC
22 Blyth Court
(Palm Coast Code Section 15-108(c) Driveway in Disrepair)

AI #30
CASE NO. 2026050779 JM
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #31
CASE NO. 2026050850 RECURRING (1) JM
City of Palm Coast vs. Gail Rocco
68 Farragut Drive
(Palm Coast Code Section 42-56 Right-of-Way Obstruction)

AI #32
CASE NO. 2026041204 JM
City of Palm Coast vs. Kearn N Williams
67 Federal Lane
(Palm Coast Code Section 15-108(g) Accessory Structure(s) - Fence in Disrepair)

AI #33
CASE NO. 2026040787 WITHDRAWN BR
City of Palm Coast vs. Alla Kurlat
6 Palmwood Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #34
CASE NO. 2025090120 MASSEY BR
City of Palm Coast vs. Hector Alonzo
229 Parkview Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #35
CASE NO. 2025120730 WITHDRAWN BR
City of Palm Coast vs. Lyang Urrea Lancet & Markla D Williams-Urrea
2 Perrotti Place
(Palm Coast Code Section 17-58(a) Abandoned Property Registration)

AI #36
CASE NO. 2026030053 WITHDRAWN BR
City of Palm Coast vs. James Kayim & Jennifer Kayim
7 Pine Bush Lane
(Palm Coast Code Section 17-68(a) Short Term Rental Registration)

AI #37
CASE NO. 2026020619 WITHDRAWN BR
City of Palm Coast vs. Richard & Deborah A Carpentieri & Francesca Carpentieri
13 Pinelark Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #38

CASE NO. 2026050426 REPEAT (1) BR

City of Palm Coast vs. Tirso N Silvestri, LLC & Amalia M Silvestri, LLC

31 Plateau Lane

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

AI #39

CASE NO. 2026050243 RECURRING (2) BR

City of Palm Coast vs. Scott Saavedra

38 Poinsettia Lane

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

AI #40

CASE NO. 2026050626 BR

City of Palm Coast vs. Patrick V Remsen

57 Price Lane

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

AI #41

CASE NO. 2026060077 WITHDRAWN DR

City of Palm Coast vs. Darryl H & Monica J Oliver

119 Persimmon Drive

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

AI #42

CASE NO. 2026060075 WITHDRAWN DR

City of Palm Coast vs. Roswitha H Sanders

128 Persimmon Drive

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

AI #43

CASE NO. 2026060085 RECURRING (3) DR

City of Palm Coast vs. Alexander James Insley, Taylor Lynn Veltre, & Jacqueline Ann Insley

39 Randolph Drive

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

AI #44

CASE NO. 2026050204 WITHDRAWN DR

City of Palm Coast vs. Chandy V John

41 Reidsville Drive

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

AI #45

CASE NO. 2026050251 WITHDRAWN DR

City of Palm Coast vs. Rs Rental III-B LLC

2 Richfield Lane

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

AI #46

CASE NO. 2026041291 WITHDRAWN DR

City of Palm Coast vs. Property Owner

2 Seriema Place

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

AI #47

CASE NO. 2026061456 REPEAT (1) DR

City of Palm Coast vs. Rita M Milici Trustee

73 Zebulahs Trail

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

AI #48

CASE NO. 2026050340 RECURRING (2) DR

City of Palm Coast vs. Fred Rebarber

36 Zinnia Trail

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

AI #49

CASE NO. 2024031063 RL

City of Palm Coast vs. Pamela S Jones

7 Cardinal Court

(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maintenance)

AI #50

CASE NO. 2025120627 MASSEY RL

City of Palm Coast vs. Annette Pritchett

9 Cimmaron Drive

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

AI #51

CASE NO. 2026030029 RL

City of Palm Coast vs. Ivar K Fjellbo & Lynne C Demauriac

33 Clinton Court North

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

AI #52

CASE NO. 2026040646 RL

City of Palm Coast vs. Ivar K Fjellbo & Lynne C Demauriac

33 Clinton Court North

(Palm Coast Code Section 15-110(a)(9) Exterior Structure - Roof Overhang in Disrepair)

AI #53

CASE NO. 2026040044 RECURRING (3) RL

City of Palm Coast vs. Steven A Mastriacovo

12 Collingwood Lane

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

AI #54

CASE NO. 2025120042 MASSEY RL

City of Palm Coast vs. Ronald & Jessenia Lopez

16 Colorado Drive

(Palm Coast Code Section 15-108(g) Dock in Disrepair)

AI #55

CASE NO. 2025120388 MASSEY RL

City of Palm Coast vs. Ronald & Jessenia Lopez

16 Colorado Drive

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

AI #56

CASE NO. 2025120391 MASSEY RL

City of Palm Coast vs. Ronald & Jessenia Lopez

16 Colorado Drive

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

AI #57

CASE NO. 2026030898 REPEAT (1) RL

City of Palm Coast vs. Pan World Holdings, Inc

26 Coolidge Court

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

AI #58

CASE NO. 2026030899 WITHDRAWN RL

City of Palm Coast vs. Pan World Holdings, Inc

26 Coolidge Court

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

AI #59

CASE NO. 2025121007 WITHDRAWN RL

City of Palm Coast vs. Natalie & Guyton Mundy

49 Coral Reef Court North

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

AI #60

CASE NO. 2026041220 RECURRING (4) RL

City of Palm Coast vs. Shabria C Fulcher & Tokeela N Loel

28 Forest Grove Drive

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

AI #61

CASE NO. 2026010624 CONTINUED RL

City of Palm Coast vs. Flagler Palm Coast Kiwanis Foundation, Inc

100 Kiwanis Way

(Land Development Code 4.01.02 Fences)

AI #62

CASE NO. 2026030515 RL

City of Palm Coast vs. Bryan & Elizabeth Lipschitz & Anthony Gurrera Jr

190 Misty Harbor Trace

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

AI #63

CASE NO. 2024050273 AN

City of Palm Coast vs. Bellandoni LLC

84 Pinnacles Drive

(Palm Coast Code Section 35-76(d)(1) Nuisance - Water Drain Cover(s) in Disrepair)

AI #64

CASE NO. 2026040742 AN

City of Palm Coast vs. Bellandoni LLC

84 Pinnacles Drive

(Palm Coast Code Section 24-159(a) Stormwater System Maintenance)

AI #65
CASE NO. 2026050981 AN
City of Palm Coast vs. Richard Viveiros & Jennifer J Gillis
12 Sea Beacon Place
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle(s))

AI #66
CASE NO. 2026050372 RECURRING (2) AN
City of Palm Coast vs. Rotenburg Family Trust
5 Sea Ship Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #67
CASE NO. 2026061095 REPEAT (5) AN
City of Palm Coast vs. Peter Ruiz & Jessica Bacon
52 Sea Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #68
CASE NO. 2026060619 RECURRING (3) AN
City of Palm Coast vs. Winston Joseph
49 Selma Trail
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #69
CASE NO. 2026060427 AN
City of Palm Coast vs. Gwendolyn McRae
8 Sledding Place
(Palm Coast Code Section 44-34(a) Unlicensed Vehicle(s))

AI #70
CASE NO. 2026060872 RECURRING (3) AN
City of Palm Coast vs. Kelsie Reiter
27 Slowdrift Turn
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI #71
CASE NO. 2026050702 WITHDRAWN AN
City of Palm Coast vs. Igor & Kateryna Mazur
48 Ulysses Trail
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #72
CASE NO. 2026051175 AN
City of Palm Coast vs. Johnny H & Ebony S Hampton
57 Undershire Path
(Palm Coast Code Section 35-76(d)(1) Nuisance - Overgrowth)

I. UNFINISHED BUSINESS

J. NEW BUSINESS

K. ANNOUNCEMENT OF NEXT MEETING

1. Next Code Board Meeting – October 7, 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.*