City of Palm Coast
Minutes

Code Enforcement Board Hearing

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

Wednesday, September 2, 2026 **10:00 AM** **City Hall – Jon Netts Community Wing**

BOARD MEMBERS PRESENT:	**Andrew Dodzik, Merritt Zucca, Charles Dean Roberts, Paulette Hatfield**
BOARD MEMBERS ABSENT:	**Gennaro Arcamone, Geraldine Wright, Robert Calabrese**
BOARD COUNSEL PRESENT:	**Christina Epperson**
STAFF MEMBERS PRESENT:	**Community Compliance Coordinator Mendez, Code Compliance Sr. Lead Officer Romeo, Code Compliance Lead Officer Reilly, Code Compliance Officers Lott, Nunez, Boswell, Risch, Murray, Moricone, Code Compliance Specialist Filipe, City Counsel Marcus Duffy**
OTHER STAFF PRESENT:	**None**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 10:05 am by Mr. Roberts followed by the Pledge of Allegiance

B. ROLL CALL AND DETERMINATION OF A QUORUM

Roll was called and a quorum was met with four (4) members present.

C. APPROVAL OF MEETING MINUTES

The minutes of the August 5, 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F. WITHDRAWN CASES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 #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

1. 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)

Code Compliance Officer Murray presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Murray 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. William Holt, Respondent, presented his side.

Mr. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that no fine or Administrative Cost be imposed. No one seconded the motion.

Mr. Roberts 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 September 1, 2026; that a $10.00 per day fine is imposed for the period of non-compliance between June 18, 2026 and September 1, 2026 totaling $260.00; that a fine of $10.00 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

2. **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)

Code Compliance 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. Dodzik moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than ten (10) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

3. **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)

Code Compliance 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. Ebony and Johnny Hampton, 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 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

4. **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)

Sr. Code Compliance Lead Officer Romeo presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Romeo 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. Amalia Silvestri, Respondent and tenant Harriet Warren presented their side.

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $75.00 per day fine is imposed for the period of non-compliance between May 8, 2026 and September 1, 2026 totaling $1,350.00; 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:

Mr. Dodzik – No ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***

Motion carried 3 to 1.

5. **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))

Code Compliance Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Anthony Gonzalez, 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 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:

Mr. Dodzik – Yes ***Mr. Roberts – Yes***

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

Motion unanimously carried.

6. 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)

Code Compliance 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. Samuel Ort, tenant, 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 fourteen (14) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $25.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

7. 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)

Sr. Code Compliance Lead Officer 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. Property Manager, Pauline Flores and Tenant, Derrick Nock presented thier side.

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

8. **AI #20**
CASE NO. 2026031003 CM
City of Palm Coast vs. Misha Romanovskiy & Tiana Bovino
14 Kankakee Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

Code Compliance Officer Moricone presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Moricone testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Tenant, Tiana Bovino presented her side.

Mr. Dodzik moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

9. **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)

Code Compliance 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. Debora Owens, Respondent, presented her 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. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

10. 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)

Code Compliance Officer Murray presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Murray testified the property is in compliance. Staff recommends a No Fine Standing Order and Administrative Costs. Kathleen Williams, Occupant, presented her 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. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

11. 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)

Code Compliance Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Brett Friedman, Respondent, presented his side.

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Mr. Dodzik seconded the motion.

Roll was called:

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

Motion unanimously carried.

12. 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)

Code Compliance Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Denise Calderwood, Respondent, presented her side.

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than 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 aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Dodzik seconded the motion.

Roll was called:

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

Motion unanimously carried.

13. 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)

Code Compliance 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. Property Manager, Alexandra Kisch presented her 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. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

14. AI #25
CASE NO. 2026050529 RECURRING (3) CM
City of Palm Coast vs. Fred Rebarber
36 Zinnia Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

Code Compliance 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. Property Manager, Alexandra Kisch presented her 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. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

15. 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)

Code Compliance Lead Officer Reilly presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Lead Officer Reilly testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Property Manager, Alexandra Kisch presented her 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. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

16. **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)

***Code Enforcement Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Pamela Jones, Respondent, presented her side.*

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than thirty (30) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $25.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

Mr. Dodzik – No ***Mr. Roberts – Yes***
Mr. Zucca – Yes ***Ms. Hatfield – Yes***

Motion carried 3 to 1.

***After this case was presented, upon later review of the details by Community Compliance Coordinator Mendez, the case was rescinded, as property violation was written under the wrong section of code. Property owner Pamela Jones was notified in writing.*

17. **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)

Code Compliance Officer Risch presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Risch testified the property is in compliance. Staff recommends a No Fine Standing Order – Recurring Violation and Administrative Costs. Nancye Walls, Respondent, presented her 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. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

18. 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)

Code Compliance Officer Boswell presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Boswell testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Gina Jersey, Respondent and daughter Amanda Krause presented their side.

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than thirty (30) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

19. 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)

Code Compliance Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott testified the property remains in

violation. Staff recommends a Fine – Violation Order and Administrative Costs. Lynne de Mauriac and Ivar Fjellbo, Respondents presented their 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 sixty (60) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

20. 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)

Code Compliance Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott testified the property remains in violation. Staff recommends a Fine – Violation Order and Administrative Costs. Lynne de Mauriac and Ivar Fjellbo, Respondents presented their side.

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 sixty (60) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Dodzik seconded the motion.

Roll was called:

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

Motion unanimously carried.

21. 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)

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

Mr. Zucca moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

22. 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)

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

Ms. Hatfield moved to find in this case that the Respondent was in 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 brought the property into compliance on July 23, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between June 22, 2026 and July 22, 2026; totaling $1,550.00. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Mr. Dodzik seconded the motion.

Roll was called:

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

Motion unanimously carried.

23. 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)

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

Mr. Dodzik moved to find in this case that the Respondent was in violation of City Code as charged; that the Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent brought the property into compliance on July 23, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between June 22, 2026 and July 22, 2026; totaling $1,550.00. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

24. 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)

Code Compliance 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. Zucca moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on June 1, 2026; that a $100.00 fine is imposed for the period of non-compliance between May 12, 2026 to May 31, 2026; totaling $400.00. Respondent shall pay Administrative Costs to the City in the amount of $70.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

25. 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)

Code Compliance Officer Moricone presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Moricone testified the property is in compliance. Staff recommends a No Fine Standing Order 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 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:

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

Motion unanimously carried.

26. 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))

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

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

27. 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)

Code Compliance Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between June 22, 2026 and September 1, 2026 totaling $3,600.00; that a fine of $50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. 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:

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

Motion unanimously carried.

28. 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)

Code Compliance Officer Murray presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Murray 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. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between June 22, 2026 and September 1, 2026 totaling $3,600.00; that a fine of $50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

29. 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)

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

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than 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 aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

30. 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)

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

Mr. Zucca moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

31. 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)

Sr. Code Compliance Lead Officer Romeo presented case history, paperwork and photos into evidence. The Respondent was not present. Lead Officer Romeo 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. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $25.00 per day fine is imposed for the period of non-compliance between May 19, 2026 and September 1, 2026 totaling $2,650.00; that a fine of $25.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

32. 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)

Sr. Code Compliance Lead 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.

Mr. Zucca moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

33. 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)

Sr. Code Compliance Lead 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. 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:

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

Motion unanimously carried.

34. 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))

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

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Mr. Dodzik seconded the motion.

Roll was called:

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

Motion unanimously carried.

35. 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)

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

Mr. Zucca moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on August 7, 2026; that a $75.00 fine is imposed for the period of non-compliance between June 26, 2026 and July 31, 2026; totaling $150.00. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

36. 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)

Code Compliance Officer Lott presented case history, paperwork and photos into evidence. The Respondent was not present. Officer Lott testified this is a Massey case and the property 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 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 brought the property into compliance on July 23, 2026; that a $25.00 per day fine is imposed for the period of non-compliance between June 22, 2026 and July 22, 2026; totaling $775.00. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

37. **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)

Code Compliance 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. 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. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

38. **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)

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

Mr. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between May 22, 2026 and September 1, 2026 totaling $5,150.00; that a fine of $50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

39. 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)

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

Mr. Dodzik moved to find in this case that the Respondent was in violation of City Code as charged; that the Respondent failed to correct the violation by the time specified for correction by the Code Enforcement Board in the Board's Order entered into evidence in this case; that the Respondent brought the property into compliance on August 18, 2026; that a $25.00 per day fine is imposed for the period of non-compliance between May 22, 2026 and August 22, 2026; totaling $2,200.00. Respondent shall pay Administrative Costs to the City in the amount of $69.50. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

40. 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)

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

Mr. Dodzik moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between May 22, 2026 and September 1, 2026 totaling $5,150.00; that a fine of $50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. 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:

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

Motion unanimously carried.

41. **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)

Code Compliance Officer Lott presented case history, paperwork and photos into evidence. The evidence was shown to the Respondent. Officer Lott 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. Amalia Silvestri, Respondent and tenant Harriet Warren presented their side.

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent has not brought the property into compliance as of September 1, 2026; that a $50.00 per day fine is imposed for the period of non-compliance between March 25, 2026 and September 1, 2026 totaling $8,050.00; that a fine of $50.00 per day shall continue to run until the property is brought into compliance and an Affidavit of Compliance has been filed by the Code Enforcement Officer. 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:

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

Motion unanimously carried.

42. **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)

Code Compliance 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. 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. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

43. 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)

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

Mr. 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 ten (10) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $25.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

44. 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)

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

Ms. Hatfield moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than thirty (30) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $100.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

45. 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)

Code Compliance 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. Dodzik moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than thirty (30) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $100.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

46. 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))

Code Compliance 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. Dodzik moved to find in this case that the Respondent is in violation of City Code as charged; that the Respondent correct the violation no later than three (3) days after this Order is entered in writing; that, in the event the Respondent does not comply with the Order, a fine in the amount of $50.00 will be imposed for each and every day the violation continues past the aforestated date. The Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with this Order. Respondent shall pay Administrative Costs to the City in the amount of $69.00. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

47. **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)

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

Ms. Hatfield moved to find in this case that the Respondent was in repeat violation of City Code as charged based on the Board's prior Order entered against the same Respondent for the same violation; that the Respondent brought the property into compliance on June 23, 2026; that a $200.00 fine is imposed for the period of non-compliance on June 22, 2026; totaling $150.00. Respondent shall pay Administrative Costs to the City in the amount of $71.50. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

48. **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)

Code Compliance 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. 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. Hatfield seconded the motion.

Roll was called:

Mr. Dodzik – Yes ***Mr. Roberts – Yes***

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

Motion unanimously carried.

49. 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))

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

Mr. Zucca moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation is now corrected; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Ms. Hatfield seconded the motion.

Roll was called:

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

Motion unanimously carried.

50. 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)

Code Compliance 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.

Ms. Hatfield moved to find in this case that the Respondent was in violation of City Code as charged and failed to correct the violation by the time specified for correction by the Code Enforcement Officer; that the violation was corrected; that the violation recurred; that any violation of the same Code by Respondent within five (5) years of the date of the Order shall be treated as a repeat violation as defined by State Law for which a fine of up to $5,000.00 per day may be imposed. Respondent shall pay Administrative Costs to the City in the amount of $53.50. Mr. Zucca seconded the motion.

Roll was called:

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

Motion unanimously carried.

I. UNFINISHED BUSINESS

None to report.

J. NEW BUSINESS

None to report.

K. ADJOURNMENT

There being no business, the meeting adjourned at 1:06 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.*