



**REVISED**

**A G E N D A**  
**CODE ENFORCEMENT BOARD**

**Wednesday, May 1, 2013, at 9:00 a.m.**  
***Palm Coast Community Center – City Council Meeting Room***  
**305 Palm Coast Parkway NE, Palm Coast, Florida**

- A. Call to Order and Pledge of Allegiance.**
- B. Roll Call and Determination of Quorum.**
- C. Approval of the April 3, 2013 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff.**
- F. Withdrawn Cases**
  - AI# 6**            **CASE NO. 2013040042 - 8 Colechester Lane**
  - AI# 7**            **CASE NO. 2013030312 - 64 Coral Reef Court North**
  - AI# 12**           **CASE NO. 2013031744 - 18 Second Path**
  - AI# 13**           **CASE NO. 2013031748 - 20 Second Path**
  - AI# 15B**         **CASE NO. 2013030012 - 25 Philox Lane**
  - AI# 19**           **CASE NO. 2013021385 - 27 Woodlawn Drive**
  - AI# 20**           **CASE NO. 2012100551 - 3 Rainstone Lane**
  - AI# 25**           **CASE NO. 2013030269 - 5 Regent Lane**
  - AI# 27**           **CASE NO. 2013030147 - 42 Lloyd Trail**
  - AI# 28**           **CASE NO. 2013021035 - 20 Zealand Place**
  - AI# 29**           **CASE NO. 2013031724 - 56 Zebulah's Trail**
  - AI# 32**           **CASE NO. 2013040181 - 92 Parkview Drive**
  - AI# 34**           **CASE NO. 2012110892 - 79 Pebble Beach Drive**
  - AI# 36**           **CASE NO. 2013030210 - 16 Pinwheel Lane**
  - AI# 40A**         **CASE NO. 2013031186 - 60 Farragut Drive**
  - AI# 40B**         **CASE NO. 2013031188 - 60 Farragut Drive**

**AI# 1**  
**CASE NO. 2013031538      REPEAT      RS**  
*City of Palm Coast vs. Peter M. Coppola*  
**45 Black Bear Lane**  
*(Palm Coast Code Section 44-34(f) Vehicle Improperly Parked)*

**AI# 2**

**CASE NO. 2013030861 REPEAT** BMD  
*City of Palm Coast vs. David L. Strand*  
**34 Biscayne Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 3**

**CASE NO. 2013031133** BB  
*City of Palm Coast vs. Michael E. Matusczak*  
**1490 Palm Coast Parkway NW**  
*(Palm Coast Code Section 44-34(f) Vehicle/Trailer/Boat Improperly Parkde)*

**AI# 4A**

**CASE NO. 2012110586 MASSEY** ME  
*City of Palm Coast vs. Karin L. Hendrickson*  
**6 Cole Place**  
*(Palm Coast Code Section 15.104(c) Premises not being Maintained in a Clean Safe, Secure & Sanitary Condition)*

**AI# 4B**

**CASE NO. 2012110587 MASSEY** ME  
*City of Palm Coast vs. Karin L. Hendrickson*  
**6 Cole Place**  
*(Palm Coast Code Section 15.105(a)(4) Gazebo Removed without Permit)*

**AI# 4C**

**CASE NO. 2012110588 MASSEY** ME  
*City of Palm Coast vs. Karin L. Hendrickson*  
**6 Cole Place**  
*(Palm Coast Code Section 15.109(a) Swimming Pool Not Maintained)*

**AI# 5**

**CASE NO. 2013030466 RECURRING** PA  
*City of Palm Coast vs. J. A. & Chryssa Kalinoglou*  
**1 Carr Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 6**

**CASE NO. 2013040042 WITHDRAWN** PA  
*City of Palm Coast vs. Tattyana Volchanskaya*  
**8 Colechester Lane**  
*(Palm Coast Code Section 44-34(f) Vehicle Improperly Parked)*

**AI# 7**

**CASE NO. 2013030312      WITHDRAWN      PA**  
*City of Palm Coast vs. Gregory P. & Cynthia C. Hoff*  
**64 Coral Reef Court North**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 8**

**CASE NO. 2013020409      LM**  
*City of Palm Coast vs. Michael M. & Kevin Kemmer*  
**14 Beacon Mill Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 9**

**CASE NO. 2013030896      RECURRING      LM**  
*City of Palm Coast vs. US Bank*  
**104 Beacon Mill Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Trailer in Residential District)*

**AI# 10**

**CASE NO. 2013031583      LM**  
*City of Palm Coast vs. Monica T. Mers*  
**36 Bressler Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh. In Residential District)*

**AI# 11**

**CASE NO. 2013030508      KJ**  
*City of Palm Coast vs. Ros, & Carlos M. & Jessenia Benitez*  
**17 Puritan Lane**  
*(Land Development Code 11.02.06(11-2) Tree Replacement)*

**AI# 12**

**CASE NO. 2013031744      WITHDRAWN      KJ**  
*City of Palm Coast vs. Victor M. Rivera*  
**18 Second Path**  
*(Land Development Code 24-58 Ponding of Stormwater)*

**AI# 13**

**CASE NO. 2013031748      WITHDRAWN      KJ**  
*City of Palm Coast vs. Victor M. Rivera*  
**20 Second Path**  
*(Land Development Code 24-58 Ponding of Stormwater)*

**AI# 14A**

**CASE NO. 2013030871 REPEAT** KJ  
*City of Palm Coast vs. Fitzgerald's LLC*  
**21 Woodworth Lane**  
*(Palm Coast Code Section 15-114(a) Rubbish/Trash/Garage)*

**AI# 14B**

**CASE NO. 2013030868 REPEAT** KJ  
*City of Palm Coast vs. Fitzgerald's LLC*  
**21 Woodworth Lane**  
*(Land Development Code 11.02.05(A1) Removal of Trees w/o Permit/Authorization)*

**AI# 15A**

**CASE NO. 2013030011 REPEAT** BR  
*City of Palm Coast vs. Michael L. Glover*  
**25 Philox Lane**  
*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

**AI# 15B**

**CASE NO. 2013030012 WITHDRAWN** BR  
*City of Palm Coast vs. Michael L. Glover*  
**25 Philox Lane**  
*(Palm Coast Code Section 15-114(a) Rubbish/Trash/Garage)*

**AI# 16**

**CASE NO. 2013030586 RECURRING** BR  
*City of Palm Coast vs. Peter A. & Deborah M. Colaninni*  
**59 Wellington Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 17**

**CASE NO. 2013020880 CONTINUED** BR  
*City of Palm Coast vs. William H. & Jeanne M. Stinger*  
**15 Wood Acre Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance-Fence)*

**AI# 18**

**CASE NO. 2013020374** BR  
*City of Palm Coast vs. Tammy Zuckerman*  
**57 Wood Acre Lane**  
*(Palm Coast Code Section 15-114(a) Rubbish/Trash/Garage)*

**AI# 19**

**CASE NO. 2013021385      WITHDRAWN      BR**  
*City of Palm Coast vs. Robert Greene*  
**27 Woodlawn Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 20**

**CASE NO. 2012100551      WITHDRAWN      JF**  
*City of Palm Coast vs. Susan Lumaj*  
**3 Rainstone Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 21**

**CASE NO. 2013030583      JF**  
*City of Palm Coast vs. Darian A. & Anna L. Berrios*  
**1 Ranbay Place**  
*(Palm Coast Code Section 44-34(f) Vehicle Improperly Parked)*

**AI# 22**

**CASE NO. 2013030009      JF**  
*City of Palm Coast vs. Thomas & Katerina Palermino*  
**10 Red Clover Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 23**

**CASE NO. 201210616      MASSEY      JF**  
*City of Palm Coast vs. Mikhail Tsitlenok*  
**74 Redcliffe Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 24**

**CASE NO. 2013030272      JF**  
*City of Palm Coast vs. Countrywide Bank*  
**40 Regency Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 25**

**CASE NO. 2013030269      WITHDRAWN      JF**  
*City of Palm Coast vs. Ronaldo & Celi Pacifico*  
**5 Regent Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 26**

**CASE NO. 2012041571** LF  
*City of Palm Coast vs. Aleksandr Zdebskiy & Yelena Zdebskaya*  
**6 Kathleen Trail**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 27**

**CASE NO. 2013030147** **WITHDRAWN** LF  
*City of Palm Coast vs. Justin Davenport & Hilary Lindsey*  
**42 Lloyd Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh. In Residential District)*

**AI# 28**

**CASE NO. 2013021035** **WITHDRAWN** LF  
*City of Palm Coast vs. Thomas & Pearl Shartzer*  
**20 Zealand Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 29**

**CASE NO. 2013031724** **WITHDRAWN** LF  
*City of Palm Coast vs. Luis Silva & Lillian Borges*  
**56 Zebulah's Trail**  
*(Palm Coast Code Section 15-1 No Permit for Fence)*

**AI# 30A**

**CASE NO. 2013040149** LF  
*City of Palm Coast vs. James G. & Karen K. Corbran*  
**66 Zebulah's Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Trailer in Residential District)*

**AI# 30B**

**CASE NO. 2013040150** LF  
*City of Palm Coast vs. James G. & Karen K. Corbran*  
**66 Zebulah's Trail**  
*(Palm Coast Code Section 44-34(f) Trailer Improperly Parked)*

**AI# 31**

**CASE NO. 2013010921** LF  
*City of Palm Coast vs. Walter & Sons Custom Homes Inc.*  
**21 Zoeller Court**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 32**

**CASE NO. 2013040181      WITHDRAWN      MH**  
*City of Palm Coast vs. Nancy Duke & Michael James Birkhead*  
**92 Parkview Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 33**

**CASE NO. 2013010591      CONTINUED      MH**  
*City of Palm Coast vs. Randy B. & Dana E. Meeker*  
**11 Pat Place**  
*(Palm Coast Code Section 15-1 No Permit for Shed)*

**AI# 34**

**CASE NO. 2012110892      WITHDRAWN      MH**  
*City of Palm Coast vs. Viktoria Palatnik*  
**79 Pebble Beach Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 35**

**CASE NO. 2013021210      MH**  
*City of Palm Coast vs. Randy A. & Lori C. Proctor*  
**42 Pine Haven Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 36**

**CASE NO. 2013030210      WITHDRAWN      MH**  
*City of Palm Coast vs. Volodymer & Oksana Protas*  
**16 Pinwheel Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 37**

**CASE NO. 2009050449      FORECLOSURE OF LIEN      MH**  
*City of Palm Coast vs. Qin Yi Lin*  
**29 Pope Lane**  
*(Palm Coast Code Section 15-137(a) (35-31.a-1) Nuisance-Board-Up over 60 Days)*

**AI# 38**

**CASE NO. 2012102284      MH**  
*City of Palm Coast vs. James Andre*  
**39 Primrose Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 39**

**CASE NO. 2013020553 CONTINUED** MH  
*City of Palm Coast vs. Brendan P. & Michelle Dugan*  
**25 Prince Kaarel Lane**  
*(Palm Coast Code Section 15-1 No Permit for Pool)*

**AI# 40A**

**CASE NO. 2013031186 WITHDRAWN** MB  
*City of Palm Coast vs. J. & J. First Coast Properties LLC*  
**60 Farragut Drive**  
*(Palm Coast Code Section 15-1 No Permit for Garage Door)*

**AI# 40B**

**CASE NO. 2013031188 WITHDRAWN** MB  
*City of Palm Coast vs. J. & J. First Coast Properties LLC*  
**60 Farragut Drive**  
*(Palm Coast Code Section 15-1 No Permit for Stucco Work)*

**AI# 41**

**CASE NO. 2013031439 REPEAT** MB  
*City of Palm Coast vs. Ryszard & Jadwiga Skladzien*  
**55 Flemingwood Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 42**

**CASE NO. 2013031938 REPEAT** MB  
*City of Palm Coast vs. William M. & Brian M. Higgins*  
**153 Forrester Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 43**

**CASE NO. 2013010711 MASSEY** MB  
*City of Palm Coast vs. Frances Souza*  
**17 Fort Caroline Lane**  
*(Palm Coast Code Section 35\_76 Nuisance-Accumulations)*

**AI# 44A**

**CASE NO. 2013031033 RECURRING** MB  
*City of Palm Coast vs. Leslie & Brenda E. Posner*  
**41 Fort Caroline Lane**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI# 44B**

**CASE NO. 2013031034      RECURRING      MB**  
*City of Palm Coast vs. Leslie & Brenda E. Posner*  
**41 Fort Caroline Lane**  
*(Palm Coast Code Section 41-17(a)(5) Trash Containers)*

**AI# 44C**

**CASE NO. 2013010213      MASSEY      MB**  
*City of Palm Coast vs. Leslie & Brenda E. Posner*  
**41 Fort Caroline Lane**  
*(Palm Coast Code Section 15-114( Rubbish/Trash/Garage)*

**AI# 45**

**CASE NO. 2013031795      RECURRING      MD**  
*City of Palm Coast vs. Milos Kohut*  
**10 Eagle Harbor Trail**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 46**

**CASE NO. 2013020507      RECURRING      MD**  
*City of Palm Coast vs. Gennady & David Levin*  
**19 Eton Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**UNFINISHED BUSINESS:**

**G. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – June 5, 2013**

**ADJOURNMENT**

*In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Wendy Cullen, at 386-986-3718 at least 48 hours prior to the meeting or visit Palm Coast City Offices, 160 Cypress Point Parkway, Suite B-160, 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 will 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 pagers and cell phones are to remain OFF while the Code Enforcement Board hearing is in session.*