



**REVISED**

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

**Wednesday, January 3, 2018, at 10:00 a.m.**  
***Palm Coast City Hall – Intracoastal Meeting Room***  
**160 Lake Avenue, Palm Coast, Florida**

- A. Call to Order and Pledge of Allegiance.**
- B. Roll Call and Determination of Quorum.**
- C. Approval of the December 06, 2017 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff.**
- F. Withdrawn Cases**
  - AI# 8 CASE NO. 2017091493 - 42 Ellsworth Drive**
  - AI# 9 CASE NO. 2017100157 - 226 SW Palm Coast Pkwy**
  - AI# 10 CASE NO. 2017101083 - 31 Pine Haven Drive (A)**
  - AI# 11 CASE NO. 2017081715 - 18 Porwyn Lane**
  - AI# 16 CASE NO. 2017071267 - 1210 SW Palm Coast Pkwy SW**
  - AI# 20 CASE NO. 2017100601 - 30 Brice Lane**
  - AI# 23 CASE NO. 2017101289 - 2 Bren Mar Lane**
  - AI# 26 CASE NO. 2017080209 - 39 Richardson Drive**
  - AI# 29 CASE NO. 2017091433 - 10 Ramblewood Drive**
  - AI# 30 CASE NO. 2017081747 - 14 Rosecroft Lane**
  - AI# 31 CASE NO. 2017050469 - 10 Coral Reef Court South**
  - AI# 32 CASE NO. 2017081611 - 18 Felter Lane**
  - AI# 34 CASE NO. 2017080841 - 35 Bunker Hill Drive**
  - AI# 46 CASE NO. 2017100147 - 346 Underwood Trail**
  - AI# 49 CASE NO. 2017081655 - 13 Llosee Court**
  - AI# 50 CASE NO. 2017081009 - 10 Zebrawood Court**
  - AI# 51 CASE NO. 2017070674 - 30 Zebulahs Trail**
  - AI# 53 CASE NO. 2017080474 - 35 Fortune Lane**
  - AI# 56 CASE NO. 2017091430 - 62 Fordham Lane**
  - AI# 58 CASE NO. 2017090289 - 94 Fulton Place**

**AI# 1**

**CASE NO. 2017091479** PA  
*City of Palm Coast vs. Barbara Chochev*  
**15 Woodstone Lane**  
*(Palm Coast Code Section 35-76 Imminent Hazard Trees)*

**AI# 2**

**CASE NO. 2017081713 REPEAT (2)** BMD  
*City of Palm Coast vs. Sophal & Chantha Kes*  
**107 Burroughs Drive**  
*(Palm Coast Code Section 44-34( c) Parking of A Commercial Vehicle/Trailer in Residential Dist.)*

**AI# 3**

**CASE NO. 2017081290** BMD  
*City of Palm Coast vs. Robert S. & Jennifer A. Hubbs*  
**80 Burroughs Drive**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance-Garage Door in Disrepair)*

**AI# 4**

**CASE NO. 2017080967** BR  
*City of Palm Coast vs. William L. Closson*  
**2 Postman Lane**  
*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

**AI# 5**

**CASE NO. 2017080947 RECURRING (3)** BR  
*City of Palm Coast vs. Nelson J. & SusanaM. Furtado*  
**26 Panei Lane**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI# 6**

**CASE NO. 2017100658 RECURRING (2)** RS  
*City of Palm Coast vs. Richard T. Deroma*  
**2 Blakeshire Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 7**

**CASE NO. 2017100837 RECURRING (2)** RS  
*City of Palm Coast vs. Marissa A. & Michael Duran*  
**59 Blaine Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 8**

**CASE NO. 2017091493      WITHDRAWN      SB**  
*City of Palm Coast vs. Galins & Leonid Zelenkovsky*  
**42 Ellsworth Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 9**

**CASE NO. 2017100157      WITHDRAWN      SB**  
*City of Palm Coast vs. St. Joe Plaza Inv.*  
**226 SW Palm Coast Pkwy**  
*(Land Development Code 5.02.01 Stop Sign Down on Ground)*

**AI# 10**

**CASE NO. 2017101083      WITHDRAWN      (1)      CD**  
*City of Palm Coast vs. Evert & Cheryl Witteveen*  
**31 Pine Haven Drive (A)**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 11**

**CASE NO. 2017081715      WITHDRAWN      CD**  
*City of Palm Coast vs. Boris & Galina Tuber*  
**18 Porwyn Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 12**

**CASE NO. 2017100970      REPEAT      (2)      CD**  
*City of Palm Coast vs. Margaret Franzen*  
**8 Pine Haven Drive (A)**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance-Accumulations)*

**AI# 13**

**CASE NO. 2017100966      RECURRING      (3) CD**  
*City of Palm Coast vs. Carl S. & Sara A. Early c/o Stephen Woodin, Trustee*  
**14 Porcupine Drive**  
*(Palm Coast Code Section 44-34(f) Vehicle Improperly Parked)*

**AI# 14**

**CASE NO. 2017080473      CONTINUED      BB**  
*City of Palm Coast vs. Trason Alabama LLC c/o Outback North Florida II*  
**45 Plaza Drive**  
*(Land Development Code 11.03.08(B)(4) Irrigation System)*

**AI# 15**

**CASE NO. 2017080475      CONTINUED      BB**

*City of Palm Coast vs. Trason Alabama LLC c/o Outback North Florida II  
45 Plaza Drive*

*(Land Development Code 11.03.08(B)(1) Dead Plants & Trees)*

**AI# 16**

**CASE NO. 2017071267      WITHDRAWN      BB**

*City of Palm Coast vs. Palm Coast?Funding Assoc. L.P. United Corners  
1210 SW Palm Coast Pkwy SW*

*(Land Development Code 11.03.08(B)(1) Dead & Dying Plants)*

**AI# 17**

**CASE NO. 2017041440      CONTINUED      BB**

*City of Palm Coast vs. Megar Group LLC Attn: Adolfo Garcia  
1475 Palm Coast Pkwy NW 105*

*(Land Development Code 11.02.05(A)(1) Landscaping)*

**AI# 18**

**CASE NO. 2017041442      CONTINUED      BB**

*City of Palm Coast vs. Megar Group LLC Attn: Adolfo Garcia  
1475 Palm Coast Pkwy NW 105*

*(Land Development Code 11.02.05 Landscaping)*

**AI# 19**

**CASE NO. 2017100603      REPEAT (1)      BS**

*City of Palm Coast vs. Hugh W. & Diana C. McIntyre  
12 Brian Lane*

*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

**AI# 20**

**CASE NO. 2017100601      WITHDRAWN      BS**

*City of Palm Coast vs. Christina Rose Fredricks  
30 Brice Lane*

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

**AI# 21**

**CASE NO. 2017060119      MASSEY      BS**

*City of Palm Coast vs. Elizabeth S. Ernie  
14 Ballard Lane*

*(Palm Coast Code Section 36-76(d)(1) Nuisance-Roof in Disrepair)*

**AI# 22**

**CASE NO. 2017101539 REPEAT** (1) BS  
*City of Palm Coast vs. Kay Johnston*  
**56 Bracken Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance-Accumulations)*

**AI# 23**

**CASE NO. 2017101289 WITHDRAWN** BS  
*City of Palm Coast vs. Linda R. Norris*  
**2 Bren Mar Lane**  
*(Palm Coast Code Section 15-108(i) Defacing Property-Graffiti)*

**AI# 24**

**CASE NO. 2017091533** JF  
*City of Palm Coast vs. Thomas & Lorraine Thomson*  
**57 Rae Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 25**

**CASE NO. 2017061225 MASSEY** JF  
*City of Palm Coast vs. Caliber Home Loans Inc.*  
**4 Radford Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 26**

**CASE NO. 2017080209 WITHDRAWN** JF  
*City of Palm Coast vs. Robert Mashamesh*  
**39 Richardson Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 27**

**CASE NO. 2017101131 RECURRING** (4) JF  
*City of Palm Coast vs. Leonid Tell*  
**28 Ranwood Lane**  
*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

**AI# 28**

**CASE NO. 2017051582 MASSEY** JF  
*City of Palm Coast vs. Kenneth J. Eady*  
**7 Rolland Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 29**

**CASE NO. 2017091433      WITHDRAWN      JF**  
*City of Palm Coast vs. Manuel C. & Maria M. Anutunes*  
**10 Ramblewood Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 30**

**CASE NO. 2017081747      WITHDRAWN      JF**  
*City of Palm Coast vs. Fernando Tenreiro*  
**14 Rosecroft Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 31**

**CASE NO. 2017050469      WITHDRAWN      MH**  
*City of Palm Coast vs. Angela Digiorgio Lucas, Trestee*  
**10 Coral Reef Court South**  
*(Palm Coast Code Section 35-76(d) Nuisance-Roof in Disrepair)*

**AI# 32**

**CASE NO. 2017081611      WITHDRAWN      MH**  
*City of Palm Coast vs. Charles & Anita Blum*  
**18 Felter Lane**  
*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

**AI# 33**

**CASE NO. 2017100670      REPEAT      (2)      MH**  
*City of Palm Coast vs. Bruce M. Fraser c/o Rebecca Dority*  
**34 Coral Reef Court North**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 34**

**CASE NO. 2017080841      WITHDRAWN      MH**  
*City of Palm Coast vs. Kenneth N. Ginn*  
**35 Bunker Hill Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 35**

**CASE NO. 2017100156      REPEAT      (1)      MH**  
*City of Palm Coast vs. David H. & Susan E. Beare*  
**55 Courtney Place**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 36**

**CASE NO. 2017091404      RECURRING** (3) MH  
*City of Palm Coast vs. Maria Celico*  
**7 Fanwood Court**  
*(Palm Coast Code Section 35-76(d) Nuisance-Sunken Boat)*

**AI# 37**

**CASE NO. 2017090111** MH  
*City of Palm Coast vs. Aae Holdings LLC*  
**4 Lynn Place**  
*(Palm Coast Code Section 44-34( c) Parking of a Commercial Vehicle in Residential Dist.)*

**AI# 38**

**CASE NO. 2017090133** MH  
*City of Palm Coast vs. Aae Holdings LLC*  
**4 Lynn Place**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 39**

**CASE NO. 2017081130** JS  
*City of Palm Coast vs. William L. Closson*  
**2 Postman Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 40**

**CASE NO. 2017081598** JS  
*City of Palm Coast vs. Robert F. & Joan R. Lawrence*  
**23 Wellshire Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 41**

**CASE NO. 2017100934      REPEAT** (1) JS  
*City of Palm Coast vs. Gudrun Kastritis*  
**44 Secretary Trail**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 42**

**CASE NO. 2017090927** JS  
*City of Palm Coast vs. Jessica Sitarik*  
**67 Pilgrim Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 43**

**CASE NO. 2017081570** JS  
*City of Palm Coast vs. George B. Chang*  
**34 Prayer Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 44**

**CASE NO. 2017100082 REPEAT (3)** JS  
*City of Palm Coast vs. Sokhom & Thida Kim Neou*  
**9 Russo Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale between 1 & 6 AM)*

**AI# 45**

**CASE NO. 2017100081 REPEAT (5)** JS  
*City of Palm Coast vs. Sokhom & Thida Kim Neou*  
**9 Russo Drive**  
*(Palm Coast Code Section 44-34( c) Parking of a Trailer in a Residential District)*

**AI# 46**

**CASE NO. 2017100147 WITHDRAWN** JS  
*City of Palm Coast vs. Ramonica & Jimmie Flagler*  
**346 Underwood Trail**  
*(Palm Coast Code Section 44-34(f) Trailer Improperly Parked)*

**AI# 47**

**CASE NO. 2017100159 RECURRING (3)** JS  
*City of Palm Coast vs. Kenji X*  
**45 Sederholm Path**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 48**

**CASE NO. 2017080266** CSR  
*City of Palm Coast vs. Marta Bilek*  
**133 Foxhall Lane**  
*(Palm Coast Code Section 35-75(d)(1) Nuisance-Accumulations)*

**AI# 49**

**CASE NO. 2017081655 WITHDRAWN** CSR  
*City of Palm Coast vs. Leo M. & Catherine M. Leonard*  
**13 Llosee Court**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*



**AI# 50**

**CASE NO. 2017081009      WITHDRAWN      CSR**  
*City of Palm Coast vs. Stanley Kusy*  
**10 Zebrawood Court**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 51**

**CASE NO. 2017070674      WITHDRAWN      CSR**  
*City of Palm Coast vs. David & Alice Welch*  
**30 Zebulahs Trail**  
*(Land Development Code 13.02.06(B)(3C) House Color)*

**AI# 52**

**CASE NO. 2017080016      CONTINUED      CSR**  
*City of Palm Coast vs. Alexandr Krassovski & Lyudmila Krassovskaya*  
**39 Kalamazoo Trail**  
*(Palm Coast Code Section 15-1 FBC 105.1 No Permit for HVAC)*

**AI# 53**

**CASE NO. 2017080474      WITHDRAWN      CSR**  
*City of Palm Coast vs. Fernando & maria Monteiro*  
**35 Fortune Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 54**

**CASE NO. 2017080227      CSR**  
*City of Palm Coast vs. Dorothy Martin*  
**93 Zebulahs Trail**  
*(Land Development Code 11.03.01 No AC Screening)*

**AI# 55**

**CASE NO. 2017040420      MASSEY      CSR**  
*City of Palm Coast vs. Raymond L. Jr. & Juanita S. Trivett Gray*  
**43 Fort Caroline Lane**  
*(Palm Coast Code Section 24-159(a) Swale Maintenance)*

**AI# 56**

**CASE NO. 2017091430      WITHDRAWN      CSR**  
*City of Palm Coast vs. Michael Cafiero*  
**62 Fordham Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 57**

**CASE NO. 2017070566      MASSEY**      CSR  
*City of Palm Coast vs. Donald & Marie E. Corcoran*  
**9 Fariston Place**  
*(Palm Coast Code Section 15-1 FBC 105.1 No Permit for Fence)*

**AI# 58**

**CASE NO. 2017090289      WITHDRAWN**      CSR  
*City of Palm Coast vs. Charles A. Esposito*  
**94 Fulton Place**  
*(Palm Coast Code Section 44-34(f) Trailer Improperly Parked)*

**AI# 59**

**CASE NO. 2017071022**      CSR  
*City of Palm Coast vs. Laura J. Becker*  
**98 Farmsworth Drive**  
*(Palm Coast Code Section 15-1 FBC 105.1 No Permit for HVAC)*

**UNFINISHED BUSINESS:**

**G. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – February 07, 2018**

**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 Lake Avenue, Suite 141, 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.*