



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, December 1, 2021, 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 November 03, 2021 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**

AI #1 CASE #2021060234 – 5 Colorado Drive
AI #2 CASE #2021100155 – 57 Blare Castle Drive
AI #5 CASE #2021082052 – 3 Zephyr Lily Place
AI #11 CASE #2021080305 – 23 Regent Lane
AI #14 CASE #2021081729 – 31 Rylin Lane
AI #17 CASE #2021070366 – 9 Bracken Lane
AI #19 CASE #2021081207 – 172 Bren Mar Lane
AI #20 CASE #2021081332 – 20 Brushwood Lane
AI #21 CASE #2021090583 – 51 Wellesley Lane
AI #22 CASE #2021081727 – 39 Westgrill Drive
AI #24 CASE #2021100473 – 26 Westland Place
AI #35 CASE #2021081085 - 121 Flagler Plaza Drive
AI #36 CASE #2021061697 – 31 Pineapple Drive
AI #45 CASE #2021070735 – 5 Uniontin Court (B)
AI #48 CASE #2021070786 – 92 Wheatfield Drive
AI #52 CASE #2021080824 – 65 Perthshire Lane
AI #53 CASE #2021090742 – 111 Pine Circle Drive
AI #56 CASE #2021081844 – 92 Princess Ruth Lane
AI #62 CASE #2021071199 – 44 Filbert Lane
AI #64 CASE #2021061644 – 222 Coral Reef Court North

AI# 1*

CASE NO. 2021060234 WITHDRAWN JB
City of Palm Coast vs. Property Owner
5 Colorado Drive
(Land Development Code 11.03.01.A. General Landscaping Requirements)

AI# 2

CASE NO. 2021100155 WITHDRAWN RS
City of Palm Coast vs. Chelsea Wright & Robert Goodman
57 Blare Castle Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 3*

CASE NO. 2021090413 RECURRING (1) RS
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 4

CASE NO. 2021081730 JP
City of Palm Coast vs. Armor S Moraes
47 Elder Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 5

CASE NO. 2021082052 WITHDRAWN JP
City of Palm Coast vs. Michael Cuiffreda
3 Zephyr Lily Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 6*

CASE NO. 2021091498 RECURRING (2) BMD
City of Palm Coast vs. Victor L Haveman & Rhonda J Haveman
39 Bird of Paradise Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 7

CASE NO. 2021091398 REPEAT (1) BMD
City of Palm Coast vs. Lagare Land Trust
74 Burroughs Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 8

CASE NO. 2021091400 RECURRING (2) BMD
City of Palm Coast vs. Lagare Land Trust
74 Burroughs Drive
(Palm Coast Code Section 41-11(a) Trash Containers)

AI# 9*

CASE NO. 2021091332 RECURRING (4) BMD
City of Palm Coast vs. Steven Moseley
15 Luther Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 10*

CASE NO. 2021080328 REPEAT (1) JK
City of Palm Coast vs. Jean Alice McMorrow
70 Rae Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 11

CASE NO. 2021080305 WITHDRAWN JK
City of Palm Coast vs. Rabitaille Family Trust
23 Regent Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 12

CASE NO. 2021090324 RECURRING (4) JK
City of Palm Coast vs. Diedre Meddaugh
1 Robinson Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 13

CASE NO. 2021091418 RECURRING (3) JK
City of Palm Coast vs. Nicole J & Megan C Cosgrove
89 Roxboro Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 14

CASE NO. 2021081729 WITHDRAWN JK
City of Palm Coast vs. Robert Jr & Lorraine C Knowlton
31 Rylin Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 15

CASE NO. 2021041528 RL
City of Palm Coast vs. Dillan L Walls
24 Barring Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 16

CASE NO. 2021060417 MASSEY RL
City of Palm Coast vs. Angela & Scott Lapete
140 Beechwood Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 17

CASE NO. 2021070366 WITHDRAWN RL
City of Palm Coast vs. Alan Flaitz Life Estate
9 Bracken Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 18

CASE NO. 2021090313 RL
City of Palm Coast vs. Philip J & Christina Sapienza
37 Braddock Lane
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 19

CASE NO. 2021081207 WITHDRAWN RL
City of Palm Coast vs. Leroy G Lacy Trustee & Donald M Lacy Trustee
172 Bren Mar Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 20

CASE NO. 2021081332 WITHDRAWN RL
City of Palm Coast vs. Donna Long
20 Brushwood Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 21

CASE NO. 2021090583 WITHDRAWN CR
City of Palm Coast vs. James E Jr & Sheila L Brady
51 Wellesley Lane
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 22

CASE NO. 2021081727 WITHDRAWN CR
City of Palm Coast vs. Vladimir Liberman
39 Westgrill Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 23

CASE NO. 2021091370 REPEAT (1) CR
City of Palm Coast vs. Martha Fedele
139 Westgrill Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 24

CASE NO. 2021100473 WITHDRAWN CR
City of Palm Coast vs. Margaret Charlene Nicholson
26 Westland Place
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 25

CASE NO. 2021100707 REPEAT (1) CR
City of Palm Coast vs. Ervlyn G Lippus-Bratton Life Estate
31 White House Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 26

CASE NO. 2021090797 CR
City of Palm Coast vs. Dorsey & Carol Richardson
7 Wilkins Place
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI# 27

CASE NO. 2021091217 CR
City of Palm Coast vs. U.S. Bank National Association
42 Woodlawn Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 28

CASE NO. 2021090524 RECURRING (5) JS
City of Palm Coast vs. Polina, Alexander & Rita Rozenberg
132 Berkshire Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 29

CASE NO. 2021090140 RECURRING (3) JS
City of Palm Coast vs. Christian Smith
19 Black Alder Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 30

CASE NO. 2021090979 REPEAT (5) JS
City of Palm Coast vs. Michael Andrews
59 Blare Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 31

CASE NO. 2021080730 JS
City of Palm Coast vs. LBS Construction Services Inc
14 Fanwood Court
(Palm Coast Code Section 24-205(g) Illicit Discharge)

AI# 32

CASE NO. 2021080737 JS
City of Palm Coast vs. John & Angela Whalen
14 Fanwood Court
(Palm Coast Code Section 24-205(g) Illicit Discharge)

AI# 33

CASE NO. 2021090142 **RECURRING** (4) JS
City of Palm Coast vs. Jeffrey & Kimberly Guarin
12 Fayette Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 34

CASE NO. 2021040089 **MASSEY** JS
City of Palm Coast vs. Nuno A & Paula Aquiles Alves
45 Felshire Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 35

CASE NO. 2021081085 **WITHDRAWN** AN
City of Palm Coast vs. Old Kings Highway Assoc Ltd
121 Flagler Plaza Drive
(Land Development Code 12.03.02.O. Prohibited Signs)

AI# 36*

CASE NO. 2021061697 **WITHDRAWN** AN
City of Palm Coast vs. Adam J Webb
31 Pineapple Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 37*

CASE NO. 2021070748 **REPEAT** (1) AN
City of Palm Coast vs. Russell Kiraly Trustee
4 Ponderosa Lane (A)
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 38

CASE NO. 2021061491 AN
City of Palm Coast vs. Maryam Mursalova Life Estate
18 Price Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 39

CASE NO. 2021070336 AN
City of Palm Coast vs. Vincent Peter Cantone & Mackenzie Sandlin
51 Seathorn Path
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 40

CASE NO. 2021070605 REPEAT (1) AN
City of Palm Coast vs. Frank & Heather Ann Colombo
22 Seven Wonders Trail
(Palm Coast Code Section 44-34(i) Parking In Median)

AI# 41*

CASE NO. 2021060030 AN
City of Palm Coast vs. Clemente & Jessica Tullio
5 Slidell Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 42

CASE NO. 2021071173 RECURRING (2) AN
City of Palm Coast vs. John G Graper
29 Slipper Orchid Trail East
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 43

CASE NO. 2021070229 RECURRING (2) AN
City of Palm Coast vs. Colin M Dougherty
51 Slocum Path
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 44

CASE NO. 2021070522 RECURRING (5) AN
City of Palm Coast vs. Dennis Baskin
15 Squirrel Place (A & B)
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 45

CASE NO. 2021070735 WITHDRAWN AN
City of Palm Coast vs. Dale Courville
5 Uniontin Court (B)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 46

CASE NO. 2021070736 AN
City of Palm Coast vs. Dale Courville
5 Uniontin Court (B)
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 47

CASE NO. 2021071304 REPEAT (2) AN
City of Palm Coast vs. Darren A & Marcy A Flores Kannan
36 Upshire Path
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 48

CASE NO. 2021070786 WITHDRAWN AN
City of Palm Coast vs. Edith Marie Victory
92 Wheatfield Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 49

CASE NO. 2021090730 REPEAT (1) BR
City of Palm Coast vs. Addison & Carli Alexandria Wieda
186 Parkview Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 50

CASE NO. 2021090884 REPEAT (2) BR
City of Palm Coast vs. Robert M & Eileen R Logue
364 Parkview Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 51

CASE NO. 2021090555 RECURRING (1) BR
City of Palm Coast vs. Nicole Kleis-Hattani
26 Pennsylvania Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/RV)

AI# 52

CASE NO. 2021080824 WITHDRAWN BR
City of Palm Coast vs. Roger R & Nancy J Achin
65 Perthshire Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/RV)

AI# 53

CASE NO. 2021090742 WITHDRAWN BR
City of Palm Coast vs. Jake Lee Clark & Laura M Chadwick
111 Pine Circle Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 54

CASE NO. 2021090360 REPEAT (2) BR
City of Palm Coast vs. Kurt Lawrence
24 Pine Hill Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 55

CASE NO. 2021081686 RECURRING (2) BR
City of Palm Coast vs. John Dant
71 Presidential Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 56

CASE NO. 2021081844 WITHDRAWN BR
City of Palm Coast vs. Rebecca Bjelajac
92 Princess Ruth Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 57

CASE NO. 2021090368 BS
City of Palm Coast vs. Ck Properties of Naples LLC
185 Cypress Edge Drive
(Land Development Code 3.03.03 - Table 3-4 Truck Stop Prohibited)

AI# 58

CASE NO. 2021090857 BS
City of Palm Coast vs. Ck Properties of Naples LLC
185 Cypress Edge Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 59

CASE NO. 2021090222 RECURRING (4) BS
City of Palm Coast vs. Jeffrey & Kimberly Guarin
12 Fayette Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 60

CASE NO. 2021090579 REPEAT (4) BS
City of Palm Coast vs. Charles & Anita Blum
18 Felter Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 61*

CASE NO. 2021071469 BS
City of Palm Coast vs. Ana R Carlos
3 Fenwick Lane
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI# 62

CASE NO. 2021071199 WITHDRAWN BS
City of Palm Coast vs. Nancy Bechtel Grierson & Mary Louise Grierson Trustees
44 Filbert Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 63*

CASE NO. 2021090685 RECURRING (3) BS
City of Palm Coast vs. Angela Mace
32 Round Thorn Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 64

CASE NO. 2021061644 WITHDRAWN LM
City of Palm Coast vs. Sober Properties LLC/ Salt Life Sober Living LLC
222 Coral Reef Court North
(Palm Coast Code Section 16-38 No Local Business Tax Receipt)

UNFINISHED BUSINESS:

G. None to report.

OLD BUSINESS:

H.

NEW BUSINESS:

H. Election of Chairperson and Vice-Chairperson

ANNOUNCEMENT OF NEXT MEETING:

J. Next Code Board Meeting – January 5, 2022

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Renina Fuller, 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.

**Cases Marked with an asterisk were complaint initiated.*