



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

**Wednesday, February 3, 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 January 06, 2021 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents**
- F. Withdrawn Cases:**
  - AI# 1 CASE NO. 2019120509 – 40 Colechester Lane**
  - AI# 4 CASE NO. 2020090146 – 14 Regis Lane**
  - AI# 7 CASE NO. 2020090734 – 13 September Place**
  - AI# 8 CASE NO. 2020101464 – 20 Ullman Court**
  - AI# 9 CASE NO. 2020101453 – 18 Unicorn Court**
  - AI# 10 CASE NO. 2020101454 – 18 Unicorn Court**
  - AI# 15 CASE NO. 2020110595 – 41 Frederick Lane**
  - AI# 18 CASE NO. 2020110452 – 75 Bridgehaven Drive**
  - AI# 20 CASE NO. 2020110620 – 40 Westgate Lane**
  - AI# 33 CASE NO. 2020101527 – 16 Zephyr Lily Trail**
  - AI# 42 CASE NO. 2019120643 – 40 Colechester Lane**
  - AI# 43 CASE NO. 2020081166 – 26 Coolidge Court**
  - AI# 44 CASE NO. 2020090190 – 59 Coral Reef Court North**
  - AI# 54 CASE NO. 2020021070 – 22 Perkins Lane**
  - AI# 56 CASE NO. 2020101233 – 8 Pine Haven Drive (A)**
  - AI# 59 CASE NO. 2020061314 – 171 Plainview Drive**
  - AI# 60 CASE NO. 2020060889 – 17 Plum Tree Place**
  - AI# 64 CASE NO. 2020060771 – 152 Point Pleasant Drive**
  - AI# 66 CASE NO. 2020081110 – 11 Porpoise Lane**

**AI# 1**

**CASE NO. 2019120509 WITHDRAWN** JB  
*City of Palm Coast vs. Nuview Ira Inc Fbo John Morris*  
**40 Colechester Lane**  
*(Land Development Code 11.03.01 General Landscaping Requirements - Tree Count)*

**AI# 2**

**CASE NO. 2020110962      RECURRING** (3) BMD

*City of Palm Coast vs. Robert S Hubbs*

**80 Burroughs Drive**

*(Palm Coast Code Section 15-114 Rubbish and Garbage)*

**AI# 3**

**CASE NO. 2019090542      MASSEY** JK

*City of Palm Coast vs. Edwin D & Carmen S Nazario*

**31 Point of Woods Drive**

*(Land Development Code 11.03.01(H) General Landscaping Required-HVAC Screening)*

**AI# 4**

**CASE NO. 2020090146      WITHDRAWN** JK

*City of Palm Coast vs. Angella Kathlene Morris*

**14 Regis Lane**

*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)*

**AI# 5**

**CASE NO. 2020070761** JK

*City of Palm Coast vs. Kelly Cristina De Moraes & Raul Alezandre Miranda Melo*

**10 Ryder Place**

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

**AI# 6**

**CASE NO. 2020091023** JK

*City of Palm Coast vs. Rose Germain*

**1 Ryken Lane**

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

**AI# 7**

**CASE NO. 2020090734      WITHDRAWN** MH

*City of Palm Coast vs. Michael Ellenzweig*

**13 September Place**

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

**AI# 8**

**CASE NO. 2020101464      WITHDRAWN** MH

*City of Palm Coast vs. Sonia Dbrot*

**20 Ullman Court**

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

**AI# 9**

**CASE NO. 2020101453      WITHDRAWN      MH**  
*City of Palm Coast vs. Krystle Mastropietro*  
**18 Unicorn Court**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 10**

**CASE NO. 2020101454      WITHDRAWN      MH**  
*City of Palm Coast vs. Krystle Mastropietro*  
**18 Unicorn Court**  
*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

**AI# 11**

**CASE NO. 2020110738      RECURRING      (3) BS**  
*City of Palm Coast vs. Edward C & Danielle R Thompson*  
**151 Bird of Paradise Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 12**

**CASE NO. 2019120043      MASSEY      BS**  
*City of Palm Coast vs. Richard & Vickie Patrick*  
**35 Fanshawe Lane**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 13**

**CASE NO. 2020110989      REPEAT      (1)      BS**  
*City of Palm Coast vs. Thomas P Rhodes*  
**6 Fleetwood Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 14**

**CASE NO. 2020111163      REPEAT      (1)      BS**  
*City of Palm Coast vs. James J & Suzanne M Lynch*  
**62 Frankford Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 15**

**CASE NO. 2020110595      WITHDRAWN      BS**  
*City of Palm Coast vs. John A & Bobbie-Joe Delbonis*  
**41 Frederick Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 16**

**CASE NO. 2020071574** CR  
*City of Palm Coast vs. Alik & Vera Mulayeva*  
**78 Beaverdam Lane**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 17**

**CASE NO. 2020110279** CR  
*City of Palm Coast vs. Randall & Pauline Mitchell*  
**12 Bridgehaven Drive**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 18**

**CASE NO. 2020110452** **WITHDRAWN** CR  
*City of Palm Coast vs. Anderson Realty Florida Lp*  
**75 Bridgehaven Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 19**

**CASE NO. 2020011248** **MASSEY** CR  
*City of Palm Coast vs. Edna Allison*  
**13 Waywood Place**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 20**

**CASE NO. 2020110620** **WITHDRAWN** CR  
*City of Palm Coast vs. Dennis J & Kathleen I Rossi Trustees*  
**40 Westgate Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 21**

**CASE NO. 2020110788** **RECURRING** (3) CR  
*City of Palm Coast vs. Ryan J & Barbara W Bradshaw*  
**172 Westhampton Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 22**

**CASE NO. 2020120677** **RECURRING** (4) AN  
*City of Palm Coast vs. Ronald S Araneta II & Ronald S Araneta*  
**15 Eton Lane (A)**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 23**

**CASE NO. 2020091385 REPEAT** AN  
*City of Palm Coast vs. Christopher Hoyt & Jill Cicacci*  
**17 Evansmill Lane**  
*(Palm Coast Code Section 44-34(i) Parking in Median)*

**AI# 24**

**CASE NO. 2020101369** AN  
*City of Palm Coast vs. Albert T Nassi Trustee*  
**19 Lloshire Path**  
*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 25**

**CASE NO. 2020081733** AN  
*City of Palm Coast vs. James L & Arlene A Motta*  
**42 Pebble Beach Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 26**

**CASE NO. 2020070994** AN  
*City of Palm Coast vs. Laurie & Ernest Mikos*  
**23 Pickcane Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 27**

**CASE NO. 2020091274 RECURRING** (2) AN  
*City of Palm Coast vs. James M Colantonio Trustee*  
**56 Pony Express Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 28**

**CASE NO. 2020031179** AN  
*City of Palm Coast vs. Jean & Marie Exantus*  
**10 Rainmill Place**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 29**

**CASE NO. 2020040711** AN  
*City of Palm Coast vs. Alfred & Sonji Jackson*  
**53 Slowdrift Turn**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 30**

**CASE NO. 2020101388** AN  
*City of Palm Coast vs. Shane H McFall & Jill M Softley*  
**6 Squash Blossom Court**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 31**

**CASE NO. 2020070269 REPEAT (1) AN**

*City of Palm Coast vs. Jennifer K Doyle*

**39 Uhl Path**

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

**AI# 32**

**CASE NO. 2020060986 RECURRING (1) AN**

*City of Palm Coast vs. Sigifredo Zapata*

**6 Westbury Lane**

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

**AI# 33**

**CASE NO. 2020101527 WITHDRAWN AN**

*City of Palm Coast vs. Gwyn D & Matthew Kehrle*

**16 Zephyr Lily Trail**

*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 34**

**CASE NO. 2020101606 REPEAT (2) AN**

*City of Palm Coast vs. Annette C Ruggiero*

**16 Ziegler Place**

*(Palm Coast Code Section 44-34(c) Parking of Comm. Veh./Trailer in Residential Dist.)*

**AI# 35**

**CASE NO. 2020061098 JS**

*City of Palm Coast vs. Michael D Schroeder*

**21 Blairmore Place**

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

**AI# 36**

**CASE NO. 2020061099 JS**

*City of Palm Coast vs. Michael D Schroeder*

**21 Blairmore Place**

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

**AI# 37**

**CASE NO. 2020101323 REPEAT (1) JS**

*City of Palm Coast vs. Philip J & Christina A Sapienza*

**37 Braddock Lane**

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

**AI# 38**

**CASE NO. 2020091188      RECURRING** (3) JS  
*City of Palm Coast vs. Gleb Arshinov*  
**8 Calusa Court**  
(*Palm Coast Code Section 15-108(d) Weeds/ Overgrowth*)

**AI# 39**

**CASE NO. 2020101163      RECURRING** (3) JS  
*City of Palm Coast vs. David A Rosenberg*  
**116 Cimmarron Drive**  
(*Palm Coast Code Section 15-108(d) Weeds/ Overgrowth*)

**AI# 40**

**CASE NO. 2019120240** JS  
*City of Palm Coast vs. Brian L & Jana L Amerson*  
**16 Clearview Court South**  
(*Palm Coast Code Section 15-1 No Permit*)

**AI# 41**

**CASE NO. 2020090561** JS  
*City of Palm Coast vs. Albert W & Amy S Wiggins*  
**16 Cold Spring Court**  
(*Palm Coast Code Section 15-108(g) Dock in Disrepair*)

**AI# 42**

**CASE NO. 2019120643      WITHDRAWN** JS  
*City of Palm Coast vs. Nuview Ira Inc Fbo John Morris*  
**40 Colechester Lane**  
(*Land Development Code 13.02.06(b) House Color does not meet LRV Color*)

**AI# 43**

**CASE NO. 2020081166      WITHDRAWN** JS  
*City of Palm Coast vs. John Santomenno Jr*  
**26 Coolidge Court**  
(*Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.*)

**AI# 44**

**CASE NO. 2020090190      WITHDRAWN** JS  
*City of Palm Coast vs. Jianming Ye & Xiaorong Pan*  
**59 Coral Reef Court North**  
(*Palm Coast Code Section 17-39(a) Residential Rental Program*)

**AI# 45**

**CASE NO. 2020020470** JS  
*City of Palm Coast vs. Richard & Daina Yarusso*  
**2 Creek Court**  
(*Palm Coast Code Section 42-44 No Permit for Right-of-Way Utilization*)

**AI# 46**

**CASE NO. 2020080002** JS  
*City of Palm Coast vs. Billie S & James A Jr Jones*  
**9 Cute Court**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 47**

**CASE NO. 2020110644 REPEAT** (2) JS  
*City of Palm Coast vs. Fillippo Como*  
**13 Farver Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 48**

**CASE NO. 2020090893 RECURRING** (3) JS  
*City of Palm Coast vs. John C Schmitt & Gypsy Longoria*  
**4 Fernham Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 49**

**CASE NO. 2020080871 REPEAT** (1) JS  
*City of Palm Coast vs. Marie Cona Life Estate c/o Dicaterino Vittorio*  
**48 Fischer Lane**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 50**

**CASE NO. 2020020565 RECURRING** (3) JS  
*City of Palm Coast vs. Alton Dixon*  
**61 Florida Park Drive**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI# 51**

**CASE NO. 2020020254 REPEAT** (3) JS  
*City of Palm Coast vs. Alton Dixon*  
**61 Florida Park Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 52**

**CASE NO. 2020080436** JS  
*City of Palm Coast vs. Louis & Camille Bontempo*  
**43 Leaver Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*

**AI# 53**

**CASE NO. 2020070984 REPEAT** (1) JS  
*City of Palm Coast vs. Emily Allen*  
**71 Leaver Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 & 6 AM)*



**AI# 54**

**CASE NO. 2020021070 WITHDRAWN** BR  
*City of Palm Coast vs. Leigh McCarthy*  
**22 Perkins Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 55**

**CASE NO. 2020081115 REPEAT** (1) BR  
*City of Palm Coast vs. Zoia Ivanova-Cardella*  
**28 Pillory Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI# 56**

**CASE NO. 2020101233 WITHDRAWN** BR  
*City of Palm Coast vs. Margaret Franzen Trustee*  
**8 Pine Haven Drive (A)**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI# 57**

**CASE NO. 2020091292 REPEAT** (2) BR  
*City of Palm Coast vs. Kurt Lawrence*  
**24 Pine Hill Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 58**

**CASE NO. 2020091294 RECURRING** (5) BR  
*City of Palm Coast vs. Charles R & Amanda Joann Woody*  
**7 Plainview Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 59**

**CASE NO. 2020061314 WITHDRAWN** BR  
*City of Palm Coast vs. Mario & Erma Castro & Ernesto Rivera De Jesus & Emma Morales Rivera*  
**171 Plainview Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 60**

**CASE NO. 2020060889 WITHDRAWN** BR  
*City of Palm Coast vs. Katherine R Ulrich*  
**17 Plum Tree Place**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 61**

**CASE NO. 2020100046 REPEAT (3) BR**  
*City of Palm Coast vs. Edwin D & Carmen S Nazario*  
**31 Point of Woods Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/ Overgrowth)*

**AI# 62**

**CASE NO. 2020090954 BR**  
*City of Palm Coast vs. Carlos A Pimental*  
**44 Point of Woods Drive**  
*(Land Development Code 3.02.02 Farm Animals Prohibited in Residential District)*

**AI# 63**

**CASE NO. 2020090594 BR**  
*City of Palm Coast vs. Carlos A Pimental*  
**44 Point of Woods Drive**  
*(Land Development Code 4.01.02.3G Unauthorized Fencing)*

**AI# 64**

**CASE NO. 2020060771 WITHDRAWN BR**  
*City of Palm Coast vs. Silvia Castro*  
**152 Point Pleasant Drive**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 65**

**CASE NO. 2020081109 REPEAT (1) BR**  
*City of Palm Coast vs. Scott A & Donna M Taylor*  
**11 Porpoise Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 66**

**CASE NO. 2020081110 WITHDRAWN BR**  
*City of Palm Coast vs. Scott A & Donna M Taylor*  
**11 Porpoise Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 67**

**CASE NO. 2020060682 RECURRING (4) BR**  
*City of Palm Coast vs. Robert W & Marzena B Kiernan*  
**8 Providence Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**UNFINISHED BUSINESS:**

**G. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – March 3, 2021**

**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.*