



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, January 5, 2022, 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 01, 2021 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases.**

- AI #2 CASE #2021101225 – 11 Bunker View Drive (A)**
- AI #6 CASE #2021100216 – 25 Easterly Place**
- AI #11 CASE #2021100120 – 2 Rodger Place**
- AI #13 CASE #2021041528 – 24 Barring Place**
- AI #14 CASE #2021060417 – 140 Beechwood Lane**
- AI #15 CASE #2021090313 – 37 Braddock Lane**
- AI #16 CASE #2021081207 – 172 Bren Mar Lane**
- AI #19 CASE #2021081755 – 6 Castle Court**
- AI #21 CASE #2021070043 – 4 Colleen Court**
- AI #23 CASE #2021070543 – 11 Columbia Lane**
- AI #25 CASE #2021070545 – 13 Contee Court**
- AI #31 CASE #2021080506 – 28 Plateau Lane**
- AI #32 CASE #2021070062 – 21 Privacy Lane**
- AI #33 CASE #2021090836 – 44 Sea Front Trail**
- AI #38 CASE #2021080297 – 4 Ullman Court**
- AI #41 CASE #2021080404 – 36 Upshire Path**
- AI #43 CASE #2021100041 – 44 Patchogue Lane**
- AI #44 CASE #2021061005 – 26 Pierce Lane**
- AI #53 CASE #2021091515 – 29 Farrington Lane**

AI# 1

CASE NO. 2021060868 PA
City of Palm Coast vs. Peter Kotowski
139 Wynnfield Drive
(Land Development Code 11.03.01.A. General Landscaping Requirements - Tree Density)

AI# 2

CASE NO. 2021101225 **WITHDRAWN** BMD
City of Palm Coast vs. Bunker View LLC
11 Bunker View Drive (A)
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 3

CASE NO. 2021101227 BMD
City of Palm Coast vs. Bunker View LLC
11 Bunker View Drive (A)
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 4

CASE NO. 2021101068 **REPEAT** (1) CR
City of Palm Coast vs. Sergejus Pylkovas
6 Wainbush Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 5

CASE NO. 2021040756 **MASSEY** CR
City of Palm Coast vs. Edward Christopher Turner
32 Woodlawn Drive
(Palm Coast Code Section 15-110(a)(3) No House Number)

AI# 6*

CASE NO. 2021100216 **WITHDRAWN** JP
City of Palm Coast vs. Palm Coast Centre LLC
25 Easterly Place
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI# 7*

CASE NO. 2021100804 **RECURRING** (5) JP
City of Palm Coast vs. James Michael Sr & Christine Marie Brannigan
21 Eastwood Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 8*

CASE NO. 2021070977 JP
City of Palm Coast vs. Magi Holdings LLC
2 Zenoble Place
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI# 9

CASE NO. 2021021343 **MASSEY** JK
City of Palm Coast vs. Tammy & David Polo & Ashley Moawad
8 Angela Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 10

CASE NO. 2021091680 **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. 2021100120 **WITHDRAWN** JK
City of Palm Coast vs. Et-3 LP
2 Rodger Place
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 12

CASE NO. 2021090018 JK
City of Palm Coast vs. Channy Khoeun & Sovanneth Om
9 Round Table Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 13

CASE NO. 2021041528 **WITHDRAWN** 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# 14

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

AI# 15

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

AI# 16

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# 17

CASE NO. 2021091732 RECURRING (2) JS
City of Palm Coast vs. Sharon Douglas
33 Birchshire Lane
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 18

CASE NO. 2021091715 REPEAT (1) JS
City of Palm Coast vs. Darryl & Julie James
72 Braddock Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 19*

CASE NO. 2021081755 WITHDRAWN JS
City of Palm Coast vs. Joseph J Deleonardis
6 Castle Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 20*

CASE NO. 2021060560 JS
City of Palm Coast vs. Florence Robert & Seeta Fruehan
27 Cleveland Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Livability (Loud Pool Pump))

AI# 21*

CASE NO. 2021070043 WITHDRAWN JS
City of Palm Coast vs. Scott R & Sophia A Cheek
4 Colleen Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 22

CASE NO. 2021100336 REPEAT (1) JS
City of Palm Coast vs. Sarah J Kranz
15 Collins Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 23

CASE NO. 2021070543 WITHDRAWN JS
City of Palm Coast vs. Andrew Gosztyla
11 Columbia Lane (A)
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 24*

CASE NO. 2021050292 MASSEY JS
City of Palm Coast vs. Kelly W Zhang
3 Comanche Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 25

CASE NO. 2021070545 WITHDRAWN JS
City of Palm Coast vs. Timothy Joshua O'Grady
13 Contee Court
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 26

CASE NO. 2021090455 RECURRING (1) JS
City of Palm Coast vs. Richard Gaisford Life Estate
53 Fawn Lane
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 27

CASE NO. 2021090458 JS
City of Palm Coast vs. Richard Gaisford Life Estate
53 Fawn Lane
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI# 28

CASE NO. 2021091745 REPEAT (1) JS
City of Palm Coast vs. Sophal Phoeun & Sakun Hong
36 Londonderry Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 29

CASE NO. 2021071273 AN
City of Palm Coast vs. Douglas E & Ruth Schmidt
32 Edge Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 30

CASE NO. 2021080505 RECURRING (5) AN
City of Palm Coast vs. Robin R Banks
26 Felter Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 31

CASE NO. 2021080506 WITHDRAWN AN
City of Palm Coast vs. Cosimo Lasorsa
28 Plateau Lane (A)
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 32

CASE NO. 2021070062 WITHDRAWN AN
City of Palm Coast vs. Et-3 LP
21 Privacy Lane
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 33

CASE NO. 2021090836 WITHDRAWN AN
City of Palm Coast vs. Amanda Maria Renee & James Christian Leno
44 Sea Front Trail
(Palm Coast Code Section 15-110(a)(3) No House Number)

AI# 34

CASE NO. 2021070601 AN
City of Palm Coast vs. Kennedy M Dasilva
2 Senlac Court
(Palm Coast Code Section 15-108(g) Shed/ Fence/ Wall Maintenance)

AI# 35

CASE NO. 2021071530 REPEAT (1) AN
City of Palm Coast vs. Alfred & Sonji Jackson
53 Slowdrift Turn
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 36

CASE NO. 2021080073 REPEAT (1) AN
City of Palm Coast vs. Erika L Clark & Coleman L Robinson
68 Smith Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 37

CASE NO. 2021080212 RECURRING (2) AN
City of Palm Coast vs. Vladimir D & Lyudmila Slobodkin
89 Ulatur Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 38

CASE NO. 2021080297 WITHDRAWN (4) AN
City of Palm Coast vs. Kim Strelke Trustee
4 Ullman Court
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 39

CASE NO. 2021071495 RECURRING (1) AN
City of Palm Coast vs. Angela Antoinette Williams
21 Ullman Court
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer)

AI# 40

CASE NO. 2021061465 AN
City of Palm Coast vs. Guillermo Flores & Naybe Torres
367 Underwood Trail
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 41

CASE NO. 2021080404 WITHDRAWN (3) 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# 42

CASE NO. 2021071014 BR
City of Palm Coast vs. Hector Alonzo
229 Parkview Drive
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 43

CASE NO. 2021100041 WITHDRAWN BR
City of Palm Coast vs. Eugeniusz & Henryka Szumski c/o Annette Szumski
44 Patchogue Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 44

CASE NO. 2021061005 WITHDRAWN BR
City of Palm Coast vs. Pranav & Bhumiika Shah
26 Pierce Lane
(Palm Coast Code Section 17-39(a) Residential Rental Prog.)

AI# 45

CASE NO. 2021090424 BR
City of Palm Coast vs. Seraphin & Marie D Antoine
59 Pilgrim Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 46

CASE NO. 2021101047 RECURRING (3) BR
City of Palm Coast vs. Tirso N Silvestri LLC & Amalia M Silvestri LLC
31 Plateau Lane (B)
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 47

CASE NO. 2021090495 BR
City of Palm Coast vs. Adriana & Piotr Lesniewski
34 Pleasant Lane (A)
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 48

CASE NO. 2021070673 RECURRING (1) BR
City of Palm Coast vs. Renard Kenneth & Gayle H Harrison
21 Prairie Lane
(Palm Coast Code Section 41-11(a) Trash Containers)

AI# 49

CASE NO. 2021090200 RECURRING (1) BR
City of Palm Coast vs. Harris & Lillie Mae Jones
5 Pritchard Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 50

CASE NO. 2021090361 BR
City of Palm Coast vs. Carlotta Stocks
206 Pritchard Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 51

CASE NO. 2021051142 MASSEY BR
City of Palm Coast vs. Rachel D & Alicia D Stomber
58 Providence Lane
(Palm Coast Code Section 15-108(g) Shed/ Fence/ Wall Maintenance)

AI# 52

CASE NO. 2021100031 RECURRING (5) BS
City of Palm Coast vs. Charles Daniel & Tiffany Anne Kersey
2 Farmbrook Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 53

CASE NO. 2021091515 WITHDRAWN BS
City of Palm Coast vs. Mary C Edwards Trustee
29 Farrington Lane
(Palm Coast Code Section 24-183 Landscape Irrigation)

AI# 54

CASE NO. 2021100608 REPEAT (1) BS
City of Palm Coast vs. Keith E & Janine Lee Purvis
25 Felton Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 55

CASE NO. 2021101315 RECURRING (4) BS
City of Palm Coast vs. John A & Bobbie-Joe Delbonis
41 Frederick Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

UNFINISHED BUSINESS:

G. None to report.

OLD BUSINESS:

H.

NEW BUSINESS:

I.

ANNOUNCEMENT OF NEXT MEETING:

J. Next Code Board Meeting – February 2, 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.*