



A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, December 7, 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 November 02, 2022 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents**
- F. Withdrawn Cases:**

AI #1 CASE #2022091249 – 44 Beachway Drive
AI #3 CASE #2022091238 – 32 Black Bear Lane
AI #6 CASE #2022090550 – 86 Emerson Drive
AI #7 CASE #2022090189 – 16 Laguna Forest Trail
AI #10 CASE #2022090990 – 13 Wentworth Lane
AI #13 CASE #2022090926 – 59 White Star Drive
AI #18 CASE #2022070615 – 63 Rose Drive
AI #19 CASE #2022071548 – 8 Rosepetal Lane
AI #20 CASE #2022070691 – 48 Ryapple Lane
AI #27 CASE #2022080707 – 2 Fairview Lane
AI #28 CASE #2022041767 – 14 Flamingo Drive
AI #44 CASE #2022070680 – 5 Pheasant Drive
AI #46 CASE #2022081165 – 48 Plainview Drive
AI #49 CASE #2022051075 – 6 Princess Mari Place
AI #50 CASE #2022030769 – 21 Pritchard Drive

- G. Continued Cases:**

AI #24 CASE #2022041101 – 1 Claridge Court South
AI #51 CASE #2022081914 – 12 Puritan Lane

AI# 1

CASE NO. 2022091249 WITHDRAWN HO
City of Palm Coast vs. Charlyn M Sutton & Kenneth Czarnecki
44 Beachway Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 2

CASE NO. 2022091135 REPEAT (1) HO
City of Palm Coast vs. Lee Paulsen
60 Black Alder Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 3

CASE NO. 2022091238 WITHDRAWN HO
City of Palm Coast vs. Karen B Luzzi
32 Black Bear Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 4

CASE NO. 2022090974 REPEAT (2) JP
City of Palm Coast vs. Eleonora Callahan & Christopher Callahan
8 Eastvue Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 5*

CASE NO. 2022090720 RECURRING (1) JP
City of Palm Coast vs. Amanda Mohr
33 Ebb Tide Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 6*

CASE NO. 2022090550 WITHDRAWN JP
City of Palm Coast vs. Tatiana Saroka-Lanov & Gary Lanov
86 Emerson Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 7

CASE NO. 2022090189 WITHDRAWN JP
City of Palm Coast vs. Peter Medeiros
16 Laguna Forest Trail
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)

AI# 8

CASE NO. 2022060263 MASSEY CR
City of Palm Coast vs. Michael Orlando Woods Jr
29 Webb Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 9

CASE NO. 2022010633 MASSEY CR
City of Palm Coast vs. Harold R & Jacqueline A Browne
63 Wellstream Lane
(Palm Coast Code Section 35-76(d)(1) Unsightly Conditions)

AI# 10

CASE NO. 2022090990 WITHDRAWN CR
City of Palm Coast vs. Dawn Lewis
13 Wentworth Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 11

CASE NO. 2022081759 REPEAT (1) CR
City of Palm Coast vs. Theresa Butcher & Michael Macchi
32 Westfalls Lane
(Palm Coast Code Section 41-11(a) Trash Containers)

AI# 12*

CASE NO. 2022080789 REPEAT (1) CR
City of Palm Coast vs. Jessica Lynn Laks
23 Westridge Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 13

CASE NO. 2022090926 WITHDRAWN CR
City of Palm Coast vs. Diane Schimenti
59 White Star Drive
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI# 14

CASE NO. 2022080805 DR
City of Palm Coast vs. Patricia M Rush
31 Potomac Drive
(Palm Coast Code Section 44-34(b) Parking in Swale Between 1 AM & 6 AM)

AI# 15

CASE NO. 2022060531 DR
City of Palm Coast vs. Sfr Jv-Hd Property LLC
34 Raemond Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 16

CASE NO. 2022081615 DR
City of Palm Coast vs. Nicholas William Bennett
20 Regina Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 17

CASE NO. 2022090028 **RECURRING** (3) DR
City of Palm Coast vs. Judith C Pierce
40 Renshaw Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 18

CASE NO. 2022070615 **WITHDRAWN** DR
City of Palm Coast vs. Dominique Rose Van-Winther
63 Rose Drive (A)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 19

CASE NO. 2022071548 **WITHDRAWN** DR
City of Palm Coast vs. Agat LLC
8 Rosepetal Lane (B)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 20

CASE NO. 2022070691 **WITHDRAWN** DR
City of Palm Coast vs. Scott Royal Smith Trustee
48 Ryapple Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 21

CASE NO. 2022090047 **RECURRING** (3) RL
City of Palm Coast vs. Sandra A Freda
85 Beechwood Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 22

CASE NO. 2022081538 RL
City of Palm Coast vs. Philip Mangey
10 Birchview Place
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 23

CASE NO. 2022081530 RL
City of Palm Coast vs. Victor Pereira
29 Bud Shire Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 24

CASE NO. 2022041101 **CONTINUED** RL
City of Palm Coast vs. Beverly R Darkatsh Trustee
1 Claridge Court South
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)

AI# 25

CASE NO. 2022010662 **MASSEY** RL
City of Palm Coast vs. Zhihua Yu
105 Coral Reef Court North
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 26

CASE NO. 2021040797 RL
City of Palm Coast vs. Angel Artuto & Paula Garcia
81 Covington Lane
(Palm Coast Code Section 15-110(a)(1)h. Roof in Disrepair)

AI# 27

CASE NO. 2022080707 **WITHDRAWN** RL
City of Palm Coast vs. Zb Properties Palm Coast LLC
2 Fairview Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 28

CASE NO. 2022041767 **WITHDRAWN** RL
City of Palm Coast vs. Shannon T Jarvis
14 Flamingo Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 29

CASE NO. 2022030314 RECURRING (1) AN
City of Palm Coast vs. Boris Panitch & Alla Rozenvasser
5 Ethel Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 30

CASE NO. 2022041338 REPEAT (2) 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. 2022040806 RECURRING (1) AN
City of Palm Coast vs. Mark A Aiello
14 Post Tree Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 32

CASE NO. 2022041873 REPEAT (2) AN
City of Palm Coast vs. Anton A Lorenzo
171 Ryan Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 33

CASE NO. 2022060782 REPEAT (1) AN
City of Palm Coast vs. Richard L Evans & Sunny Norwood
5 Sea Flower Path
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 34

CASE NO. 2022060573 RECURRING (2) AN
City of Palm Coast vs. Sct Holdings LLC & V3 Ventures LLC
14 Sea Flower Path
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 35

CASE NO. 2022081877 AN
City of Palm Coast vs. Joshua Casanova
91 Selma Trail
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI# 36

CASE NO. 2022060300 REPEAT (2) AN
City of Palm Coast vs. Ramon M & Patricia Giaccone
13 Smith Trail
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 37

CASE NO. 2022041340 REPEAT (3) AN
City of Palm Coast vs. Jennifer K Doyle
39 Uhl Path
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 38

CASE NO. 2022060297 REPEAT (1) AN
City of Palm Coast vs. Eugene & Stacey Knight
75 Ulysses Trail
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 39

CASE NO. 2022090658 RECURRING (3) AN
City of Palm Coast vs. Isidoro Rino Maiolo
48 Underwick Path
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 40

CASE NO. 2021120167 MASSEY AN
City of Palm Coast vs. Rose Gardner
9 Unimay Court (A)
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 41

CASE NO. 2022050471 RECURRING (1) AN
City of Palm Coast vs. Carline Lubin
31 Westmoreland Drive
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 42

CASE NO. 2022060775 REPEAT (3) AN
City of Palm Coast vs. Jessica Lynn Laks
23 Westridge Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 43

CASE NO. 2022060096 BR
City of Palm Coast vs. Et-4 Lp
166 Palmwood Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 44

CASE NO. 2022070680 WITHDRAWN BR

City of Palm Coast vs. Marilyn Ruth Brackett
5 Pheasant Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 45

CASE NO. 2022090264 RECURRING (3) BR

City of Palm Coast vs. Ella Chageyeva & Marsel Gilmanshin
51 Pine Circle Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 46*

CASE NO. 2022081165 WITHDRAWN BR

City of Palm Coast vs. Abigail Santiago & Dailon W Santiago
48 Plainview Drive (A)
(Palm Coast Code Section 44-34(c) Parking of Commercial Vehicle/Trailer in Residential District)

AI# 47

CASE NO. 2022090262 RECURRING (4) BR

City of Palm Coast vs. Kathryn V Tousignant
85 Pony Express Drive (B)
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 48

CASE NO. 2022062003 BR

City of Palm Coast vs. John & Ruth Damico
9 Prescott Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 49

CASE NO. 2022051075 WITHDRAWN BR

City of Palm Coast vs. Kenneth J Smith & Maryann O'Lear
6 Princess Mari Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 50

CASE NO. 2022030769 WITHDRAWN BR

City of Palm Coast vs. Nada Of Palm Coast LLC
21 Pritchard Drive (A)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 51*

CASE NO. 2022081914 CONTINUED BR
City of Palm Coast vs. Brianna L Stevens
12 Puritan Lane
(Palm Coast Code Section 24-158 Lot Grading)

AI# 52

CASE NO. 2022061772 MASSEY LM
City of Palm Coast vs. Lewis B Ames Trustee
64 Midway Drive
(Palm Coast Code Section 35-76(d)(2)b. Nuisance - Graffiti)

AI# 53

CASE NO. 2022081505 REPEAT (1) CR
City of Palm Coast vs. Edith Marie Victory
92 Wheatfield Drive
(Palm Coast Code Section 44-34(f) Improper Parking)

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

H.

NEW BUSINESS:

I. Election of Chairperson and Vice-Chairperson

ANNOUNCEMENT OF NEXT MEETING:

J. Next Code Board Meeting – January 4, 2023

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.*