



Revised

A G E N D A
CODE ENFORCEMENT BOARD

Wednesday, April 6, 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 March 02, 2022 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents**
- F. Withdrawn Cases:**

AI #5 CASE #2022010193 – 7 Rae Drive
AI #6 CASE #2022010429 – 24 Raintree Place
AI #10 CASE #2021120907 – 42 Boxwood Lane
AI #15 CASE #2021090635 – 11 Rosecroft Lane
AI #17 CASE #2021081162 – 13 Service Tree Place
AI #20 CASE #2021100418 – 13 Ullman Court (B)
AI #27 CASE #2021120695 – 26 Pickston Lane
AI #36 CASE #2022010764 – 36 Rocking Horse Drive

- G. Continued Cases:**

AI #1 CASE #2022010169 – 7 Lewisdale Place

AI# 1

CASE NO. 2022010169 CONTINUED BMD

City of Palm Coast vs. Alex & Cheryl Ruiz

7 Lewisdale Place

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

AI# 2

CASE NO. 2021121157 BMD
City of Palm Coast vs. Doreen M & Steven W Brown Life Estate
40 Riverview Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 3

CASE NO. 2022010413 JP
City of Palm Coast vs. Target Corporation T-2364 C/O Property Tax Department
5100 State Hwy 100 E
(Land Development Code 5.02.01 Streets & Safety)

AI# 4*

CASE NO. 2021101404 JP
City of Palm Coast vs. Enid J Reddish
85 Zebulahs Trail
(Palm Coast Code Section 24-159(a) Swale Maintenance)

AI# 5

CASE NO. 2022010193 **WITHDRAWN** CR
City of Palm Coast vs. Johanna S Guillory-Smith
7 Rae Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 6

CASE NO. 2022010429 **WITHDRAWN** CR
City of Palm Coast vs. David Nelson
24 Raintree Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 7

CASE NO. 2021120766 CR
City of Palm Coast vs. Alessandra Monittola
7 Warren Place
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 8*

CASE NO. 2022010175 **RECURRING** (4) CR
City of Palm Coast vs. Maxim Budnik
3 Wavecrest Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 9

CASE NO. 2022010145 RECURRING (3) RL
City of Palm Coast vs. Charles D & Shirley A Lucas
71 Belvedere Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 10

CASE NO. 2021120907 WITHDRAWN RL
City of Palm Coast vs. Fern Sail Property's LLC
42 Boxwood Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 11

CASE NO. 2021120748 RL
City of Palm Coast vs. Marsha Wiggam
150 Brookside Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 12

CASE NO. 2022010044 RECURRING (1) RL
City of Palm Coast vs. Dale C Galvin
4 Rocking Horse Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 13

CASE NO. 2021100412 RECURRING (4) AN
City of Palm Coast vs. Morne Heymans
19 Rosecroft Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 14

CASE NO. 2021100411 RECURRING (4) AN
City of Palm Coast vs. Elena Gorenburg
6 Rosecroft Lane (B)
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 15

CASE NO. 2021090635 WITHDRAWN AN
City of Palm Coast vs. Central Florida Gen Z LLC
11 Rosecroft Lane (B)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 16*

CASE NO. 2021091249 REPEAT (1) AN
City of Palm Coast vs. Marc Sammelman
25 Seattle Trail
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)

AI# 17

CASE NO. 2021081162 WITHDRAWN AN
City of Palm Coast vs. Tdc Dragon LLC
13 Service Tree Place (A)
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 18

CASE NO. 2021100410 REPEAT (2) AN
City of Palm Coast vs. Kelsie Reiter Life Estate
27 Slowdrift Turn
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 19

CASE NO. 2021100531 REPEAT (7) AN
City of Palm Coast vs. Toni Spencer
8 Squirrel Place
(Palm Coast Code Section 44-34(i) Parking In Median)

AI# 20

CASE NO. 2021100418 WITHDRAWN AN
City of Palm Coast vs. Angela Piazza Trustee
13 Ullman Court (B)
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 21

CASE NO. 2021100390 AN
City of Palm Coast vs. Nelson L Curbelo & Janette Rivera
35 Ulysses Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 22

CASE NO. 2021110155 RECURRING (1) AN
City of Palm Coast vs. Nelson L Curbelo & Janette Rivera
35 Ulysses Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 23

CASE NO. 2021100419 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# 24

CASE NO. 2021090023 AN
City of Palm Coast vs. Maria E & Michael A London
44 Utah Place
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 25

CASE NO. 2021100755 **RECURRING** (5) AN
City of Palm Coast vs. Emmanuel & Maritza Gonzalez
3 Wood Arbor Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 26

CASE NO. 2022010466 **REPEAT** (6) BR
City of Palm Coast vs. Carlton B Bennett
54 Pheasant Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 27

CASE NO. 2021120695 **WITHDRAWN** BR
City of Palm Coast vs. Anthony & Chelsea Asay
26 Pickston Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/ Trailer/ RV)

AI# 28

CASE NO. 2021120375 **RECURRING** (1) BR
City of Palm Coast vs. Eric Hamler
97 Pine Circle Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 29

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

AI# 30

CASE NO. 2021121160 BR
City of Palm Coast vs. Lucjan Timofiejczyk
12 Prince Kaarel Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 31

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

AI# 32

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

AI# 33

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

AI# 34

CASE NO. 2022010451 **REPEAT** (1) BS
City of Palm Coast vs. Elizabeth L Jacob
44 Flamingo Drive
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 35

CASE NO. 2022011024 **RECURRING** (2) BS
City of Palm Coast vs. Ryan & Amanda Tietjen
36 Forest Grove Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 36

CASE NO. 2022010764 **WITHDRAWN** BS
City of Palm Coast vs. Lamontae R & Monica L Anderson
36 Rocking Horse Drive
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI# 37

CASE NO. 2021120231 BS
City of Palm Coast vs. Silvanisa De Araujo Rodrigues
36 Russo Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

H.

NEW BUSINESS:

I.

ANNOUNCEMENT OF NEXT MEETING:

J. Next Code Board Meeting – May 4, 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.*