



*Revised*

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

**Wednesday, June 1, 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 May 04, 2022 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents**
- F. Withdrawn Cases:**
  - AI #5 CASE #2022030161 – 170 Bird of Paradise Drive**
  - AI #8 CASE #2022020304 – 91 Florida Park Drive**
  - AI #9 CASE #2021120290 – 23 Empress Lane**
  - AI #10 CASE #2022020574 – 14 Ethel Lane**
  - AI #11 CASE #2022020576 – 14 Ethel Lane**
  - AI #14 CASE #2022020356 – 24 Barring Place**
  - AI #17 CASE #2022030246 – 33 Whittingham Lane**
  - AI #18 CASE #2022030187 – 36 Woodward Lane**
  - AI #19 CASE #2022030190 – 36 Woodward Lane**
  - AI #40 CASE #2021120944 – 13 Porter Lane**
- G. Continued Cases:**
  - AI #1 CASE #2022030207 – 14 White Dove Lane**

**AI# 1\***

**CASE NO. 2022030207 CONTINUED PA**  
*City of Palm Coast vs. Sergey Gorsheley*  
**14 White Dove Lane**  
*(Palm Coast Code Section 35-76(d)(1) Nuisance - Hazard Trees)*

**AI# 2**

**CASE NO. 2022010169 REPEAT (1) 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# 3**

**CASE NO. 2022040214 REPEAT (3) DR**  
*City of Palm Coast vs. Jean Alice Mcmorrow*  
**70 Rae Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 4**

**CASE NO. 2022040215 REPEAT (3) HO**  
*City of Palm Coast vs. Michael Andrews*  
**59 Blare Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 5**

**CASE NO. 2022030161 WITHDRAWN RL**  
*City of Palm Coast vs. Joanes & Margareth Louis-Charles*  
**170 Bird Of Paradise Drive**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 6**

**CASE NO. 2021081736 RL**  
*City of Palm Coast vs. J A & Chryssa Kalinoglou*  
**1 Carr Lane**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 7**

**CASE NO. 2022030417 RECURRING (1) RL**  
*City of Palm Coast vs. Sarah J Kranz*  
**15 Collins Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 8**

**CASE NO. 2022020304 WITHDRAWN RL**  
*City of Palm Coast vs. Mary G Kudak-Young*  
**91 Florida Park Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 9**

**CASE NO. 2021120290 WITHDRAWN JP**  
*City of Palm Coast vs. Shodan Properties LLC*  
**23 Empress Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 10\***

**CASE NO. 2022020574 WITHDRAWN JP**  
*City of Palm Coast vs. Mike Levit*  
**14 Ethel Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 11\***

**CASE NO. 2022020576 WITHDRAWN JP**  
*City of Palm Coast vs. Mike Levit*  
**14 Ethel Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI# 12**

**CASE NO. 2022021340 RECURRING (5) JP**  
*City of Palm Coast vs. Dalys I Herrera Trustee*  
**59 Llama Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 13\***

**CASE NO. 2022021026 RECURRING (3) JP**  
*City of Palm Coast vs. Alexander E Smith*  
**14 Ryecroft Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 14**

**CASE NO. 2022020356 WITHDRAWN CR**  
*City of Palm Coast vs. Dillan L Walls*  
**24 Barring Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 15**

**CASE NO. 2022021172 CR**  
*City of Palm Coast vs. Vernal A & Mercedes V Johnson*  
**49 Berkshire Lane**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 16**

**CASE NO. 2022021175      RECURRING** (1) CR  
*City of Palm Coast vs. Vernal A & Mercedes V Johnson*  
**49 Berkshire Lane**  
*(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)*

**AI# 17**

**CASE NO. 2022030246      WITHDRAWN** CR  
*City of Palm Coast vs. Craig Ripple*  
**33 Whittingham Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 18**

**CASE NO. 2022030187      WITHDRAWN** CR  
*City of Palm Coast vs. Jorge E & Jessica L Duran*  
**36 Woodward Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)*

**AI# 19**

**CASE NO. 2022030190      WITHDRAWN** CR  
*City of Palm Coast vs. Jorge E & Jessica L Duran*  
**36 Woodward Lane**  
*(Palm Coast Code Section 41-11(a) Trash Containers)*

**AI# 20**

**CASE NO. 2021120567      REPEAT** (1) 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# 21**

**CASE NO. 2022030853      RECURRING** (1) AN  
*City of Palm Coast vs. Benson Jr Family Trust*  
**35 Regent Lane (B)**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 22**

**CASE NO. 2021120173      RECURRING** (4) AN  
*City of Palm Coast vs. Rnc LLC*  
**7 Rosecroft Lane (B)**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 23**

**CASE NO. 2021120297 REPEAT (5) AN**  
*City of Palm Coast vs. Joseph G & Christal Casanova*  
**53 Seattle Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 24**

**CASE NO. 2021120298 REPEAT (3) AN**  
*City of Palm Coast vs. Joseph G & Christal Casanova*  
**53 Seattle Trail**  
*(Palm Coast Code Section 44-34(i) Parking In Median)*

**AI# 25**

**CASE NO. 2021090071 MASSEY AN**  
*City of Palm Coast vs. Kyle & Holly R Caccavale*  
**2 Sledding Place**  
*(Palm Coast Code Section 15-108(g) Shed/ Fence/ Wall Maintenance)*

**AI# 26**

**CASE NO. 2021120163 REPEAT (1) AN**  
*City of Palm Coast vs. Erika L Clark & Coleman L Robinson*  
**68 Smith Trail**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 27**

**CASE NO. 2021120367 REPEAT (1) AN**  
*City of Palm Coast vs. Toni Spencer*  
**8 Squirrel Place**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 28**

**CASE NO. 2021101454 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# 29**

**CASE NO. 2021120369 RECURRING (4) AN**  
*City of Palm Coast vs. Jennifer K Doyle*  
**39 Uhl Path**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 30**

**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# 31**

**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# 32**

**CASE NO. 2021120573** **RECURRING** (2) AN  
*City of Palm Coast vs. Dmitry Andrey Panov & Yulia Yuryevna Kharitonova Trustees*  
**14 Underwick Path**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 33**

**CASE NO. 2021120167** **RECURRING** (2) AN  
*City of Palm Coast vs. Rose Gardner*  
**9 Unimay Court (A)**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 34**

**CASE NO. 2021120412** **REPEAT** (1) 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# 35**

**CASE NO. 2021120179** **RECURRING** (5) AN  
*City of Palm Coast vs. Eric L & Camelia A Acevedo*  
**115 Universal Trail**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 36\***

**CASE NO. 2021120597** BR  
*City of Palm Coast vs. St. Joe Business Center Inc*  
**4982 Palm Coast Pkwy Units 1-3**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Re-Route Vent Hood)*

**AI# 37\***

**CASE NO. 2021120600** BR  
*City of Palm Coast vs. St. Joe Business Center Inc*  
**4982 Palm Coast Pkwy Units 1-3**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit - Electrical Work)*

**AI# 38**

**CASE NO. 2022020434** **RECURRING** (1) BR  
*City of Palm Coast vs. Brian L & Chelsea R Thompson*  
**37 Patric Drive**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 39**

**CASE NO. 2022021314** **REPEAT** (4) BR  
*City of Palm Coast vs. Kurt Lawrence*  
**24 Pine Hill Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 40**

**CASE NO. 2021120944** **WITHDRAWN** BR  
*City of Palm Coast vs. Michael & Natalie Zukerman*  
**13 Porter Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 41**

**CASE NO. 2022011268** **RECURRING** (1) BR  
*City of Palm Coast vs. Yuria Borisenko*  
**40 Post Tree Lane**  
*(Palm Coast Code Section 15-114 Rubbish And Garbage)*

**AI# 42**

**CASE NO. 2022010990** BR  
*City of Palm Coast vs. Theresa Martone Cohens*  
**18 Reid Place**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 43**

**CASE NO. 2022010969** BR  
*City of Palm Coast vs. Palm Coast Rosecroft LLC*  
**1 Rosecroft Lane (A)**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 44**

**CASE NO. 2022021378 REPEAT** (2) BR  
*City of Palm Coast vs. Cynthia Dianne Tackett & Michael Hourahan*  
**8 Zanzibar Balsan Court**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 45\***

**CASE NO. 2021090022 MASSEY** BS  
*City of Palm Coast vs. Mark W Croy Sr.*  
**25 Blyth Place**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 46**

**CASE NO. 2022030514 RECURRING** (4) BS  
*City of Palm Coast vs. Nicholas Adam & Susan Eileen Wanerka*  
**26 Fitzgerald Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 47\***

**CASE NO. 2021090276 MASSEY** BS  
*City of Palm Coast vs. Raymond L Jr. & Juanita S Trivett Gray*  
**43 Fort Caroline Lane**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 48**

**CASE NO. 2022030608 REPEAT** (1) BS  
*City of Palm Coast vs. Daniel J Schmidt & Nicole M Pauga*  
**167 Frontier Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 49**

**CASE NO. 2022030467 RECURRING** (4) BS  
*City of Palm Coast vs. Scott & Sandra Rush*  
**90 Robinson Drive**  
*(Palm Coast Code Section 44-34(d)(1) Parking Boat/ Trailer/ RV)*

**AI# 50**

**CASE NO. 2022021079** BS  
*City of Palm Coast vs. Rh Asset Holdings LLC*  
**12 Rolling Fern Place**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*



**UNFINISHED BUSINESS:**

**E. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – July 6, 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.*