



*Revised*

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

**Wednesday, January 4, 2023, 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 07, 2022 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**
  - AI #1 CASE #2021100992 – 6 Wainbush Place**
  - AI #2 CASE #2022041707 – 12 Blyth Place**
  - AI #6 CASE #2022090542 – 836 Belle Terre Parkway**
  - AI #7 CASE #2022090970 – 836 Belle Terre Parkway**
  - AI #8 CASE #2022091152 – 21 Eastwood Drive**
  - AI #11 CASE #2022100667 – 24 Bassett Lane**
  - AI #12 CASE #2022100915 – 32 Boulder Rock Drive**
  - AI #13 CASE #2022100675 – 29 Bressler Lane**
  - AI #15 CASE #2022081343 – 1 Claridge Court South**
  - AI #16 CASE #2022090286 – 37 Cleveland Court**
  - AI #19 CASE #2022100783 – 214 Coral Reef Court North**
  - AI #21 CASE #2022101251 – 21 Fernmill Lane**
  - AI #23 CASE #2022080748 – 36 Westford Lane**
  - AI #24 CASE #2022101244 – 185 Westhampton Drive**
  - AI #25 CASE #2022100662 – 23 Westridge Lane**
  - AI #28 CASE #2022100544 – 17 Ranwood Lane**
  - AI #32 CASE #2022100532 – 26 Riverdale Lane**
  - AI #33 CASE #2022100527 – 8 Riverside Lane**
  - AI #34 CASE #2022060518 – 24 Royal Palm Lane**
  - AI #53 CASE #2022091061 – 225 Cypress Edge Drive**
  - AI #57 CASE #2022090812 – 9 Plateau Place (B)**
- G. Continued Cases:**

**AI #9 CASE #2022091243 – 10 Laguna Forest Trail**  
**AI #18 CASE #2022081398 – 41 Club House Drive**  
**AI #43 CASE #2022100374 – 22 Sea Serpent Trail East**  
**AI #44 CASE #2022100376 – 22 Sea Serpent Trail East**  
**AI #59 CASE #2022081914 – 12 Puritan Lane**

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**AI# 1**

**CASE NO. 2021100992 WITHDRAWN** MG  
*City of Palm Coast vs. Hunter S Watson/ Hunter Welldrilling & Irrigation LLC*  
**6 Wainbush Place**  
*(Palm Coast Code Section 16-38 No Local Business Tax Receipt)*

**AI# 2**

**CASE NO. 2022041707 WITHDRAWN** JB  
*City of Palm Coast vs. Jacqueline McManus*  
**12 Blyth Place**  
*(Land Development Code 11.02.05.F.2. Replacement Trees Required)*

**AI# 3**

**CASE NO. 2022101009 RECURRING** (3) BMD  
*City of Palm Coast vs. Lucio R & Nelly A Robayo*  
**241 Birchwood Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 4**

**CASE NO. 2022100505 RECURRING** (3) BMD  
*City of Palm Coast vs. Carter D & Delores I Kelley Trustees*  
**44 Bunker View Drive (A)**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 5\***

**CASE NO. 2022100201** BMD  
*City of Palm Coast vs. Sfr Owner LLC*  
**38 Buttermill Drive**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 6\***

**CASE NO. 2022090542 WITHDRAWN** JP  
*City of Palm Coast vs. Real Sub LLC*  
**836 Belle Terre Pkwy**  
*(Land Development Code 5.02.01 Streets & Safety)*

**AI# 7\***

**CASE NO. 2022090970 WITHDRAWN** JP  
*City of Palm Coast vs. Real Sub LLC*  
**836 Belle Terre Pkwy**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 8**

**CASE NO. 2022091152      WITHDRAWN      JP**  
*City of Palm Coast vs. Jeffery Brannigan & Dawn Spooner*  
**21 Eastwood Drive**  
*(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)*

**AI# 9**

**CASE NO. 2022091243      CONTINUED      JP**  
*City of Palm Coast vs. Jose M Amengual*  
**10 Laguna Forest Trail**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 10**

**CASE NO. 2022101059      RECURRING      (3) HO**  
*City of Palm Coast vs. William R & Amy M Olszowka*  
**3 Barley Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 11**

**CASE NO. 2022100667      WITHDRAWN      HO**  
*City of Palm Coast vs. Sara Elizabeth Bailey & Angela Mendez Prosuch Trustees*  
**24 Bassett Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 12**

**CASE NO. 2022100915      WITHDRAWN      HO**  
*City of Palm Coast vs. Edwin Oundee, Mani Oundee, & Dora Oundee*  
**32 Boulder Rock Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 13**

**CASE NO. 2022100675      WITHDRAWN      HO**  
*City of Palm Coast vs. Charles Durrance*  
**29 Bressler Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 14**

**CASE NO. 2022051129      MASSEY      HO**  
*City of Palm Coast vs. Christina Rose Fredricks*  
**30 Brice Lane**  
*(Palm Coast Code Section 35-76(d)(2)f. Nuisance - Stagnant Pool)*

**AI# 15**

**CASE NO. 2022081343      WITHDRAWN      RL**  
*City of Palm Coast vs. Beverly R Darkatsh Trustee*  
**1 Claridge Court South**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 16**

**CASE NO. 2022090286      WITHDRAWN      RL**  
*City of Palm Coast vs. Stanely & Christine Cichowski*  
**37 Cleveland Court**  
*(Palm Coast Code Section 24-254 Derelict Vessel)*

**AI# 17**

**CASE NO. 2022070095      RL**  
*City of Palm Coast vs. Timothy & Kimmy T Doan*  
**12 Cloverdale Court South**  
*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)*

**AI# 18**

**CASE NO. 2022081398      CONTINUED      RL**  
*City of Palm Coast vs. Stephen M Smith & Ryan David Smith*  
**41 Club House Drive**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 19**

**CASE NO. 2022100783      WITHDRAWN      RL**  
*City of Palm Coast vs. Virgilio & Rose Pereira*  
**214 Coral Reef Court North**  
*(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)*

**AI# 20**

**CASE NO. 2022100784      REPEAT (1)      RL**  
*City of Palm Coast vs. Virgilio & Rose Pereira*  
**214 Coral Reef Court North**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 21\***

**CASE NO. 2022101251      WITHDRAWN      CR**  
*City of Palm Coast vs. Musikar Holdins LLC*  
**21 Fernmill Lane**  
*(Palm Coast Code Section 24-159(a) Swale Maintenance)*

**AI# 22**

**CASE NO. 2022100622      RECURRING (3) CR**  
*City of Palm Coast vs. Jacqueline I & Robert E Arnold*  
**7 Fifer Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 23\***

**CASE NO. 2022080748      WITHDRAWN      CR**  
*City of Palm Coast vs. Hazel Bynum*  
**36 Westford Lane**  
*(Palm Coast Code Section 35-76(d) Nuisance - Stormwater Runoff)*

**AI# 24**

**CASE NO. 2022101244      WITHDRAWN      CR**  
*City of Palm Coast vs. Ira Drescher*  
**185 Westhampton Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 25\***

**CASE NO. 2022100662      WITHDRAWN      CR**  
*City of Palm Coast vs. Jessica Lynn Laks*  
**23 Westridge Lane**  
*(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)*

**AI# 26\***

**CASE NO. 2022100903      RECURRING      (3) CR**  
*City of Palm Coast vs. Acl Realty LLC*  
**67 Westrobin Lane**  
*(Palm Coast Code Section 15-114 Rubbish and Garbage)*

**AI# 27\***

**CASE NO. 2022100905      REPEAT      (1)      CR**  
*City of Palm Coast vs. Acl Realty LLC*  
**67 Westrobin Lane**  
*(Palm Coast Code Section 24-76(d)(2) No Silt Screen)*

**AI# 28**

**CASE NO. 2022100544      WITHDRAWN      DR**  
*City of Palm Coast vs. Frank & Appolonia E Miele*  
**17 Ranwood Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 29**

**CASE NO. 2022090475      REPEAT      (1)      DR**  
*City of Palm Coast vs. Daniel Lusinski*  
**22 Renn Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 30**

**CASE NO. 2022090487      RECURRING      (3) DR**  
*City of Palm Coast vs. Annete L Lumpkins*  
**7 Richland Place**  
*(Palm Coast Code Section 15-108(h) Inoperable Vehicle)*

**AI# 31**

**CASE NO. 2022081448      DR**  
*City of Palm Coast vs. Nathan Alan Prince*  
**26 Riverdale Lane**  
*(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV)*

**AI# 32**

**CASE NO. 2022100532      WITHDRAWN      DR**  
*City of Palm Coast vs. Nathan Alan Prince*  
**26 Riverdale Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 33**

**CASE NO. 2022100527      WITHDRAWN      DR**  
*City of Palm Coast vs. Agostino Miele & Frank A & Apolonia E Miele Trustee*  
**8 Riverside Lane**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 34**

**CASE NO. 2022060518      WITHDRAWN      DR**  
*City of Palm Coast vs. Sfr Jv-2 2022-2 Borrower LLC*  
**24 Royal Palm Lane**  
*(Palm Coast Code Section 17-39(a) Residential Rental Program)*

**AI# 35**

**CASE NO. 2022081885      RECURRING      (1) DR**  
*City of Palm Coast vs. Alexander E Smith*  
**14 Ryecroft Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance - Broken Elements)*

**AI# 36**

**CASE NO. 2022090576      REPEAT      (1)      DR**  
*City of Palm Coast vs. Christopher A & Carolyn E Loveman & Austin H Moore*  
**80 Rymshaw Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 37\***

**CASE NO. 2022100444**

AN

*City of Palm Coast vs. Endrju Tabaku & Catherine Sinishtaj*

**33 Eagle Harbor Trail**

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

**AI# 38**

**CASE NO. 2022061725**

**REPEAT (4)**

AN

*City of Palm Coast vs. Kurt Lawrence*

**24 Pine Hill Lane**

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

**AI# 39**

**CASE NO. 2022061723**

**RECURRING (1) AN**

*City of Palm Coast vs. Adelino S & Candida A Dos Santos*

**35 Pine Hill Lane (B)**

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

**AI# 40**

**CASE NO. 2022070938**

**RECURRING (1) AN**

*City of Palm Coast vs. Bozena Kajewska-Pielarz*

**21 Raleigh Drive**

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

**AI# 41**

**CASE NO. 2022071188**

**RECURRING (1) AN**

*City of Palm Coast vs. Jeramy Nichols*

**45 Reidsville Drive**

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

**AI# 42**

**CASE NO. 2022061729**

**RECURRING (2) AN**

*City of Palm Coast vs. Sct Holdings LLC & V3 Ventures LLC*

**14 Sea Flower Path**

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

**AI# 43**

**CASE NO. 2022100374**

**CONTINUED**

AN

*City of Palm Coast vs. Property Owner*

**22 Sea Serpent Trail East**

*(Palm Coast Code Section 24-158 Lot Grading)*

**AI# 44**

**CASE NO. 2022100376**

**CONTINUED**

AN

*City of Palm Coast vs. Waldhauer & Son, Inc.*

**22 Sea Serpent Trail East**

*(Palm Coast Code Section 24-158 Lot Grading)*

**AI# 45**

**CASE NO. 2022070179 REPEAT** (8) AN  
*City of Palm Coast vs. Joseph G & Christal Casanova*  
**53 Seattle Trail**  
(Palm Coast Code Section 44-34(i) Parking in Median)

**AI# 46**

**CASE NO. 2022101094 RECURRING** (3) AN  
*City of Palm Coast vs. Rubesh Paulraj*  
**9 Second Path**  
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

**AI# 47**

**CASE NO. 2022070044** AN  
*City of Palm Coast vs. V3 Ventures LLC & Sct Holdings LLC*  
**8 Seward Trail East**  
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

**AI# 48**

**CASE NO. 2022070826** AN  
*City of Palm Coast vs. John H Smith & Rabeth Nescio*  
**26 Seward Trail East**  
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

**AI# 49**

**CASE NO. 2022070816 REPEAT** (2) 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# 50**

**CASE NO. 2022070045** AN  
*City of Palm Coast vs. Rosa Worsley Christian*  
**6 Squire Court**  
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

**AI# 51**

**CASE NO. 2022100264 RECURRING** (2) AN  
*City of Palm Coast vs. Alan & Lisa Howell*  
**79 Utica Path**  
(Palm Coast Code Section 44-34(i) Parking in Median)

**AI# 52**

**CASE NO. 2022090856 REPEAT** (1) BR  
*City of Palm Coast vs. Ck Properties of Naples LLC*  
**185 Cypress Edge Drive**  
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)



**AI# 53**

**CASE NO. 2022091061      WITHDRAWN      BR**  
*City of Palm Coast vs. Yellowfins III LLC*  
**225 Cypress Edge Drive**  
*(Palm Coast Code Section 15-114(a) Rubbish and Garbage)*

**AI# 54**

**CASE NO. 2022100821      REPEAT      (1)      BR**  
*City of Palm Coast vs. Laurie & Ernest Mikos*  
**23 Pickcane Lane**  
*(Palm Coast Code Section 44-34(f) Improper Parking)*

**AI# 55**

**CASE NO. 2022100817      REPEAT      (3)      BR**  
*City of Palm Coast vs. Fred Wohlfarth*  
**22 Pillory Lane**  
*(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)*

**AI# 56**

**CASE NO. 2022100818      REPEAT      (3)      BR**  
*City of Palm Coast vs. Fred Wohlfarth*  
**22 Pillory Lane**  
*(Palm Coast Code Section 35-76(d)(2) Nuisance-Accumulations)*

**AI# 57**

**CASE NO. 2022090812      WITHDRAWN      BR**  
*City of Palm Coast vs. Jizhen Mao*  
**9 Plateau Place (B)**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 58**

**CASE NO. 2022090034      RECURRING      (4) BR**  
*City of Palm Coast vs. Nikolai & Olga Lagountchik-Lagunchik*  
**24 Poplar Drive**  
*(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)*

**AI# 59**

**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# 60**

**CASE NO. 2022030567**

AN

*City of Palm Coast vs. Daleko Group LLC*

**91 Sea Trail**

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

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**UNFINISHED BUSINESS:**

**H. None to report.**

**OLD BUSINESS:**

**H.**

**NEW BUSINESS:**

**I.**

**ANNOUNCEMENT OF NEXT MEETING:**

**J. Next Code Board Meeting – February 1, 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.*