



Revised

A G E N D A CODE ENFORCEMENT BOARD

**Wednesday, April 5, 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 March 01, 2023 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents**
- F. Withdrawn Cases:**

AI #5 CASE #2022120190 – 10 East Diamond Drive
AI #6 CASE #2022120191 – 10 East Diamond Drive
AI #11 CASE #2022110381 – 28 Ranwood Lane
AI #13 CASE #2022110111 – 39 Rose Drive
AI #17 CASE #2022120045 – 6 Cerrudo Lane
AI #23 CASE #2022100681 – 13 Fletcher Court
AI #24 CASE #2022120705 – 29 Louvet Lane
AI #25 CASE #2023011190 – 25 Freneau Lane
AI #26 CASE #2023011191 – 25 Freneau Lane
AI #27 CASE #2023011192 – 25 Freneau Lane
AI #28 CASE #2023011193 – 25 Freneau Lane
AI #29 CASE #2023011194 – 25 Freneau Lane
AI #30 CASE #2023011195 – 25 Freneau Lane
AI #31 CASE #2023011196 – 25 Freneau Lane
AI #32 CASE #2022120817 – 144 Frontier Drive
AI #33 CASE #2022121111 – 42 Wedge Lane
AI #34 CASE #2023010336 – 53 Whispering Pine Drive
AI #35 CASE #2022100410 – 39 Wood Acre Lane
AI #38 CASE #2023010474 – 23 Pickcane Lane
AI #40 CASE #2023010826 – 47 Pine Crest Lane
AI #49 CASE #2022111140 – 16 Slumber Path
AI #51 CASE #2022120226 – 3 Ullynn Place
AI #52 CASE #2022120273 – 13 Universe Court
AI #53 CASE #2022110856 – 82 Utah Place

AI# 1*

CASE NO. 2022120568 SB
City of Palm Coast vs. Anthony & Julieta F Costa
140 Persimmon Drive
(Land Development Code 3.02.02 Farm Animals Prohibited in Residential District)

AI# 2

CASE NO. 2022120025 REPEAT 1 HO
City of Palm Coast vs. Mark W Croy Sr
25 Blyth Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 3

CASE NO. 2022120893 BMD
City of Palm Coast vs. Karl Schlachter & Nancy Schlachter
9 Birchtree Way
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 4

CASE NO. 2023011450 RECURRING (3) BMD
City of Palm Coast vs. Brandon Steward & Devin J Baxter
42 Biscayne Drive
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 5*

CASE NO. 2022120190 WITHDRAWN JP
City of Palm Coast vs. Angel Cruz & Mariela Dominguez
10 East Diamond Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 6*

CASE NO. 2022120191 WITHDRAWN JP
City of Palm Coast vs. Angel Cruz & Mariela Dominguez
10 East Diamond Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 7

CASE NO. 2023010057 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 Veh./ Trailer in Residential District)

AI# 8

CASE NO. 2022120885 REPEAT (1) JP
City of Palm Coast vs. Joshua Adam & Keri Antoinette Sammons
3 Edmond Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 9

CASE NO. 2022111045 JP
City of Palm Coast vs. Southern Impression Homes LLC
10 Kathleen Trail
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 10

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

AI# 11

CASE NO. 2022110381 WITHDRAWN DR
City of Palm Coast vs. Leonid Tell
28 Ranwood Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 12

CASE NO. 2022110736 DR
City of Palm Coast vs. Alphonso D & Pamilian W Jefferson
14 Renfro Lane
(Palm Coast Code Section 15-108(h) Inoperable Vehicle)

AI# 13

CASE NO. 2022110111 WITHDRAWN DR
City of Palm Coast vs. Selma P Raphael
39 Rose Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 14

CASE NO. 2022110505 DR
City of Palm Coast vs. Lyudmila Loguntsova & Darya Loguntsova
38 Rosepetal Lane
(Palm Coast Code Section 15-108(g) Shed/Fence/ Wall Maintenance)

AI# 15

CASE NO. 2022120499

DR

City of Palm Coast vs. Antonio Vincenzo Dahm & Christal Thayer

10 Rybar Lane

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

AI# 16

CASE NO. 2022120593

RECURRING (3) DR

City of Palm Coast vs. Ana Paula Rodrigues-Pimental

25 Ryland Drive

(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 17*

CASE NO. 2022120045

WITHDRAWN RL

City of Palm Coast vs. Daniel T Boone Jr Life Estate

6 Cerrudo Lane

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 18*

CASE NO. 2022090286

RL

City of Palm Coast vs. Stanley & Christine Cichowski

37 Cleveland Court

(Palm Coast Code Section 24-254 Derelict Vessel)

AI# 19

CASE NO. 2022120564

RL

City of Palm Coast vs. Kjell Oddvar Hegland

30 Coral Reef Court North

(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 20

CASE NO. 2023020452

RL

City of Palm Coast vs. Kjell Oddvar Hegland

30 Coral Reef Court North

(Land Development Code 4.01.08.A.2 Swimming Pools - Enclosure Requirements)

AI# 21

CASE NO. 2022120826

RECURRING (1) RL

City of Palm Coast vs. Theresa L Cirelli & Robert E Williams & Joseph Wittrock

4 Coral Reef Court South

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

AI# 22*

CASE NO. 2022120520 RECURRING (1) RL
City of Palm Coast vs. Edmund J Di Bianco & Sherry Gaisford
20 Fanwood Court
(Palm Coast Code Section 35-76(d)(2) Nuisance- Accumulations)

AI# 23

CASE NO. 2022100681 WITHDRAWN RL
City of Palm Coast vs. Louis P & Elsa Granda
13 Fletcher Court
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 24

CASE NO. 2022120705 WITHDRAWN RL
City of Palm Coast vs. Jorge L & Nelly M Rossi
29 Louvet Lane
(Palm Coast Code Section 44-33(b) Parking in Swale Between 1 AM & 6 AM)

AI# 25

CASE NO. 2023011190 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI# 26

CASE NO. 2023011191 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI# 27

CASE NO. 2023011192 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 15-114 Rubbish and Garbage)

AI# 28

CASE NO. 2023011193 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 29

CASE NO. 2023011194 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance- Accumulations)

AI# 30

CASE NO. 2023011195 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 44-34(d)(2) Parking Boat/Trailer/RV

AI# 31

CASE NO. 2023011196 WITHDRAWN CR
City of Palm Coast vs. Bank of America
25 Freneau Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 32

CASE NO. 2022120817 WITHDRAWN CR
City of Palm Coast vs. US Bank
144 Frontier Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 33

CASE NO. 2022121111 WITHDRAWN CR
City of Palm Coast vs. Peter A & Marie A Cerreta Trustees
42 Wedge Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 34

CASE NO. 2023010336 WITHDRAWN CR
City of Palm Coast vs. Sean Christopher & Jessica Bibby
53 Whispering Pine Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 35

CASE NO. 2022100410 WITHDRAWN CR
City of Palm Coast vs. Sfr Jv-2 Ntl Borrower LLC
39 Wood Acre Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 36

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

AI# 37*

CASE NO. 2022100162 BR
City of Palm Coast vs. Marilyn Ruth Brackett
5 Pheasant Drive
(Palm Coast Code Section 15-108(g) Shed/Fence/ Wall Maintenance)

AI# 38

CASE NO. 2023010474 WITHDRAWN BR
City of Palm Coast vs. Laurie & Ernest Mikos
23 Pickcane Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 39

CASE NO. 2022120282 BR
City of Palm Coast vs. Jack & Rebekah P Glover
28 Pierce Lane
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI# 40

CASE NO. 2023010826 WITHDRAWN BR
City of Palm Coast vs. Dorothy Zawilski
47 Pine Crest Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 41

CASE NO. 2023010127 REPEAT (1) BR
City of Palm Coast vs. Adolfo G & Janette D Sadio
22 Postman Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI# 42

CASE NO. 2023010970 REPEAT (1) BR
City of Palm Coast vs. Frederick O Jr & Roxie Harris
97 Presidential Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 43*

CASE NO. 2022121103 BR
City of Palm Coast vs. William R Martin
157 Pritchard Drive
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 44

CASE NO. 2022120696 REPEAT (1) AN
City of Palm Coast vs. Kerry D Aylesworth II & Diane L Gorth
24 Sea Flower Path
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 45*

CASE NO. 2022100992 AN
City of Palm Coast vs. Monica C & Jerry Jones Jr
125 Sea Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI# 46*

CASE NO. 2022101007 AN
City of Palm Coast vs. Monica C & Jerry Jones Jr
125 Sea Trail
(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Protective Treatment)

AI# 47

CASE NO. 2023010853 RECURRING (2) AN
City of Palm Coast vs. Dominique Maree & Procoro Hernandez
9 Seathorn Path
(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 48

CASE NO. 2022120378 RECURRING (1) AN
City of Palm Coast vs. Luciano B & Luciana D Horta
13 Sexton Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI# 49

CASE NO. 2022111140 WITHDRAWN AN
City of Palm Coast vs. Deborah A Warner
16 Slumber Path
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI# 50

CASE NO. 2022120574 RECURRING (4) AN

City of Palm Coast vs. John M & Lisa A Mock

12 Smoke Tree Place

(Palm Coast Code Section 44-34(i) Parking in Median)

AI# 51

CASE NO. 2022120226 WITHDRAWN AN

City of Palm Coast vs. Emmalyn Maellaro Wolff

3 Ullynn Place

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 52

CASE NO. 2022120273 WITHDRAWN AN

City of Palm Coast vs. Michael Ronald Ash

13 Universe Court

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 53

CASE NO. 2022110856 WITHDRAWN AN

City of Palm Coast vs. Yury & Elena Melnik

82 Utah Place

(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI# 54*

CASE NO. 2022111085 AN

City of Palm Coast vs. Ciro V Motti & Lisa Anne Marie Motti

326 Wellington Drive

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

AI# 55*

CASE NO. 2022110667 AN

City of Palm Coast vs. Nick Kolenko

20 Wheeler Lane

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

AI# 56

CASE NO. 2022120418 REPEAT (4) AN

City of Palm Coast vs. Rui M & Jenevieve M Ferreira

90 Woodside Drive

(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 – May 3, 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.*