



Revised

A G E N D A CODE ENFORCEMENT BOARD

Wednesday, March 6, 2024, 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 February 07, 2024 Meeting Minutes.**
- D. Disclosure of Ex-Parte Communications.**
- E. Swearing-in of Staff and Respondents.**
- F. Withdrawn Cases:**

AI #5 CASE #2023110958 – 68 Brewster Lane
AI #8 CASE #2023100836 – 54 White Hall Drive
AI #9 CASE #2023100366 – 141 Wynnfield Drive
AI #10 CASE #2023120235 – 1 Burning Ember Lane
AI #14 CASE #2023120156 – 32 Farraday Lane
AI #21 CASE #2023110180 – 7 Zebra Court
AI #22 CASE #2023101241 – 1 Zorlou Court
AI #28 CASE #2023061055 – 40 Pinelynn Lane
AI #29 CASE #2023110543 – 3 Pinwheel Lane
AI #32 CASE #2023091529 – 37 Elder Drive
AI #33 CASE #2023100990 – 26 Emerald Lane
AI #35 CASE #2023101316 – 176 Eric Drive
AI #38 CASE #2023101446 – 18 Red Clover Lane
AI #42 CASE #2023100926 – 83 Royal Oak Drive
AI #45 CASE #2023111018 – 87 Secretary Trail

- G. Continued Cases:**

AI #12 CASE #2023090533 – 30 Cheyenne Court

AI #1

CASE NO. 2023070702 MASSEY BMD
City of Palm Coast vs. Sharon Douglas
33 Birchshire Lane
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI #2

CASE NO. 2023120600 REPEAT (2) JP
City of Palm Coast vs. Lisa J Fox & Scott Fennell
22 Fernwood Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #3

CASE NO. 2023101250 JP
City of Palm Coast vs. Marcelo Goncalves Tenorio & Kelli Lima
33 Frenora Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #4

CASE NO. 2023081549 MASSEY CR
City of Palm Coast vs. Richard O Smith Life Estate
170 Bren Mar Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #5

CASE NO. 2023110958 WITHDRAWN CR
City of Palm Coast vs. Lupo Mario Hernandez Life Estate
68 Brewster Lane
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #6

CASE NO. 2023110338 CR
City of Palm Coast vs. 920 East Colter LLC
7 Brockton Lane
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #7

CASE NO. 2023101395 RECURRING (2) HO
City of Palm Coast vs. Michael S & Alicia Marie Metz
10 Wellford Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #8*

CASE NO. 2023100836 WITHDRAWN HO
City of Palm Coast vs. Hpa III Acquisitions 1 LLC
54 White Hall Drive
(Palm Coast Code Section 15-1(FBC[A]105.1) No Permit)

AI #9

CASE NO. 2023100366 WITHDRAWN HO
City of Palm Coast vs. Kyle Ross Bennett
141 Wynnfield Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #10

CASE NO. 2023120235 WITHDRAWN RL
City of Palm Coast vs. Edward J Allen Life Estate
1 Burning Ember Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #11*

CASE NO. 2023120751 RL
City of Palm Coast vs. John W & Saffa Jo Dowling
11 Cherokee Court West
(Land Development Code 4.01.05.C.3.b Docking Facilities)

AI #12*

CASE NO. 2023090533 CONTINUED RL
City of Palm Coast vs. Mark L Phillips
30 Cheyenne Court
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #13

CASE NO. 2023120527 RECURRING (2) RL
City of Palm Coast vs. Kjell Oddvar Hegland
20 Coral Reef Court North
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #14*

CASE NO. 2023120156 WITHDRAWN RL
City of Palm Coast vs. Phyllis Rotunno & Phillip A Rotunno
32 Farraday Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #15

CASE NO. 2023120447 RECURRING (3) RL
City of Palm Coast vs. John C Schmitt & Gypsy Longoria
4 Fernham Lane
(Palm Coast Code Section 35-76(d)(2) Nuisance - Overgrowth (Bushes/Brush))

AI #16*

CASE NO. 2023110516 CM
City of Palm Coast vs. Milt LLC
250 Belle Terre Boulevard
(Palm Coast Code Section 15-114(a) Rubbish & Garbage)

AI #17

CASE NO. 2023110614 RECURRING (5) CM
City of Palm Coast vs. Jose Svirian & Marisol Floris
22 Kannapolis Place
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #18

CASE NO. 2023120182 RECURRING (4) CM
City of Palm Coast vs. Harold C Proffitt Jr & Lydia H Proffitt
73 Karas Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #19

CASE NO. 2023120185 RECURRING (5) CM
City of Palm Coast vs. Shannon L & Melinda E Fugit
72 Kathleen Trail
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #20

CASE NO. 2023110665 RECURRING (3) CM
City of Palm Coast vs. Frank W Ganger & Bonnie A Fuller
51 Laguna Forest Trail
(Palm Coast Code Section 42-56 R.O.W. Obstruction)

AI #21

CASE NO. 2023110180 WITHDRAWN CM
City of Palm Coast vs. Ishkhan Hunanyan
7 Zebra Court
(Palm Coast Code Section 24-162(c) Obstruction of Swale)

AI #22

CASE NO. 2023101241 WITHDRAWN CM
City of Palm Coast vs. Caridad Quinones & Johnnel Martinez Cerda
1 Zorlou Court
(Palm Coast Code Section 42-56 R.O.W. Obstruction)

AI #23

CASE NO. 2023071606 MASSEY BR
City of Palm Coast vs. Vishal Cobblestone LLC
260 Cypress Edge Drive
(Palm Coast Code Section 24-205(c)(4) Illicit Discharge)

AI #24

CASE NO. 2023110236 RECURRING (1) BR
City of Palm Coast vs. Subes Holdings LLC
10 Pennypacker Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #25*

CASE NO. 2023120474 RECURRING (2) BR
City of Palm Coast vs. Tyrone J & Charlotte M Jones
6 Perrotti Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #26

CASE NO. 2023120728 REPEAT (1) BR
City of Palm Coast vs. Laurie & Ernest Mikos
23 Pickcane Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #27

CASE NO. 2023120391 BR
City of Palm Coast vs. Mary Kathleen Byerly
31 Pine Grove Drive
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #28

CASE NO. 2023061055 WITHDRAWN BR
City of Palm Coast vs. Aleksandr Tikhonov & Veronika Alekseeva
40 Pinelynn Drive
(Palm Coast Code Section 17-39(a) Residential Rental Program)

AI #29

CASE NO. 2023110543 WITHDRAWN BR
City of Palm Coast vs. Robert Ortiz & Alexis Vegerano
3 Pinwheel Lane
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #30

CASE NO. 2023110676 BR
City of Palm Coast vs. Yvette Nissan & Daniel Nissan
66 Point Pleasant Drive
(Palm Coast Code Section 15-108(c) Driveway In Disrepair)

AI #31

CASE NO. 2023120246 REPEAT (1) BR
City of Palm Coast vs. Basillio & Maria C Carrajola
30 Prosperity Lane
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #32*

CASE NO. 2023091529 WITHDRAWN DR
City of Palm Coast vs. Daryn Scott Lovelace
37 Elder Drive
(Palm Coast Code Section 24-162(b) Construction & Protection of Swales)

AI #33

CASE NO. 2023100990 WITHDRAWN DR
City of Palm Coast vs. Lisa A Motyka, Ronald A Motyka, & James R Thrall
26 Emerald Lane
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #34

CASE NO. 2023101315 REPEAT (1) DR
City of Palm Coast vs. Maryann Pabst
176 Eric Drive
(Palm Coast Code Section 15-108(d) Weeds/Overgrowth)

AI #35

CASE NO. 2023101316 WITHDRAWN DR
City of Palm Coast vs. Maryann Pabst
176 Eric Drive
(Palm Coast Code Section 15-108(h) Unlicensed Vehicle)

AI #36

CASE NO. 2023101317 DR

City of Palm Coast vs. Maryann Pabst

176 Eric Drive

(Palm Coast Code Section 15-110(a)(2) Exterior Structure - Mold, Decay, & Paint)

AI #37*

CASE NO. 2023100538 DR

City of Palm Coast vs. Mary Louise Clayton & Gerhard Gertschitz

53 President Lane

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

AI #38

CASE NO. 2023101446 **WITHDRAWN** DR

City of Palm Coast vs. Dilani Group LLC

18 Red Clover Lane

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

AI #39

CASE NO. 2023100646 **RECURRING** (3) DR

City of Palm Coast vs. Julio C Guzman & Sarah Kathryn Murray

34 Regency Drive

(Palm Coast Code Section 44-34(f) Improper Parking)

AI #40

CASE NO. 2023100230 **RECURRING** (3) DR

City of Palm Coast vs. Carlos Diaz Flores

16 Riverina Drive

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

AI #41

CASE NO. 2023110942 **RECURRING** (6) DR

City of Palm Coast vs. Richard C Wilber

9 Rolling Place

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

AI #42

CASE NO. 2023100926 **WITHDRAWN** DR

City of Palm Coast vs. Dustin J & Brandis N Howard

83 Royal Oak Drive

(Palm Coast Code Section 41-11(a) Trash Containers)

AI #43

CASE NO. 2023120703 REPEAT (4) AN
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 #44*

CASE NO. 2023100918 AN
City of Palm Coast vs. Terrance James Henderson & Tracy Denise Boddie
12 Sea Spiral Path
(Palm Coast Code Section 15-108(g) Shed/Fence/Wall Maint.)

AI #45

CASE NO. 2023111018 WITHDRAWN AN
City of Palm Coast vs. Jacinto Xavier Barquet & Christian A Barquet
87 Secretary Trail
(Palm Coast Code Section 35-76(d)(2) Nuisance - Accumulations)

AI #46

CASE NO. 2023110701 AN
City of Palm Coast vs. Carol-Lynn Bowman & Maurice Jenkins
3 September Place
(Palm Coast Code Section 42-56 R.O.W. Obstruction)

AI #47

CASE NO. 2023120502 RECURRING (2) AN
City of Palm Coast vs. Colby Kurtis Horn
13 Seward Trail East
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #48

CASE NO. 2023120212 AN
City of Palm Coast vs. Michael Andrew Groves
28 Seward Trail East
(Palm Coast Code Section 44-34(d)(1) Parking Boat/Trailer/RV)

AI #49

CASE NO. 2023101195 AN
City of Palm Coast vs. John Stephon Melendez & Evelyn Reyes
2 Slogan Place
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

AI #50

CASE NO. 2023110598 AN
City of Palm Coast vs. Jedediah Mesel & Jamie Mesel
2 Slowdrift Turn
(Palm Coast Code Section 42-56 R.O.W. Obstruction)

AI #51

CASE NO. 2023110916 REPEAT (1) 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 #52

CASE NO. 2023111115 REPEAT (1) 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 #53

CASE NO. 2023110570 RECURRING (3) AN
City of Palm Coast vs. Tara L Keenan
216 Ullian Trail
(Palm Coast Code Section 44-34(f) Improper Parking)

AI #54

CASE NO. 2023100448 AN
City of Palm Coast vs. Michelle & Stephen Brito
16 Ulmaceal Path
(Palm Coast Code Section 42-56 R.O.W. Obstruction)

AI #55

CASE NO. 2023120704 RECURRING (3) AN
City of Palm Coast vs. Skylar Atlantis Young-Wright & Liam Alexander Wright
21 Undermount Path East
(Palm Coast Code Section 44-34(c) Parking of Commercial Veh./ Trailer in Residential District)

UNFINISHED BUSINESS:

H. None to report.

OLD BUSINESS:

I.

NEW BUSINESS:

J. Sunshine Law Presentation – Presented by J. Giffin Chumley

ANNOUNCEMENT OF NEXT MEETING:

K. Next Code Board Meeting – April 3rd, 2024

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Virginia Smith, at 386-986-2570 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.*