

**City of Palm Coast, Florida
Agenda Item**

Agenda Date: July 14, 2026

Agenda Item: E.3

Department COMMUNITY DEVELOPMENT Division CODE ENFORCEMENT	Amount Org/Account #
Subject: RESOLUTION 2026-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT	
Presenter: Barbara Grossman, Code Enforcement Manager	
Attachments: <ul style="list-style-type: none">1. Presentation2. Resolution3. Resolution Attachments A - C	
Background: <p>In March 2010, the City adopted Ordinance 2010-03 - Public Nuisance, to provide for the creation of an assessment area and authorize the imposition of Nuisance Abatement Assessments to be included in the annual ad valorem tax bill sent out by the County Tax Collector for properties where the City abated a nuisance.</p> <p>In December 2010, the City adopted Resolution 2010-168 - Non-Ad Valorem Assessments for Nuisance Abatement, signifying the City's intent to use the uniform method of collecting non-ad valorem special assessments levied within the City in connection with Ordinance 2010-03. Each year the preliminary and final assessment roll needs to be adopted by City Council prior to September 15. This Resolution is intended to adopt a preliminary assessment roll. The final roll will be prepared and brought back to City Council at their September 1, 2026, Business Meeting for action.</p>	
Recommended Action: ADOPT RESOLUTION 2026-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT	



2026 NUISANCE ABATEMENT INITIAL ASSESSMENT

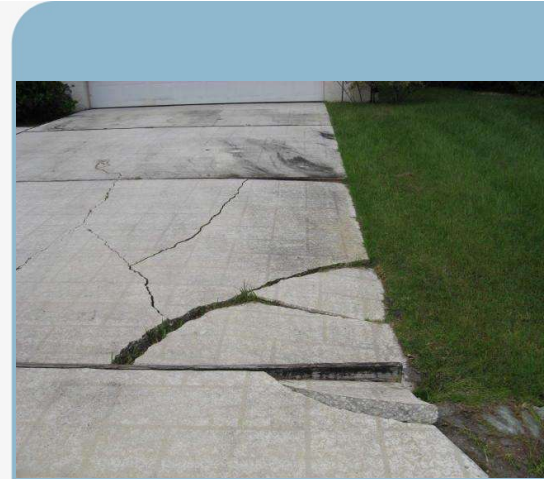
Presented by: Barbara Grossman
Code Enforcement Manager



- ❑ Ordinance 2010-03 - Public Nuisance – adopted March 2010
- ❑ Provided the creation of an assessment area and authorize the imposition of Nuisance Abatement Assessments to be included in the annual non-ad valorem tax bill sent by the County Tax Collector for properties where the City abated a nuisance.
- ❑ In December 2010, the City adopted Resolution 2010-168 - Non-Ad Valorem Assessments for Nuisance Abatement - signifying the City's intent to use the uniform method of collecting non-ad valorem special assessments levied within the City in connection with Ordinance 2010-03.



- ❑ Each year the preliminary and final assessment roll needs to be adopted by City Council and transmitted to the Tax Collector prior to September 15.
- ❑ This Resolution is intended to adopt a preliminary assessment roll. The final roll will be prepared and for Council's consideration at the public hearing on September 1, 2026 Business Meeting for final adoption of the tax assessment roll.



PUBLIC NUISANCE ABATEMENT VIOLATIONS:

- WILDFIRE MITIGATION
- HAZARDOUS TREES
- UNSECURED STRUCTURES (HOUSE AND POOLS- E.G., DOORS AND WINDOWS)
- OVERGROWN CONDITIONS-LAWN OR OVERGROWTH AFFECTING NEIGHBORING PROPERTY (SUCH AS A FENCE AND BLOCKED EGRESS)
- BULK TRASH (UNOCCUPED DWELLINGS FOR MOVE OUT OR EVICTION)
- ILLEGAL DUMPING



NUISANCE ABATEMENT ASSESSMENTS

BILLED		COLLECTED	
2021	\$120,300.00	2021	\$129,495.07
2022	\$92,085.00	2022	\$91,181.80
2023	\$90,668.00	2023	\$90,493.77
2024	\$114,795.00	2024	\$113,531.21
2025	\$110,225.00	2025	\$88,189.78
TOTALS	\$528,073.00		\$512,891.63



QUESTIONS?



RESOLUTION 2026-__
NUISANCE ABATEMENT INITIAL ASSESSMENT

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, RELATING TO THE PROVISION OF NUISANCE ABATEMENT WITHIN THE INCORPORATED AREA OF THE CITY; ESTIMATING THE SERVICE COST OF NUISANCE ABATEMENT SERVICES TO BE ASSESSED; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITTED THEREBY; ESTABLISHING THE METHOD OF ASSESSING THE SERVICE COST AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITTED THEREBY; DIRECTING THE CITY MANAGER TO PREPARE OR DIRECT THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND THE METHOD OF THEIR COLLECTION AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:

ARTICLE I
DEFINITIONS AND CONSTRUCTION

SECTION 1.01. PURPOSE AND DEFINITIONS. This Resolution constitutes the Nuisance Abatement Initial Assessment Resolution as defined in Ordinance No. 2010-03, the Public Nuisance Ordinance, and as codified in Chapter 35 of the Code of Ordinances, City of Palm Coast, Florida. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

“**Dwelling Unit**” means a Building, or portion thereof, which is lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

“**DOR Code**” means a property use code established by 12D-8.008(2)(c), Florida Administrative Code, and as applied by the Property Appraiser.

“Nuisance Abatement Assessed Cost” means all or any portion of the Service Cost that is properly attributable to the abating of the nuisance under generally accepted accounting principles, including, without limiting the generality of the foregoing, a reasonable amount for contingency and anticipated delinquencies and uncollectible assessments, the amount of which each Tax Parcel’s annual ad valorem tax bill is discounted for early payment of assessments collected pursuant to the Uniform Assessment Collection Act, the cost to be incurred by the City during any Fiscal Year in connection with the implementation, administration, collection, and enforcement of the Nuisance Assessments, any service charges of the Tax Collector or Property Appraiser, and reimbursement to the City for any funds advanced for nuisance abatement services, and interest of any interfund or intrafund loan for such purposes.

“Nuisance Abatement Assessment” means an annual Service Assessment, as defined in the Ordinance, imposed against property located within the City to fund the Nuisance Abatement Cost, computed in the manner described 2.03 hereof.

“Ordinance” means Ordinance No. 2010-03, the Public Nuisance Ordinance, as codified in Chapter 35 of the Code of Ordinances, City of Palm Coast, Florida.

“Tax Parcel” means a parcel of property within the Service Area to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

SECTION 1.03. GENERAL FINDINGS. It is hereby ascertained, determined and declared that:

(A) Pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City Council has all powers of local self-government to perform municipal functions and to render municipal services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of City ordinances.

(B) The City Council may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the City Council may legislate on any subject matter on which the Legislature may act, except those subjects described in (a), (b), (c), and (d) of Section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c) and (d) of Section 166.021(3), Florida Statutes, are not relevant to imposition of the Nuisance Abatement Assessments within the City.

(C) The City Council has enacted the Ordinance to authorize the imposition of Nuisance Abatement Assessments to fund the Nuisance Abatement Assessed Cost benefiting property within the Nuisance Abatement Service Area.

(D) Prior to the adoption of the Assessment Roll, the City incurred costs related to the abatement of one or more public nuisance and the remediation or improvement thereof on the Tax Parcels, which costs remain outstanding.

(E) The provision of nuisance abatement services, facilities and programs have specially benefitted the Tax Parcels to be assessed and enhanced the utilization and enjoyment of the Tax Parcels by one or more of the following: (1) protecting and enhancing the value and use of the property through the elimination of existing code violation(s) that present a serious threat to the public health, safety, and welfare; (2) providing increased safety and better access to the property; and (3) improving the property's appearance and property values.

(F) The Nuisance Abatement Assessed Costs consist of costs incurred by the City, including all actual, administrative, service and collection costs, in performing or having performed any work necessary to abate a nuisance located on an affected Tax Parcel. The City Council hereby determines that Nuisance Abatement Assessed Costs provide a special benefit to each Tax Parcel to be assessed, and that it is fair and equitable to allocate the Nuisance Abatement

Assessed Costs to the Tax Parcels predominantly benefitted by the removal of abatement of the nuisance from that Tax Parcel and the reciprocal relief of the burden caused by the Nuisance based on actual, administrative, services and collection costs incurred by the City in abating the nuisance located on the Tax Parcel and which costs are uniquely attributable to that Tax Parcel.

**ARTICLE II
NUISANCE ABATEMENT ASSESSMENTS**

SECTION 2.01. NUISANCE ABATEMENT ASSESSMENTS TO BE IMPOSED IN ASSESSMENT AREA. Pursuant to Section 35-77 of the Ordinance, Nuisance Abatement Assessments are to be imposed on those certain Tax Parcels located within the City on which nuisance abatement services have been rendered by the City.

SECTION 2.02. IMPOSITION OF NUISANCE ABATEMENT ASSESSMENTS. The Nuisance Abatement Assessments shall be imposed against those Tax Parcels listed in Section 2.01 located within the Nuisance Abatement Service Area, and shall be computed in accordance with this Nuisance Abatement Initial Assessment Resolution.

SECTION 2.03. COMPUTATION OF ASSESSMENTS.

(A) The Nuisance Abatement Assessment shall be calculated and apportioned based on the actual cost incurred by the City in performing the work necessary to abate or correct a nuisance violation for each specific Tax Parcel identified in Section 2.04.

(B) It is hereby ascertained, determined, and declared that the method of determining the Nuisance Abatement Assessments for nuisance abatement services as set forth herein is a fair and reasonable method of apportionment.

SECTION 2.04. ESTIMATED NUISANCE ABATEMENT ASSESSED COST.

(A) The total estimated Nuisance Abatement Assessed Cost for nuisance abatement services to be recovered through Nuisance Abatement Assessments for the Fiscal Year commencing October 1, 2026, is \$119,075.00.

(B) The estimated Nuisance Abatement Assessed Cost is hereby allocated among the Tax Parcels included in Appendix A, attached hereto and incorporated herein by reference, for service costs incurred by the City for the Fiscal Year commencing October 1, 2025.

SECTION 2.05. NUISANCE ABATEMENT ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or direct the preparation of, the preliminary Nuisance Abatement Assessment Roll in the manner provided in the Ordinance. The Nuisance Abatement Assessment Roll shall include all Tax Parcels identified in Section 2.04 hereof. The City Manager shall apportion the estimated Nuisance Abatement Service Cost to be recovered through Nuisance Abatement Assessments in the manner set forth in this Nuisance Abatement Initial Assessment Resolution. A copy of this Nuisance Abatement Initial Assessment Resolution and the preliminary Nuisance Abatement Assessment Roll shall be maintained on file in the office of the City Clerk or such person's designee and open to public inspection. The foregoing shall not be construed to require that the Nuisance Abatement Assessment Roll be in printed form if the amount of the Nuisance Abatement Assessment for each Tax Parcel can be determined by use of an available computer terminal.

SECTION 2.06. METHOD OF COLLECTION. The Nuisance Abatement Assessments shall be collected pursuant to the Uniform Assessment Collection Act, as provided in Section 35-77 of the Ordinance.

**ARTICLE III
NOTICE AND PUBLIC HEARING**

SECTION 3.01. PUBLIC HEARING. A public hearing will be conducted by the City Council at 6:00 p.m., on September 1, 2026, at the City of Palm Coast, Community Wing, 160 Lake Avenue, Palm Coast, Florida, to consider imposition of the Nuisance Abatement Assessments and the City Council will receive and consider any comments on the Nuisance Abatement Assessments from the public and affected property owners and consider imposing Nuisance Abatement Assessments and collecting such assessments.

SECTION 3.02. NOTICE BY PUBLICATION. The City Manager or such person's designee shall publish a notice of the public hearing authorized by Section 3.01 hereof in the manner and the time provided by statute. The published notice shall be in substantially the form attached hereto as Appendix B.

SECTION 3.03. NOTICE BY MAIL. The City Manager or such person's designee shall, at the time and in the manner specified by statute, provide first class mailed notice of the public hearing authorized by Section 3.01 hereof to each property owner proposed to be assessed at the address indicated on the Tax Roll. The mailed notice shall be in substantially the form attached hereto as Appendix C.

**ARTICLE IV
GENERAL PROVISIONS**

SECTION 4.01. SEVERABILITY. The provisions of this Nuisance Abatement Initial Assessment Resolution are severable; and if any section, subsection, sentence, clause or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this Nuisance Abatement Initial Assessment Resolution shall not be affected thereby.

SECTION 4.02. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 21st day of July 2026.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY:

MARCUS DUFFY, CITY ATTORNEY

Attachments: Appendix A - List of Specific Properties to be Assessed
Appendix B - Form of Notice to be Published
Appendix C - Form of Notice to be Mailed

APPENDIX A

Parcel I.D.	Property Owner's Name	Property Address of Violation	Invoice Amt.	Violation
07-11-31-1040-00000-0100	Tajmir Ghafour Trustee	20 Lewiston Court	\$250.00	Public Nuisance
07-11-31-1040-00000-0140	Irina Matatova	21 Lewiston Court	\$250.00	Public Nuisance
07-11-31-3740-00000-0270	Elizabeth Aquino Williams	7 Lakeside Place West	\$500.00	Public Nuisance
07-11-31-7002-00040-0070	Marie Di Bianco-Eik, Benito Di Bianco, & Diana Beilman Co-Personal Reps & Sherry Gaisford & Et Al	20 Fanwood Court	\$165.00	Public Nuisance
07-11-31-7004-00230-0340	Henry A Bommelyn Jr & Tonya L Bommelyn	2 Columbus Court	\$565.00	Public Nuisance
07-11-31-7004-00230-0340	Henry A Bommelyn Jr & Tonya L Bommelyn	2 Columbus Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7004-00250-0300	Albert W & Amy S Wiggins	16 Cold Spring Court	\$165.00	Public Nuisance
07-11-31-7007-00100-0100	Rita M Carralero	88 Foster Lane	\$1,675.00	Public Nuisance
07-11-31-7007-00180-0370	Gregory G & Kaye Lodzinski	93 Forrester Place	\$300.00	Public Nuisance
07-11-31-7007-00180-0370	Gregory G & Kaye Lodzinski	93 Forrester Place	\$300.00	Public Nuisance
07-11-31-7007-00280-0030	Lgi Homes - Florida LLC	39 Francis Lane	\$300.00	Public Nuisance
07-11-31-7007-00500-0020	LisaAnn Martin	19 Freeport Lane	\$700.00	Public Nuisance
07-11-31-7009-00090-0190	Sarah Brannigan	5 Farson Place	\$440.00	Public Nuisance
07-11-31-7009-00180-0370	Apolos Construction LLC	1 Fairchild Lane	\$270.00	Public Nuisance
07-11-31-7009-00210-0030	Maher Z Ayoub	22 Fallen Oak Lane	\$250.00	Public Nuisance
07-11-31-7009-00210-0490	Lgi Homes - Florida LLC	47 Faircastle Lane	\$400.00	Public Nuisance
07-11-31-7009-00210-0490	Lgi Homes - Florida LLC	47 Faircastle Lane	\$300.00	Public Nuisance
07-11-31-7009-00240-0310	Daniel Teixeira	15 Fallwood Lane	\$400.00	Public Nuisance
07-11-31-7009-00260-0050	Francis A Kelly Jr & Gail F Kelly	29 Farnell Lane	\$100.00	Public Nuisance
07-11-31-7009-RPOGO-0030	Laf Ventures LLC	Left of 13 Farnell Lane	\$300.00	Public Nuisance
07-11-31-7010-00130-0150	Michael A Thomas	30 Fitzgerald Lane	\$500.00	Public Nuisance
07-11-31-7010-00190-0090	Arra Development Inc	4 Fleet Place	\$440.00	Public Nuisance
07-11-31-7010-00200-0090	Arra Development Inc	18 Felshire Lane	\$440.00	Public Nuisance
07-11-31-7011-00010-0910	Alice & Erich Winter Life Estate	64 Belleaire Drive	\$165.00	Public Nuisance
07-11-31-7011-00010-1810	Maria L Coppola & Michele Copolla	246 Beachway Drive	\$500.00	Public Nuisance
07-11-31-7011-00010-1910	Ella Harpster	280 Beachway Drive	\$165.00	Public Nuisance
07-11-31-7011-00140-0070	One Third Construction LLC	189 Beachway Drive	\$1,500.00	Public Nuisance
07-11-31-7012-00110-0180	John & Mary Poumpouridis	35 Ballenger Lane	\$440.00	Public Nuisance
07-11-31-7012-00120-0550	John & Mary Poumpouridis	16 Ballenger Lane	\$1,500.00	Public Nuisance
07-11-31-7012-00120-0550	John & Mary Poumpouridis	16 Ballenger Lane	\$350.00	Public Nuisance
07-11-31-7012-00190-0320	Fred L & Delia A Barnes	4 Barrister Lane	\$700.00	Public Nuisance
07-11-31-7012-00190-0320	Fred L & Delia A Barnes	4 Barrister Lane	\$170.00	Public Nuisance
07-11-31-7012-RPOCO-0000	Mpc Lots LLC	Right of 3 Barring Place	\$1,200.00	Public Nuisance
07-11-31-7013-00010-0140	Myc Group Inc.	44 Bradmore Lane	\$700.00	Public Nuisance
07-11-31-7013-00070-0400	Dudley Keith Angell, Jr.	91 Brewster Lane	\$450.00	Public Nuisance
07-11-31-7013-00080-0550	Ioannis & Vassiliki Rigos	52 Bressler Lane	\$300.00	Public Nuisance
07-11-31-7013-00250-0490	Timothy F Moley	72 Brownstone Lane	\$1,000.00	Public Nuisance
07-11-31-7014-00020-1980	Paul Kabus	18 Cedar Hollow Court	\$165.00	Public Nuisance

APPENDIX A

07-11-31-7014-00020-1980	Paul Kabus	18 Cedar Hollow Court	\$165.00	Public Nuisance
07-11-31-7014-00020-1980	Paul Kabus	18 Cedar Hollow Court	\$165.00	Public Nuisance
07-11-31-7014-00020-1980	Paul Kabus	18 Cedar Hollow Court	\$165.00	Public Nuisance
07-11-31-7014-00020-1980	Paul Kabus	18 Cedar Hollow Court	\$165.00	Public Nuisance
07-11-31-7014-00040-0220	Sg Flagler Holdings LLC	65 Cimmaron Drive	\$250.00	Public Nuisance
07-11-31-7017-00040-0040	Thomas R Anderson	8 Boxwood Lane	\$400.00	Public Nuisance
07-11-31-7017-00050-0270	Maria Franco & Guillermina Silva	6 Bobbi Lane	\$340.00	Public Nuisance
07-11-31-7017-00050-0270	Maria Franco & Guillermina Silva	6 Bobbi Lane	\$400.00	Public Nuisance
07-11-31-7017-00060-0330	Fernandes Team LLC	62 Boston Lane	\$165.00	Public Nuisance
07-11-31-7017-00060-0330	Fernandes Team LLC	62 Boston Lane	\$165.00	Public Nuisance
07-11-31-7017-00070-0090	Esp Ste Orlando III LLC	204 Boulder Rock Drive	\$165.00	Public Nuisance
07-11-31-7018-00080-0090	James Dussias	7 Wasson Place	\$600.00	Public Nuisance
07-11-31-7018-00170-0010	Michael Moniz	1 Windsor Place	\$165.00	Public Nuisance
07-11-31-7018-00170-0010	Michael Moniz	1 Windsor Place	\$165.00	Public Nuisance
07-11-31-7018-00300-0120	Jimmy Nichols & Nadine Bosse Innerarity	52 Wasserman Drive	\$250.00	Public Nuisance
07-11-31-7019-00050-0080	Smp Property Holdings LLC	5 Wavecrest Place	\$270.00	Public Nuisance
07-11-31-7019-00300-0060	Guillermo & Luz Gil	2 Walt Place	\$400.00	Public Nuisance
07-11-31-7021-00130-0080	Jordan Carrison	62 Wellesley Lane	\$165.00	Public Nuisance
07-11-31-7021-00130-0080	Jordan Carrison	62 Wellesley Lane	\$165.00	Public Nuisance
07-11-31-7021-00190-0070	Marie Guylene Louis McQueen & Florence Louis	15 Wellstone Drive	\$950.00	Public Nuisance
07-11-31-7021-00190-0070	Marie Guylene Louis McQueen & Florence Louis	15 Wellstone Drive	\$300.00	Public Nuisance
07-11-31-7022-00080-0420	Joseph Lowe	15 Westbrook Lane	\$400.00	Public Nuisance
07-11-31-7022-00080-0420	Joseph Lowe	15 Westbrook Lane	\$400.00	Public Nuisance
07-11-31-7022-00260-0100	Frederick H & Agnes M St Cyr	32 Westmoreland Drive	\$165.00	Public Nuisance
07-11-31-7022-00260-0100	Frederick H & Agnes M St Cyr	32 Westmoreland Drive	\$165.00	Public Nuisance
07-11-31-7022-00290-0200	Svetlana Polyakova	29 Westrock Lane	\$400.00	Public Nuisance
07-11-31-7022-00330-0350	Dudley Keith Angell, Jr.	84 Westhampton Drive	\$400.00	Public Nuisance
07-11-31-7023-00090-0130	Oksana Shalamov	32 Whitcock Lane	\$300.00	Public Nuisance
07-11-31-7023-00090-0130	Oksana Shalamov	32 Whitcock Lane	\$150.00	Public Nuisance
07-11-31-7023-00120-0180	Lgi Homes - Florida LLC	72 Whippoorwill Drive	\$400.00	Public Nuisance
07-11-31-7023-00400-0040	Frances A Adams	28 White Hurst Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00500-0190	Deborah G Rivera	23 White Feather Lane	\$165.00	Public Nuisance
07-11-31-7023-00580-0240	Hau Huynh	40 Wheatfield Drive	\$1,125.00	Public Nuisance
07-11-31-7024-00050-0170	Mary Mahera	4 Princess Jeanette Place	\$250.00	Public Nuisance
07-11-31-7024-00130-0320	Kent Fortune	8 Prince John Lane	\$270.00	Public Nuisance
07-11-31-7024-00270-0100	Robert Babak Hashemiyoan, Rowshanak Hashemiyoan, & Rameen Hashemiyoan	193 Pritchard Drive	\$375.00	Public Nuisance
07-11-31-7024-00270-0100	Robert Babak Hashemiyoan, Rowshanak Hashemiyoan, & Rameen Hashemiyoan	193 Pritchard Drive	\$300.00	Public Nuisance
07-11-31-7024-00280-0310	Paulo Marto, Maria Marto, & Carlos Marto	26 Price Lane	\$500.00	Public Nuisance
07-11-31-7024-00330-0010	Preston J Merritt & Margaret P Merritt	46 Pretoria Lane	\$150.00	Public Nuisance

APPENDIX A

07-11-31-7024-00330-0010	Preston J Merritt & Margaret P Merritt	46 Pretoria Lane	\$300.00	Public Nuisance
07-11-31-7024-00390-0380	Gary H Johnston	6 Presidential Lane	\$500.00	Public Nuisance
07-11-31-7024-RP0Z0-0000	Antonio Abad & Michelle Abad Jtwros	Left of 29 President Lane	\$250.00	Public Nuisance
07-11-31-7025-00120-0210	Nomer Inumerable & Lorcelli Inumerable, Trustees	83 Persimmon Drive	\$450.00	Public Nuisance
07-11-31-7025-00130-0220	Ching Yi Kao	30 Pershing Lane	\$300.00	Public Nuisance
07-11-31-7025-00160-0170	Lyang Urra Lancet & Markla D Williams-Urra	2 Perrotti Place	\$165.00	Public Nuisance
07-11-31-7025-00180-0030	Chung Fong & Chui Ling Chu	67 Persimmon Drive	\$475.00	Public Nuisance
07-11-31-7025-00230-0060	Victor T Clavizzao	1 Pennsy Place	\$165.00	Public Nuisance
07-11-31-7025-00230-0060	Victor T Clavizzao	1 Pennsy Place	\$165.00	Public Nuisance
07-11-31-7025-00230-0060	Victor T Clavizzao	1 Pennsy Place	\$165.00	Public Nuisance
07-11-31-7025-00230-0060	Victor T Clavizzao	1 Pennsy Place	\$165.00	Public Nuisance
07-11-31-7025-00240-0120	Martin G & Shirley A Price	16 Penn Manor Lane	\$500.00	Public Nuisance
07-11-31-7025-00240-0120	Martin G & Shirley A Price	16 Penn Manor Lane	\$300.00	Public Nuisance
07-11-31-7025-00290-0220	Lgi Homes - Florida LLC	117 Parkview Drive	\$400.00	Public Nuisance
07-11-31-7025-00310-0150	Jose M & Celestina Nicolas	58 Peppercorn Lane	\$165.00	Public Nuisance
07-11-31-7025-00500-0300	Lgi Homes - Florida LLC	66 Parkview Drive	\$400.00	Public Nuisance
07-11-31-7025-00710-0060	Michael G & Petra Hubbard	19 Palermo Lane	\$165.00	Public Nuisance
07-11-31-7025-00710-0060	Michael G & Petra Hubbard	19 Palermo Lane	\$165.00	Public Nuisance
07-11-31-7025-00710-0060	Michael G & Petra Hubbard	19 Palermo Lane	\$165.00	Public Nuisance
07-11-31-7025-00740-0020	Cheng Hai Tan & Anita Oranga	85 Palmwood Drive	\$440.00	Public Nuisance
07-11-31-7026-00010-0360	Rosa Bifulco Et Al	20 Pine Hurst Lane	\$400.00	Public Nuisance
07-11-31-7026-00430-0220	One Third Construction LLC	50 Pilgrim Drive	\$440.00	Public Nuisance
07-11-31-7027-00030-0140	George & Rosy K Chi Trustees	74 Woodside Drive	\$700.00	Public Nuisance
07-11-31-7027-00RP0-00A4	Mpc Lots LLC	Rear of 50 Woodworth Drive	\$400.00	Public Nuisance
07-11-31-7028-00090-0150	Jayson Javon & Yvenite Dormevil	43 Pony Express Drive	\$165.00	Public Nuisance
07-11-31-7028-00170-0220	Josephine & Nicholas Malatestinic	24 Pope Lane	\$270.00	Public Nuisance
07-11-31-7028-00290-0030	David Bartholomew Werdann	7 Powder Lane	\$165.00	Public Nuisance
07-11-31-7028-00320-0410	Yauheni Boika	25 Postman Lane	\$165.00	Public Nuisance
07-11-31-7028-00690-0040	Sidney O John & Sylvia A John	2 Poinette Place	\$600.00	Public Nuisance
07-11-31-7028-00740-0090	Eugene Zak	17 Poindexter Lane	\$500.00	Public Nuisance
07-11-31-7028-00740-0090	Eugene Zak	17 Poindexter Lane	\$300.00	Public Nuisance
07-11-31-7029-00140-0140	Alexander E Smith	14 Ryecroft Lane	\$165.00	Public Nuisance
07-11-31-7029-00160-0010	Jeffrey Ephraim	84 Ryland Drive	\$150.00	Public Nuisance
07-11-31-7029-00160-0010	Jeffrey Ephraim	84 Ryland Drive	\$300.00	Public Nuisance
07-11-31-7029-00160-0010	Jeffrey Ephraim	84 Ryland Drive	\$300.00	Public Nuisance
07-11-31-7029-00240-0060	Augusto Zayas Gonzalez	40 Ryland Drive	\$165.00	Public Nuisance
07-11-31-7029-00390-0340	Luciana Susi	67 Ryberry Drive	\$300.00	Public Nuisance
07-11-31-7029-00410-0310	Arturo M & Paciencia Pagsuyoin	12 Rybark Lane	\$500.00	Public Nuisance
07-11-31-7029-00410-0310	Arturo M & Paciencia Pagsuyoin	12 Rybark Lane	\$440.00	Public Nuisance
07-11-31-7029-00600-0140	Bernice Sinclair Meyers, Jamie Meyers, & Felicia Meyers	35 Ryapple Lane	\$400.00	Public Nuisance
07-11-31-7029-00670-0170	Robert Piech	92 Rymshaw Drive	\$300.00	Public Nuisance
07-11-31-7029-00730-0150	George D & Joan W Allen	6 Rymen Lane	\$500.00	Public Nuisance
07-11-31-7029-00740-0050	Konrad K Baltyn & Marcella Merton	1 Rymm Place	\$165.00	Public Nuisance
07-11-31-7029-00740-0050	Konrad K Baltyn & Marcella Merton	1 Rymm Place	\$365.00	Public Nuisance

APPENDIX A

07-11-31-7029-RP0D4-0000	Mpc Lots LLC	Rear of 4 Ryder Place	\$300.00	Public Nuisance
07-11-31-7030-00050-0100	Mallorie Gaughran	66 Raemoor Drive	\$165.00	Public Nuisance
07-11-31-7030-00050-0100	Mallorie Gaughran	66 Raemoor Drive	\$165.00	Public Nuisance
07-11-31-7030-00050-0100	Mallorie Gaughran	66 Raemoor Drive	\$365.00	Public Nuisance
07-11-31-7030-00050-0100	Mallorie Gaughran	66 Raemoor Drive	\$165.00	Public Nuisance
07-11-31-7030-00160-0110	Allan M & Estela M Cancio	8 Rainbush Place	\$200.00	Public Nuisance
07-11-31-7030-00160-0110	Allan M & Estela M Cancio	8 Rainbush Place	\$400.00	Public Nuisance
07-11-31-7030-00210-0040	Diane M Van Dongen	28 Rainbow Lane	\$440.00	Public Nuisance
07-11-31-7030-00230-0140	Brian David & Melanie Marie Puckett	133 Rae Drive	\$165.00	Public Nuisance
07-11-31-7030-00230-0140	Brian David & Melanie Marie Puckett	133 Rae Drive	\$165.00	Public Nuisance
07-11-31-7030-00230-0140	Brian David & Melanie Marie Puckett	133 Rae Drive	\$165.00	Public Nuisance
07-11-31-7030-00310-0490	Svetlana & Oleksandr Kaplan	30 Radcliffe Drive	\$300.00	Public Nuisance
07-11-31-7030-00310-0490	Svetlana & Oleksandr Kaplan	30 Radcliffe Drive	\$150.00	Public Nuisance
07-11-31-7030-00370-0100	Ariel Fernandez & Idania Caceres	5 Radial Place	\$350.00	Public Nuisance
07-11-31-7030-00370-0100	Ariel Fernandez & Idania Caceres	5 Radial Place	\$150.00	Public Nuisance
07-11-31-7030-00380-0130	Jeffrey R & April-Nicole Wieland	13 Radius Place	\$165.00	Public Nuisance
07-11-31-7031-00070-0050	Mauricio & Isaura Lemoine	23 Rippling Brook Drive	\$500.00	Public Nuisance
07-11-31-7031-00110-0090	Louis G Capiello	107 Rickenbacker Drive	\$300.00	Public Nuisance
07-11-31-7031-00110-0090	Louis G Capiello	107 Rickenbacker Drive	\$1,275.00	Public Nuisance
07-11-31-7031-00110-0090	Louis G Capiello	107 Rickenbacker Drive	\$200.00	Public Nuisance
07-11-31-7031-00240-0010	Andrew Michael	57 Richmond Drive	\$300.00	Public Nuisance
07-11-31-7031-00240-0110	Alexander Shaposhnikov	77 Richmond Drive	\$300.00	Public Nuisance
07-11-31-7031-00250-0030	Barbara E Sweeting	20 Riviera Drive	\$365.00	Public Nuisance
07-11-31-7031-00430-0110	Douglas W Kaufman Sr, Edith Sieber, James Kaufman, & Allan Kaufman	22 Richland Lane	\$300.00	Public Nuisance
07-11-31-7031-00450-0100	Asila Holding LLC, 9 Richfield Place Land Trust, & Kelly L Boileau Trustee	9 Richfield Place	\$165.00	Public Nuisance
07-11-31-7031-00540-0380	Robert D & Nancy L Barrington	20 Rivera Lane	\$165.00	Public Nuisance
07-11-31-7031-00550-0090	Israel Repolle	17 Rivera Lane	\$240.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$165.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$165.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$165.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$165.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$165.00	Public Nuisance
07-11-31-7031-00560-0090	Betty Jean Broughton	17 Riviere Lane	\$1,500.00	Public Nuisance
07-11-31-7032-00230-0180	Lgi Homes - Florida LLC	42 Royal Oak Drive	\$440.00	Public Nuisance
07-11-31-7032-00310-0090	Stephanie Marie Henderson	40 Rose Drive	\$165.00	Public Nuisance
07-11-31-7032-00310-0150	Lilia Natanson	1 Rosalie Place	\$250.00	Public Nuisance
07-11-31-7032-00310-0170	Debra A Coyne	5 Rosalie Place	\$250.00	Public Nuisance
07-11-31-7032-00400-0340	John R Porter & Gloria W Porter	39 Russell Drive	\$270.00	Public Nuisance
07-11-31-7032-00700-0140	Fermina & Monica Egued	27 Rockwell Lane	\$300.00	Public Nuisance
07-11-31-7032-RP0J4-0000	Mpc Lots LLC	Corner of White View Pkwy & US Hwy 1 N	\$450.00	Public Nuisance
07-11-31-7033-00030-0140	Laura Richards	15 Red Mill Drive	\$150.00	Public Nuisance
07-11-31-7033-00100-0070	John R Cooper & Edith R Carr	26 Reinhardt Lane	\$165.00	Public Nuisance
07-11-31-7033-00250-0230	Leocadia A Mahoney, Executrix of the Estate of Gerald G Mahoney	31 Red Clover Lane	\$440.00	Public Nuisance
07-11-31-7033-00400-0400	Mitchell Chmielak	21 Renfro Lane	\$400.00	Public Nuisance
07-11-31-7033-RP02I-0010	Mpc Lots LLC	Rear of 95 Reidsville Drive	\$300.00	Public Nuisance

APPENDIX A

07-11-31-7033-RP02I-0010	Mpc Lots LLC	Rear of 95 Reidsville Drive	\$300.00	Public Nuisance
07-11-31-7034-00060-0030	Urszula J Hendrickson	13 Empire Lane	\$440.00	Public Nuisance
07-11-31-7034-00060-0030	Urszula J Hendrickson	13 Empire Lane	\$300.00	Public Nuisance
07-11-31-7034-00060-0060	Andrzej Gorzelski & Katarzyna Goman	19 Empire Lane	\$300.00	Public Nuisance
07-11-31-7034-00060-0060	Andrzej Gorzelski & Katarzyna Goman	19 Empire Lane	\$300.00	Public Nuisance
07-11-31-7034-00430-0070	Mikhail Ravich & Maya Ravich	60 Esperanto Drive	\$170.00	Public Nuisance
07-11-31-7034-00570-0040	Gitsit Real Property LLC	2 Elder Place	\$165.00	Public Nuisance
07-11-31-7034-00570-0040	Gitsit Real Property LLC	2 Elder Place	\$165.00	Public Nuisance
07-11-31-7034-00750-0190	Vasireddy Bhoopal & Vasireddy S Kumari	41 Egret Trail	\$450.00	Public Nuisance
07-11-31-7034-00750-0200	John M & Molley J Puthusseril	43 Egret Trail	\$270.00	Public Nuisance
07-11-31-7034-00790-0030	Louis T M Conti	12 Eton Lane	\$800.00	Public Nuisance
07-11-31-7034-01210-0070	Nitin K Poonawala	23 Edgemont Lane	\$400.00	Public Nuisance
07-11-31-7034-01210-0070	Nitin K Poonawala	23 Edgemont Lane	\$200.00	Public Nuisance
07-11-31-7034-01210-0130	Julio & Genia D Lara	32 Edgewater Drive	\$300.00	Public Nuisance
07-11-31-7034-RP0F3-0000	Mpc Lots LLC	Rear of 1 Esperanto Drive	\$475.00	Public Nuisance
07-11-31-7035-00440-0190	Natalya Abramova & Maksim Abramov	52 Bunker View Drive	\$440.00	Public Nuisance
07-11-31-7035-00890-0370	Fcps LLC	29 Buffalo Meadow Lane	\$400.00	Public Nuisance
07-11-31-7035-00890-0370	Fcps LLC	29 Buffalo Meadow Lane	\$500.00	Public Nuisance
07-11-31-7035-01280-0030	Andrew A & Mark A Szypula	4 Bidding Place	\$300.00	Public Nuisance
07-11-31-7035-01420-0010	Jiun H Lo & Agatha Yuh-Huey Lo	212 Birchwood Drive	\$270.00	Public Nuisance
07-11-31-7035-01480-0300	Alejandro Cazzaro, Maximo Cazzaro, & Mirko Cazzaro	117 Bird of Paradise Drive	\$250.00	Public Nuisance
07-11-31-7035-01570-0020	Georgio Y Scarlatto	20 Birchbark Lane	\$270.00	Public Nuisance
07-11-31-7035-RP0E3-0000	Mpc Lots LLC	Left of 22 Burnside Drive	\$500.00	Public Nuisance
07-11-31-7035-RP0E3-0000	Mpc Lots LLC	Right & Rear of 35 Bird of Paradise Drive	\$500.00	Public Nuisance
07-11-31-7037-00080-0110	Patricia Fitzgerald, Robert B Fitzgerald Sr., & Robert B Fitzgerald Jr.	73 Luther Drive	\$165.00	Public Nuisance
07-11-31-7037-00080-0110	Patricia Fitzgerald, Robert B Fitzgerald Sr., & Robert B Fitzgerald Jr.	73 Luther Drive	\$165.00	Public Nuisance
07-11-31-7037-00200-0030	Mani & Radha Lakshminarayanan	20 Lyndenhurst Lane	\$450.00	Public Nuisance
07-11-31-7037-00290-0400	Georgia Korelis & Dominick Graziano	24 La Mancha Drive	\$250.00	Public Nuisance
07-11-31-7037-00300-0050	Kenneth Rapske	12 Lamour Lane	\$250.00	Public Nuisance
07-11-31-7037-00310-0050	Peter J & Patricia K DeMaria	20 Lamont Lane	\$150.00	Public Nuisance
07-11-31-7037-00360-0020	Mei-Hsueh Chen	20 Lamoyne Lane	\$270.00	Public Nuisance
07-11-31-7037-00410-0110	Hing-Sheung & Sau-Ying Cheng	40 Lancaster Lane	\$500.00	Public Nuisance
07-11-31-7037-00410-0110	Hing-Sheung & Sau-Ying Cheng	40 Lancaster Lane	\$150.00	Public Nuisance
07-11-31-7037-00410-0110	Hing-Sheung & Sau-Ying Cheng	40 Lancaster Lane	\$150.00	Public Nuisance
07-11-31-7037-00440-0190	Muwaffaq K Khedery	9 Langdon Drive	\$250.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00590-0070	Guadalupe Ginocchio	5 Laredo Place	\$165.00	Public Nuisance
07-11-31-7037-00660-0110	Jean Joseph M Bruny	9 Lindsay Place	\$270.00	Public Nuisance

APPENDIX A

07-11-31-7037-00740-0280	Lgi Homes - Florida LLC	120 Lindsay Drive	\$440.00	Public Nuisance
07-11-31-7037-00940-0040	Danielle P Heller	9 Lake Success Place	\$170.00	Public Nuisance
07-11-31-7037-00940-0040	Danielle P Heller	9 Lake Success Place	\$1,000.00	Public Nuisance
07-11-31-7037-01020-0150	Kashif Shamsi & Saira Kashif Shamsi	26 Louvet Lane	\$270.00	Public Nuisance
07-11-31-7037-01060-0220	Yuen Kwei Zee	13 London Drive	\$300.00	Public Nuisance
07-11-31-7037-01060-0220	Yuen Kwei Zee	13 London Drive	\$300.00	Public Nuisance
07-11-31-7037-01380-0070	Brian Page	99 Lee Drive	\$400.00	Public Nuisance
07-11-31-7037-01410-0150	Samstone Leighton Park Property LLC	Rear of 73 Leidel Drive	\$300.00	Public Nuisance
07-11-31-7037-01450-0070	Rafael Pacheco & Yolanda DePacheco	3 Lee Place	\$400.00	Public Nuisance
07-11-31-7037-01490-0030	Maria Gamez & Rico Gamez	70 Lema Lane	\$440.00	Public Nuisance
07-11-31-7037-0RP0A-0002	Matanzas Gc Palm Coast LLC	Rear of 3 Lewis Shire Place	\$400.00	Public Nuisance
07-11-31-7037-0RP0A-0002	Matanzas Gc Palm Coast LLC	Rear of 62 Leidel Drive	\$300.00	Public Nuisance
07-11-31-7037-0RP0A-0002	Matanzas Gc Palm Coast LLC	Rear of 62 Leidel Drive	\$800.00	Public Nuisance
07-11-31-7037-0RP0A-0090	Premier Re Investments Inc	Between 21 & 25 Long Place	\$400.00	Public Nuisance
07-11-31-7037-RP0G3-0000	Mpc Lots LLC	Right of 5 Lansdowne Lane	\$250.00	Public Nuisance
07-11-31-7037-RP0H1-0000	Mpc Lots LLC	Left of 155 Laramie Drive	\$400.00	Public Nuisance
07-11-31-7057-00040-0100	Leandro A Diaz In Trust For Robert L Crawford	33 Uthorne Place	\$340.00	Public Nuisance
07-11-31-7057-00040-0100	Leandro A Diaz In Trust For Robert L Crawford	33 Uthorne Place	\$900.00	Public Nuisance
07-11-31-7057-00130-0040	Raquel Pais & Ettore Pais	36 Utica Path	\$440.00	Public Nuisance
07-11-31-7057-00250-0110	Theodore Baker Trust & Donna Baker Peat, Trustee	157 Ulaturm Trail	\$165.00	Public Nuisance
07-11-31-7057-00290-0050	Witold & Halina Lopatto	275 Underwood Trail	\$300.00	Public Nuisance
07-11-31-7057-00410-0040	Greater Dayton Islamic Foundation Inc	32 Universal Trail	\$270.00	Public Nuisance
07-11-31-7057-00420-0110	Huei-Mei Lien	15 Untermeyer Place	\$250.00	Public Nuisance
07-11-31-7057-00430-0140	SW Property Holdings LLC	98 Underwood Trail	\$270.00	Public Nuisance
07-11-31-7057-00430-0170	Clifford A Brooks	90 Underwood Trail	\$450.00	Public Nuisance
07-11-31-7057-00670-0120	Marie H Karam	5 Ulster Court	\$300.00	Public Nuisance
07-11-31-7057-00740-0040	Mpc Lots LLC	27 Ullian Trail	\$250.00	Public Nuisance
07-11-31-7057-0RP17-0010	Mpc Lots LLC	Rear of 21 Ullman Court	\$400.00	Public Nuisance
07-11-31-7057-0RP17-0010	Mpc Lots LLC	Rear of 21 Ullman Court	\$200.00	Public Nuisance
07-11-31-7058-00090-0130	Audrey A Warren	13 Seneca Path	\$700.00	Public Nuisance
07-11-31-7058-00170-0160	SW Property Holdings LLC	Right of 35 Seville Orange Path	\$250.00	Public Nuisance
07-11-31-7058-00180-0070	Hameeda & Fazil Gaffoor	30 Seville Orange Path	\$250.00	Public Nuisance
07-11-31-7058-00180-0100	Steven D & Jeremiah L Garland	33 Seven Wonders Trail	\$165.00	Public Nuisance
07-11-31-7058-00180-0100	Steven D & Jeremiah L Garland	33 Seven Wonders Trail	\$165.00	Public Nuisance
07-11-31-7058-00180-0170	SW Property Holdings LLC	49 Seven Wonders Trail	\$250.00	Public Nuisance
07-11-31-7058-00190-0050	Randy Scott Meyers	46 Seven Wonders Trail	\$165.00	Public Nuisance
07-11-31-7058-00190-0050	Randy Scott Meyers	46 Seven Wonders Trail	\$165.00	Public Nuisance
07-11-31-7058-00190-0050	Randy Scott Meyers	46 Seven Wonders Trail	\$165.00	Public Nuisance
07-11-31-7058-00190-0100	Juliette Sinclair & Kenneth Sinclair	36 Seven Wonders Trail	\$300.00	Public Nuisance
07-11-31-7058-00190-0100	Juliette Sinclair & Kenneth Sinclair	36 Seven Wonders Trail	\$150.00	Public Nuisance
07-11-31-7058-00290-0030	Kyriakos & Parthena Stoikopoulos	14 Serenade Place	\$300.00	Public Nuisance
07-11-31-7058-00290-0030	Kyriakos & Parthena Stoikopoulos	14 Serenade Place	\$150.00	Public Nuisance
07-11-31-7058-00340-0130	SW Property Holdings LLC	11 Serbian Bellflower Trail	\$270.00	Public Nuisance
07-11-31-7058-00400-0140	Hulda Palencare	16 Seriema Place	\$500.00	Public Nuisance

APPENDIX A

07-11-31-7058-00550-0220	Charles Kwan	17 September Place	\$270.00	Public Nuisance
07-11-31-7058-00560-0070	Samita Spencer	10 September Place	\$1,175.00	Public Nuisance
07-11-31-7058-00560-0080	Samita Spencer	8 September Place	\$300.00	Public Nuisance
07-11-31-7058-RP0K1-0000	Mpc Lots LLC	Rear of 20 Seton Place	\$675.00	Public Nuisance
07-11-31-7059-00130-0070	Cheng Hai Tan & Anita Oranga	29 Sea Shark Path	\$450.00	Public Nuisance
07-11-31-7059-00130-0070	Cheng Hai Tan & Anita Oranga	29 Sea Shark Path	\$300.00	Public Nuisance
07-11-31-7059-00160-0050	Bruce & Nancy Graff	Right of 1 Sea Swirl Place	\$250.00	Public Nuisance
07-11-31-7059-00260-0210	Brett M Fausey	2 Seathorn Path	\$270.00	Public Nuisance
07-11-31-7059-00510-0190	Benjamin M & Aida B Santos	15 Smollett Place	\$300.00	Public Nuisance
07-11-31-7059-00510-0190	Benjamin M & Aida B Santos	15 Smollett Place	\$450.00	Public Nuisance
07-11-31-7059-00520-0130	Arturo Torres	2 Smollett Place	\$165.00	Public Nuisance
07-11-31-7059-00910-0040	Living Trust of Carolyn T Whitley	1 Seabury Place	\$475.00	Public Nuisance
07-11-31-7059-00940-0040	Raul F & Norma R Garcia	8 Seagull Place	\$150.00	Public Nuisance
07-11-31-7060-00010-0240	SW Property Holdings LLC	Right of 21 Slumber Path	\$250.00	Public Nuisance
07-11-31-7060-00020-0010	SW Property Holdings LLC	Left of 22 Slumber Path	\$300.00	Public Nuisance
07-11-31-7060-00020-0010	SW Property Holdings LLC	Left of 22 Slumber Path	\$150.00	Public Nuisance
07-11-31-7060-00030-0010	SW Property Holdings LLC	Left of 22 Slumberland Path	\$250.00	Public Nuisance
07-11-31-7060-00030-0240	SW Property Holdings LLC	Right of 85 Slumber Meadow Trail	\$250.00	Public Nuisance
07-11-31-7060-00070-0040	SW Property Holdings LLC	11 Slumber Meadow Trail	\$270.00	Public Nuisance
07-11-31-7060-00080-0090	SW Property Holdings LLC	Right of 30 Slumber Path	\$250.00	Public Nuisance
07-11-31-7060-00080-0100	SW Property Holdings LLC	Left of 29 Slumberland Path	\$250.00	Public Nuisance
07-11-31-7060-00100-0030	Angela Navarra Trustee	93 Slumber Meadow Trail	\$270.00	Public Nuisance
07-11-31-7060-00100-0150	SW Property Holdings LLC	Right of 28 Slumberland Path	\$270.00	Public Nuisance
07-11-31-7060-00140-0060	Ella & Boris Rakitin	7 Slingshot Court	\$165.00	Public Nuisance
07-11-31-7060-00150-0020	Lillian Fernandez De Robinson	10 Slingshot Court	\$250.00	Public Nuisance
07-11-31-7060-00260-0090	SW Property Holdings LLC	Right of 17 Sloganeer Trail	\$250.00	Public Nuisance
07-11-31-7060-00270-0010	SW Property Holdings LLC	Left of 23 Sloganeer Trail	\$250.00	Public Nuisance
07-11-31-7060-00280-0070	Lily C Paniagua	23 Slocum Path	\$270.00	Public Nuisance
07-11-31-7060-00280-0140	SW Property Holdings LLC	37 Slocum Path	\$300.00	Public Nuisance
07-11-31-7060-00320-0080	Dora E Higuita	44 Slocum Path	\$270.00	Public Nuisance
07-11-31-7060-00370-0080	Irma Aguilar & Anna Torres	6 Sloganeer Trail	\$300.00	Public Nuisance
07-11-31-7060-00370-0080	Irma Aguilar & Anna Torres	6 Sloganeer Trail	\$300.00	Public Nuisance
07-11-31-7063-00020-0200	Florida Land Trust No 3530 Fortuna Dr, Fla Trust Services LLC Trustee	19 Zoeller Court	\$475.00	Public Nuisance
07-11-31-7063-00260-0090	One Third Construction LLC	17 Ziegfeld Place	\$500.00	Public Nuisance
07-11-31-7063-00420-0050	Yoneh Mizrahi	4 Zeda Place	\$400.00	Public Nuisance
07-11-31-7064-00080-0130	SW Property Holdings LLC	Left of 10 Llad Court	\$300.00	Public Nuisance
07-11-31-7064-00110-0020	Noemi P Mendoza	60 Llama Trail	\$800.00	Public Nuisance
07-11-31-7064-00120-0040	Sonia P Tolentino	57 Llama Trail	\$1,100.00	Public Nuisance
07-11-31-7064-00200-0120	SW Property Holdings LLC	Right of 8 Lloleeta Path	\$270.00	Public Nuisance
07-11-31-7064-00220-0160	Francis A Kelly Jr & Gail F Kelly	24 Lloyd Trail	\$270.00	Public Nuisance
07-11-31-7064-00220-0170	Francis A Kelly Jr & Gail F Kelly	26 Lloyd Trail	\$450.00	Public Nuisance
07-11-31-7064-00220-0170	Francis A Kelly Jr & Gail F Kelly	26 Lloyd Trail	\$300.00	Public Nuisance
07-11-31-7064-00230-0090	Henry Aguirre & Nelie A Lucero-Aguirre Trustees	13 Lloyd Trail	\$270.00	Public Nuisance
07-11-31-7064-00230-0150	Rosario Leni Alba	12 Llosee Court	\$270.00	Public Nuisance

APPENDIX A

07-11-31-7064-00250-0050	Rose Matulionis & Craig Killman	7 Llowick Court	\$270.00	Public Nuisance
07-11-31-7064-00310-0110	SW Property Holdings LLC	Left of 30 Llestone Path	\$400.00	Public Nuisance
07-11-31-7064-00310-0110	SW Property Holdings LLC	Left of 30 Llestone Path	\$200.00	Public Nuisance
07-11-31-7064-00310-0110	SW Property Holdings LLC	Left of 30 Llestone Path	\$150.00	Public Nuisance
07-11-31-7065-00040-0070	John L & Stephanie J Riso	9 Llovera Place	\$165.00	Public Nuisance
07-11-31-7065-00080-0030	George & Justina Chobor	35 Kankakee Trail	\$800.00	Public Nuisance
07-11-31-7065-00080-0030	George & Justina Chobor	35 Kankakee Trail	\$500.00	Public Nuisance
07-11-31-7065-00080-0050	Andre & Modesta Alcobia	39 Kankakee Trail	\$600.00	Public Nuisance
07-11-31-7065-00080-0050	Andre & Modesta Alcobia	39 Kankakee Trail	\$300.00	Public Nuisance
07-11-31-7065-00080-0050	Andre & Modesta Alcobia	39 Kankakee Trail	\$300.00	Public Nuisance
07-11-31-7065-00160-0100	Ana Elena Gonzalez	7 Kaslo Court	\$500.00	Public Nuisance
07-11-31-7065-00160-0100	Ana Elena Gonzalez	7 Kaslo Court	\$300.00	Public Nuisance
07-11-31-7065-00220-0160	Alejandro & Ernestina Castro	14 Kalamazoo Trail	\$300.00	Public Nuisance
07-11-31-7065-00490-0180	One Third Construction LLC	5 Kathryn Place	\$270.00	Public Nuisance
07-11-31-7065-00510-0040	Roman Galushka	82 Karas Trail	\$500.00	Public Nuisance
07-11-31-7065-00510-0060	Richard K Stewart	78 Karas Trail	\$300.00	Public Nuisance
07-11-31-7065-00510-0060	Richard K Stewart	78 Karas Trail	\$300.00	Public Nuisance
07-11-31-7065-00530-0050	Suat Kim Go	60 Karat Path	\$300.00	Public Nuisance
07-11-31-7065-00550-0170	Jose P Libunao Jr & Carmencita P Libunao	30 Karas Trail	\$400.00	Public Nuisance
07-11-31-7065-00550-0350	Lynette Comach	23 Karat Path	\$1,500.00	Public Nuisance
07-11-31-7065-00560-0010	USAA Federal Savings Bank	31 Karas Trail	\$165.00	Public Nuisance
07-11-31-7065-00560-0010	USAA Federal Savings Bank	31 Karas Trail	\$165.00	Public Nuisance
07-11-31-7065-00610-0070	Norman N Ingram Trustee	23 Karas Trail	\$400.00	Public Nuisance
07-11-31-7081-00230-0170	Doris L Wanamaker	48 Blakemore Drive	\$165.00	Public Nuisance
07-11-31-7081-00230-0170	Doris L Wanamaker	48 Blakemore Drive	\$165.00	Public Nuisance
07-11-31-7081-00230-0170	Doris L Wanamaker	48 Blakemore Drive	\$165.00	Public Nuisance
07-11-31-7081-RP0D1-0000	Mpc Lots LLC	Rear of 59 Blare Drive	\$300.00	Public Nuisance
09-12-31-5117-00000-0010	Palm Coast Medical Arts LLC	180 Pinnacles Drive	\$400.00	Public Nuisance
19-12-31-0650-000C0-0011	Oare Associates LLC	Rear of 6 Zodiac Place	\$400.00	Public Nuisance
19-12-31-0650-000C0-0011	Oare Associates LLC	Rear of 6 Zodiac Place	\$375.00	Public Nuisance
24-12-30-0650-000A0-0010	Oare Associates LLC	Rear of 55 Kashmir Trail	\$400.00	Public Nuisance
24-12-31-4150-00T50-0000	Oare Associates LLC	1 Zonal Court	\$300.00	Public Nuisance
29-10-31-5540-00000-1060	Brandon Howard	15 Old Oak Drive North	\$365.00	Public Nuisance
33-11-31-3061-00000-0010	Toscana Community Association Inc	1 New Water Oak Drive	\$1,000.00	Public Nuisance
41-11-31-4976-00000-004A	Branch Island Walk Associates Lp	250 Palm Coast Pkwy NE	\$2,800.00	Public Nuisance

TOTAL DUE	\$119,075.00
------------------	---------------------

APPENDIX B

DRAFT NOTICE TO BE PUBLISHED

To Be Published on July 22, 2026

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NUISANCE ABATEMENT SPECIAL ASSESSMENT

Notice is hereby given that the City Council of the City of Palm Coast will conduct a public hearing to consider the imposition of nuisance abatement special assessments for the provision of nuisance abatement services, facilities, and programs within the municipal boundaries of the City of Palm Coast.

The hearing will be held at 6:00 p.m., or as soon thereafter as can be heard, on September 1, 2026, at the City of Palm Coast Jon Netts Community Wing, 160 Lake Avenue, Palm Coast, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in this proceeding should contact the City of Palm Coast ADA Coordinator at (386) 986-2570, at least 48 hours prior to the date of the hearing.

The assessment for each parcel of property will be based upon the cost of nuisance abatement for each parcel.

Copies of the Nuisance Abatement Ordinance (Ordinance No. 2010-03), the Resolution (Resolution No. 2010-168), the Nuisance Abatement Initial Assessment Resolution (Resolution No. 2026-XX) and the preliminary Nuisance Abatement Assessment Roll are available for inspection in the City Clerk's office of the City of Palm Coast, located at 160 Lake Avenue, Palm Coast, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City of Palm Coast Code Enforcement Division of the Community Development Department at (386) 986-3764, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The properties to be assessed are as follows:

CITY COUNCIL

CITY OF PALM COAST, FLORIDA

APPENDIX C

***** NOTICE TO PROPERTY OWNER *****

City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

CITY OF PALM COAST, FLORIDA

NOTICE OF HEARING
TO IMPOSE AND PROVIDE FOR
COLLECTION OF NUISANCE ABATEMENT
NON-AD VALOREM ASSESSMENTS

NOTICE DATE: July 22, 2026

«Property_Owners_Name»
«Address_1»
«Address_2»
«City», «StateCountry» «Zip»

Tax Parcel «Parcel_ID»
Legal Description: Section «Section» Block «Block» Lot «Lot»
Property Address: «St_» «Property_Address_of_Violation»

*You are receiving this letter because the City has performed **nuisance abatement** services on your property and expended public funds, and the City and taxpayers are entitled by law to be reimbursed.

As required by Section 197.3632, Florida Statutes, and Ordinance No. 2010-03, notice is given by the City of Palm Coast that an assessment for nuisance abatement services, facilities, and programs may be levied on your property for the assessment period of October 1, 2026-September 30, 2027, and future Fiscal Years. The purpose of this assessment is to fund nuisance abatement services within the City of Palm Coast. The total nuisance abatement assessment revenue to be collected within the City of Palm Coast is estimated to be \$«Invoice_Amt».00 for the Fiscal Year beginning October 1, 2026. The assessment for each parcel or property will be based upon each parcel’s location, classification, and the total number of Equivalent Residential Units attributable to that parcel.

The above parcel is classified as Residential

The total number of billing units on the above parcel is ____1____.

The type of billing units on the above parcel is ____1____.

The nuisance abatement assessment for the above parcel is \$«Invoice_Amt».00 for the Fiscal Year beginning October 1, 2026.

A public hearing will be held at **6:00 PM.**, or as soon thereafter as can be heard, on **September 1, 2026** at City of Palm Coast Community Wing, 160 Lake Avenue, Palm Coast, for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceeding and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the ADA Coordinator at (386) 986-2570, at least 48 hours prior to the date of the hearing.

APPENDIX C

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the City Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Nuisance Abatement Ordinance (Ordinance No. 2010-03), the Resolution (Resolution No. 2010-168), the Nuisance Abatement Initial Assessment Resolution (Resolution No. **2026-XX**) and the preliminary Nuisance Abatement Assessment Roll are available for inspection in the City of Palm Coast, Community Development Department, located at 160 Lake Avenue, Palm Coast, Florida.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November of each year the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. **The City of Palm Coast must receive payment by AUGUST 11, 2026 to avoid this payment being collected on your ad valorem tax bill for 2026. “Please send all payments to CODE ENFORCEMENT - CITY OF PALM COAST - 160 LAKE AVENUE - PALM COAST, FL 32164 to ensure that your payment is applied to the correct invoice(s).”**

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the City of Palm Coast Code Enforcement Division of the Community Development Department at (386) 986-3764, Monday through Friday between 8:00 a.m. and 5:00 p.m.

*** * * * * THIS IS NOT A BILL * * * * ***