

## City of Palm Coast, Florida Agenda Item

**Agenda Date:** July 21, 2026

**Agenda Item:** K.3

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| <b>Department</b>          | COMMUNITY DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Amount</b>        |
| <b>Division</b>            | CODE ENFORCEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Org/Account #</b> |
| <b>Subject:</b>            | RESOLUTION 2026-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| <b>Presenter:</b>          | Barbara Grossman, Code Enforcement Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| <b>Attachments:</b>        | <ol style="list-style-type: none"><li>1. Resolution</li><li>2. Resolution Attachments A - C</li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| <b>Background:</b>         | <p><b><u>UPDATED BACKGROUND FROM THE JULY 14, 2026, WORKSHOP MEETING:</u></b><br/>City Council received a presentation on the item at the July 14, 2026, Workshop Meeting. No changes have been made to the item.</p> <p><b><u>ORIGINAL BACKGROUND FROM THE JULY 14, 2026, WORKSHOP MEETING:</u></b><br/>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> |                      |
| <b>Recommended Action:</b> | <b>ADOPT RESOLUTION 2026-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |

**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 \$119,375.00.

(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 21<sup>st</sup> 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 |
| 07-11-31-7007-00100-0100 | 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-RP0G0-0030 | 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-RP0C0-0000 | 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 |
| 07-11-31-7023-00580-0240 | 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 Hashemiyooun, Rowshanak Hashemiyooun, & Rameen Hashemiyooun | 193 Pritchard Drive       | \$375.00   | Public Nuisance |
| 07-11-31-7024-00270-0100 | Robert Babak Hashemiyooun, Rowshanak Hashemiyooun, & Rameen Hashemiyooun | 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 Cappiello                                                          | 107 Rickenbacker Drive                 | \$300.00   | Public Nuisance |
| 07-11-31-7031-00110-0090 | Louis G Cappiello                                                          | 107 Rickenbacker Drive                 | \$1,275.00 | Public Nuisance |
| 07-11-31-7031-00110-0090 | Louis G Cappiello                                                          | 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                        | \$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

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## APPENDIX A

|                          |                                                  |                                 |            |                 |
|--------------------------|--------------------------------------------------|---------------------------------|------------|-----------------|
| 07-11-31-7037-00660-0110 | Jean Joseph M Bruny                              | 9 Lindsay Place                 | \$270.00   | Public Nuisance |
| 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 Ulaturn 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 Untermyer 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 |

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| 07-11-31-7058-00400-0140 | Hulda Palencare                                                       | 16 Seriema Place                 | \$500.00   | Public Nuisance |
| 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 Lladd 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 |

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|--------------------------|------------------------------------------|--------------------------|---------------------|-----------------|
| 07-11-31-7064-00230-0150 | Rosario Leni Alba                        | 12 Llosee Court          | \$270.00            | Public Nuisance |
| 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 |
| 33-11-31-3061-00000-00I0 | 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 |
| <b>TOTAL DUE</b>         |                                          |                          | <b>\$119,375.00</b> |                 |



## **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

«Property\_Owners\_Name»  
«Address\_1»  
«Address\_2»  
«City», «StateCountry» «Zip»

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

**Tax Parcel «Parcel\_ID»**  
**Legal Description: Section «Section» Block «Block» Lot «Lot»**  
**Property Address: «St\_» «Property\_Address\_of\_Violation»**

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\*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 \* \* \* \* \***