

# Agenda

Commission Chambers, City Hall  
301 South Ridgewood Avenue  
Daytona Beach, Florida

## CODE ENFORCEMENT BOARD

Date: THURSDAY, JANUARY 11, 2018

9:00 A.M.

NOTICE: Any person who decides to appeal any decision made by the Code Enforcement Board will need a record of the proceedings and for such purpose he may need to insure, at his own expense, for the taking and preparation of a verbatim record of all testimony and evidence of the proceeding upon which the appeal is to be based. The City does not prepare or provide such record. Any discussion or contact outside the Code Enforcement Board meeting with members of the Board concerning any quasi-judicial matter which is, or will come, before the Board for a vote are to be disclosed and made part of the record prior to or at the hearing on the matter.

## CITY OF DAYTONA BEACH

Members: Weegie Kuendig, Chairman, Turner Hymes, Vice-Chairman; Cheryl House, Neil Harrington, Thomas A.D. Jones, Dalynn Purdy and Vernon Weatherholtz

1. Call to Order
2. Roll Call
3. Approval of December 14, 2017 Meeting Minutes
4. Disclosure of Ex Parte Communications
5. Announcements
6. Lien Reviews

### LR -1

**CEB 04-12-33 – 515 Janice Avenue – George M. & Sandra L. Cencerik (New owner ACL Realty, LLC)** was cited for failure to correct violations of The Land Development Code, Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 304.7); City Code Ch. 90 Sec. 90-297- Violation(s) – Dilapidated roof; no business tax receipt (BTR). First Notified – 8/3/2011. **Order Imposing Fine-Lien of \$100.00 per day effective 8/9/2012 plus one-time administrative fine of \$250.00 for no business tax receipt (BTR). Compliance 1/3/2018 = \$15,000.00\* maximized, one-time administrative fine of \$250.00 plus \$24.00 recording costs = \$15,274.00.**

DISPOSITION \_\_\_\_\_

(J. Stenson)

7. Hearing of Cases

### CONTINUED CASES:

- |                                  |  |
|----------------------------------|--|
| 1<br>Jerry W.<br>Sanders,<br>Jr. | <b><u>CASE NO CEB 11-17-141 - Beach Photo Service, Inc.</u></b> is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G, at <b>604 Main Street</b><br>Violation(s) – <b>Broken sign</b><br>First Notified – 4/7/2017 |
|----------------------------------|--|

2  
Jerry W. Sanders, Jr.  
**CASE NO CEB 12-17-162 - John Clark** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.3, 302.4, 302.8) City Code Ch. 90 Sec. 90-297, at **559 N. Beach Street**  
Violation(s) – **Unlicensed vehicles; high weeds; Failure to obtain business tax receipt (BTR)**  
First Notified – 9/26/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

3  
Jerome O. McCoy  
**CASE NO CEB 09-17-113 - Uzair Shuja** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.4,302.1, 304.2, 304.4, 304.10, 304.12, 304.13, 304.14) City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **116 Emmett Street**  
Violation(s) – **High weeds; sanitation; protective treatment; exterior structural members; stairs, handrails and guardrails; windows; insect screens; Failure to obtain required residential rental license (RTL); Failure to obtain business tax receipt (BTR)**  
First Notified – 6/1/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

4  
Jerome O. McCoy  
**CASE NO CEB 09-17-114 - Uzair Shuja** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 504.1, 604.3, 605.2, 704.2, 304.7, 304.13, 304.13.2, 304.14, 304.14, 305.2, 305.4, 309.1) and Art. 6 Sec. 6.19.A.4., at **116 Emmett Street Unit 3**  
Violation(s) – **Plumbing systems and fixtures; electrical system hazards; smoke alarms; roofs and drainage; windows and doors; insect screens; interior structural members; stairs and walking surfaces**  
First Notified – 6/14/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

5  
Jerome O. McCoy  
**CASE NO CEB 11-17-144 - Troy A. Horwedel & Travis R. Horwedel** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 604.3, 605.1, 702.1, 702.2, 304.13.2, 304.14, 403.1); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **508 Fremont Avenue**  
Violation(s) – **Electrical system hazards; electrical installation; fire safety - means of egress; smoke alarms; unopenable windows; insect screens; ventillation-habitable spaces; failure to obtain required rental license (RTL); failure to obtain business tax receipt (BTR)**  
First Notified – 8/9/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

6  
Mark A. Jones  
**CASE NO CEB 10-17-127 - The Carolyn Shave Living Trust c/o Carolyn Shave, Trustee** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **112 S. Oleander Avenue**  
Violation(s) – **No permit (renovation)**  
First Notified – 7/20/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

7  
Mark A. Jones  
**CASE NO CEB 11-17-158 - AF126southoleander Residential Trust dated 1/26/16** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.3, 302.7, 304.1, 304.2, 304.6, 304.8, 304.13, 304.13.2, 304.14, 604.3); Art. 6 Sec. 6.19.A.3, at **126 S. Oleander Avenue**  
Violation(s) – **Sidewalks; driveways; accessory structures; general maintenance; protective treatment; exterior walls; decorative features; window, skylight, door frames; unopenable windows; insect screens; electrical sytem hazards and site appearance standards**  
First Notified – 8/18/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

8  
Mark A. Jones  
**CASE NO CEB 11-17-151 - Marquis S. Williams** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.1 and 302.8), at **1016 Cadillac Drive**  
Violation(s) – **Off-street parking; exteior property - sanitation; junk vehicle parking**  
First Notified – 9/19/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

9  
Mark A. Jones  
**CASE NO CEB 11-17-152 - Russell J. & Peter A. Morgan** is cited for failure to correct violations of City Ordinance Ch. 26 Sec. 26-294 & City Ordinance Ch. 90 Sec. 90-297, at **909 Damron Street**  
Violation(s) – **Failure to otbain required residential rental license (RTL); failure to obtain business tax receipt (BTR)**  
First Notified – 8/24/2017

**COMPLIANCE 1/2/2018**

10  
Mark A. Jones  
**CASE NO CEB 11-17-154 - James O. Jackson, Jr., & Jaqueline P. Jackson** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **811 Harrington Street**  
Violation(s) – **No permit for building handicap ramp**  
First Notified – 8/8/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

11  
Mark A. Jones  
**CASE NO CEB 11-17-159 - Angelo Pagan** is cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 2.A.; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 505.3), at **545 Spruce Street**  
Violation(s) – **General non-conforming use of individuals residing in RV in the back yard; no water**  
First Notified – 9/14/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

12  
Mark A. Jones  
**CASE NO CEB 11-17-160 - Rosetta Henderson** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.1, 302.4, 302.8; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **785 Tennessee Street**  
Violation(s) – **Work without permits; site appearance standards; sanitation; weeds; unlicensed, inoperable vehicle; failure to obtain required residential rental license (RTL); failure to obtain business tax receipt (BTR)**  
First Notified – 8/18/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

13  
Mark A. Jones  
**CASE NO CEB 12-17-169 - Cassandra Lee** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 605.1, 704.2, 304.3, 304.15, 505.4); City Code Ch. 26 Sec. 26-294, at **1347 Cadillac Drive**  
Violation(s) – **Electrical system in disrepair; smoke detectors; no address numbers; front door and trim; hot water heater; failure to obtain required residential rental license (RTL)**  
First Notified – 10/26/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

14  
Mark A. Jones  
**CASE NO CEB 12-17-170 - Stemmler Properties, LLC** is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **1220 Imperial Drive**  
Violation(s) – **Failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL)**  
First Notified – 9/26/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

15  
Mark A. Jones  
**CASE NO CEB 12-17-171 - C. Williamson, Sr. & Delphine Williamson** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.7, 305.3, 309.1, 602.1, 704.2) City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **226 Lockhart Street**  
Violation(s) – **Leaking roof; interior finishes; pest infestation; heating; smoke detectors; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL)**  
First Notified – 8/9/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

16  
Mark A. Jones  
**CASE NO CEB 12-17-172 - Mike Nelson** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A.; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7, 304.13.2, 309.1, 504.1), at **104 Maplewood Drive**  
Violation(s) – **Parking on front lawn; roof leaking; inoperable windows; pest infestation; plumbing system and fixtures (missing fixtures in bathroom)**  
First Notified – 9/25/2017

*ACTION TO BE TAKEN:* Progress Report & determination of compliance date.

DISPOSITION \_\_\_\_\_

17  
Mark A. Jones  
**CASE NO CEB 12-17-173 - Samuel & Patricia White** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.1, 302.4, 302.8, 308.1), at **554 Mark Avenue**  
Violation(s) – **Parking of trailer and vehicles on front lawn; exterior property sanitation; high weeds; junk vehicle; accumulation of rubbish or garbage**  
First Notified – 9/27/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

18  
Mark A. Jones  
**CASE NO CEB 12-17-175 - Alonzo & Laurther Badie** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **909 North Street**  
Violation(s) – **outside storage**  
First Notified – 5/3/2017

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

## **NEW CASES:**

19  
Tom Clig  
**CASE NO CEB 01-18-01 - VISHNU LTD** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7, 304.10, 304.13), at **1000 N Atlantic Avenue**  
Violation(s) – **Failure to maintain roof, windows and balconies**  
First Notified – 4/28/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

20  
Tom Clig  
**CASE NO CEB 01-18-02 - Donald M., Genevieve T. & Dwayne D. Waltrip, as JTRS** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **263 Seaview Ave aka 273 Seaview Ave**  
Violation(s) – **outside storage**  
First Notified – 7/8/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

21  
Jerry W. Sanders, Jr.  
**CASE NO CEB 01-18-03 - Carl Chance & Raymond LaFleur Chance, JTRS** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.4, 302.7, 302.8, 304.2), at **437 Goodall Avenue**  
Violation(s) – **Trailers parked in the front yard; fencing in disrepair; protective treatment; high grass**  
First Notified – 7/25/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

22  
Jerry W. Sanders, Jr.  
**CASE NO CEB 01-18-04 - Lynn Stepp** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.3, 302.1, 302.4, 302.7, 303.1, 303.2, 304.1, 304.2, 304.5, 304.6, 304.7, 304.9, 304.10, 304.13, 304.13.1, 304.13.2, 304.14, 304.15, 304.16, 505.1), at **44 N. Halifax Avenue**  
Violation(s) – **Damaged roof; broken windows; no insect screens, the front and back doors are broken; fence is broke down around the pool; overgrown yard; dirty and unmaintained pool; the house need to be painted; there is no water service to the occupied house.**  
First Notified – Posted 10/31/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

23  
Jerry W. Sanders, Jr.  
**CASE NO CEB 01-18-06 - Gilbert Myara** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.1, 304.7, 304.13, 304.14); Art. 3 Sec. 3.4.S.2, at **127 N. Hollywood Avenue**  
Violation(s) – **Damaged roof; missing windows; missing window screens; protective treatment; overgrown grass**  
First Notified – 10/26/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

24  
Mark A. Jones  
**CASE NO CEB 01-18-08 - Kalil Land, LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1222 Essex Road**  
Violation(s) – **Parking on the front lawn; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL)**  
First Notified – 10/27/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

25  
Mark A. Jones  
**CASE NO CEB 01-18-09 - Imperial Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1006 Imperial Drive**  
Violation(s) – **Failure to obtain required residential rental license (RTL); Failure to obtain business tax receipt (BTR)**  
First Notified – 11/15/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

26  
Mark A.  
Jones  
**CASE NO CEB 01-18-10 - Nell2, LLC** is cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 2.A; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **530 Washington Street**  
Violation(s) – **Non-conforming use - zoned as a Single Family and has added second residence; failure to obtain a required rental license (RTL); failure to obtain a business tax receipt (BTR)**  
First Notified – 11/3/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

27  
Mark A.  
Jones  
**CASE NO CEB 01-18-11 - Wesley & Candy Crew** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec.9.2.A. (Ref. FBC Supp IPMC 302.8), at **665 Winchester Street**  
Violation(s) – **junk vehicle**  
First Notified – 10/10/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

28  
John C.  
Stenson  
**CASE NO CEB 01-18-12 - Harmony I, LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 605.1); City Code Ch. 26 Sec. 26-294; City Code 90 Sec. 90-297, at **1102 Berkshire Road**  
Violation(s) – **Electrical equipment and wiring; failure to obtain required residential rental license (RTL); failure to obtain business tax receipt (BTR)**  
First Notified – 10/5/2107

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

29  
John C.  
Stenson  
**CASE NO CEB 01-18-13 - Carolina Club Associates, LTD** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; City Code Ch. 78 Sec. 78-43(b)(1), at **100 Carolina Lake Drive**  
Violation(s) – **Outside storage; placement of refuse enclosure**  
First Notified – 10/3/2017 & 10/30/2017 (Hand Delivered)

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

30  
John C.  
Stenson  
**CASE NO CEB 01-18-15 - Eddie & Joyce Ann Anderson** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a.i; Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7 and 302.8), at **568 Heineman Street**  
Violation(s) – **Off-street parking; outside storage and dilapidated accessory structure (fencing); junk vehicle**  
First Notified – 10/17/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

31            **CASE NO CEB 01-18-16 - Donald R. McKenzie** is cited for failure to correct violations of The  
John C.      Land Development Code, Art. 6 Sec. 6.2.H.7.a.i., at **162 Lee Street**  
Stenson      Violation(s) – **Parking in the front yard (unimproved surface)**  
First Notified – 9/2/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

32            **CASE NO CEB 01-18-17 - JL & W Property of Daytona, LLC** is cited for failure to correct  
John C.      violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A. (Ref. FBC  
Stenson      Supp IPMC 304.3 and 504.3); City Code Ch. 26 Sec. 294 and City Code Ch. 90 Sec. 90-297, at  
**1116 Madison Avenue**  
Violation(s) – **Outside storage; address numbers; plumbing system hazard; no residential  
rental license (RTL); no business tax receipt (BTR)**  
First Notified – 10/31/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

33            **CASE NO CEB 01-18-18 - Michael & Ellenor Smith** is cited for failure to correct violations of  
John C.      The Land Development Code, Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC  
Stenson      302.7), at **1312 Vine Street**  
Violation(s) – **off-street parking; dilapidated fencing**  
First Notified – 6/21/2017

*ACTION TO BE TAKEN:* Compliance or Non-compliance.

DISPOSITION \_\_\_\_\_

9.      **Election of Chairman & Vice Chairman**

10.     **Miscellaneous Business**

11.     **Adjournment**