

Agenda

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

CODE ENFORCEMENT BOARD

Date: THURSDAY, MARCH 8, 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 February 8, 2018 Meeting Minutes
4. Disclosure of Ex Parte Communications
5. Announcements
6. Lien Reviews

LR -1

CASE NO CEB 06-09-116 - 949 Vernon Street - Seales-Harris, IDA (Viva Investment Homes, LLC) is cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 2.7; Art. 19 Sec. 1 & 2 (ref. 302.8 IPMC), - Violation(s) – Failure to remove vehicle from the yard; parking in the yard; Junk vehicle storage; Failure to remove from exterior- First Notified – 3/5/2009. **Order Imposing Fine-Lien of \$50.00 per day effective 07/09/2009. Compliance 7/15/2010 = \$15,000.00* maximized, plus \$22.00 recording costs = \$15,022.00. Tax deed sale proceeds received \$9,262.24 = total amount owed \$5,759.76.**

DISPOSITION _____

(S. Alderman)

LR -2

CASE NO CEB 12-17-171 – 226 Lockhart Street - C. Williamson, Sr. & Delphine Williamson are 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, 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 **Order Imposing Fine-Lien of \$100.00 per day effective 1/11/2018. Compliance 1/30/2018 = Total amount owed \$1,900.00.**

DISPOSITION _____

(M. Jones)

LR -3

CASE NO CEB 04-17-26 - 536 Fairmount Road - Peter J. Wakeman & Rick D. Singler is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 301.3), Violation(s) – Structure is in disrepair, unmaintained, overgrown and was unsecured. First Notified – 11/7/2016 **Order Imposing Fine-Lien of \$250.00 per day effective 5/11/2017. Compliance 1/30/2018 = Total amount owed \$10,024.00.**

DISPOSITION _____

(M. Jones)

7. Hearing of Cases

CONTINUED CASES:

1 Daniel Garcia **CASE NO CEB 02-18-22 - MHC Carriage Cove LLCC/O Equity Property Tax Group** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7), at **4 Golf Cove Ct**
Violation(s) – **Damaged roof.**
First Notified – 10/10/2017

Compliance 2-12-18

2 Daniel Garcia **CASE NO CEB 02-18-23 - Samuel E Blanco** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.a (Ref. FBC Supp IPMC 304.2 and 304.13), at **127 Fairview Ave**
Violation(s) – **Peeling paint; broken windows.**
First Notified – 11/20/2017

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

3 Daniel Garcia **CASE NO CEB 02-18-24 - Samuel E Blanco** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.a (Ref. FBC Supp IPMC 304.2), at **125 Fairview**
Violation(s) – **Peeling paint.**
First Notified – 11/20/2017

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

4 John C. Stenson **CASE NO CEB 01-18-17 - JL & W Property of Daytona, LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A. (Ref. FBC 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: Impose Fine.

DISPOSITION _____

5
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 & 10/16/2017 (hand delivered)

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

6
Mark A.
Jones
CASE NO CEB 11-17-158 - AF126southoleander Residential Trust dated 1/26/16; Stonegate Properties, LLC 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 (con't to 2-8-18).

DISPOSITION _____

7
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 _____

8
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: Impose Fine.

DISPOSITION _____

9
Mark A.
Jones
CASE NO CEB 01-18-09 - Imperial Land Trust is cited for failure to correct violations of The Land Development Code, 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

10 Tom Clig **CASE NO CEB 11-15-58 - Daytona Beach Club Condo Association** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.4), at **800 N. Atlantic Avenue**
Violation(s) – **Exposed and rusty rebar, support beams; concrete missing in parking area and balconies.**
First Notified – 9/17/2015

Compliance 3/1/18

11 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: Monthly Progress Report and determination of compliance date.

DISPOSITION _____

12 Tom Clig **CASE NO CEB 02-18-19 - Robby & Wendy Burke** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.7); City Code Ch. 26 Section 26-294., at **273 Hartford Ave.**
Violation(s) – **Failure to Maintain roof; Failure to obtain required residential rental license (RTL).**
First Notified – 12/5/2017

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

13 Mark 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: Progress Report and determination of compliance date.

DISPOSITION _____

NEW CASES:

14 Clifford Recanzone **CASE NO CEB 03-18-26 - Marjorie Simpson** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.1.A and 5.2.A.2; City Code Ch. 90 Sec. 90-297, at **2730 S Atlantic Ave**
Violation(s) – **Zoning - short term rentals. Short term rentals, known as “other accomodations”, are not a permitted use in this SFR-5 Zone district.**
First Notified – 7/17/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

15 Tom Clig **CASE NO CEB 03-18-27 - Melnyk-Lazenby Investments LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 305.3, 602.3), at **828 N Grandview**
Violation(s) – **Failure to maintain interior, no heat.**
First Notified – 1/10/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

16 Tom Clig **CASE NO CEB 03-18-28 - Melnyk-Lazenby Investments LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 404.4.1), City Code Ch. 26 Sec. 26-294, at **828 N Grandview**
Violation(s) – **Failure to obtain Rental License (RTL), occupancy limitations - room area.**
First Notified – 11/30/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

17 Mark Jones **CASE NO CEB 03-18-29 - Alan G Batlle** is cited for failure to correct violations of The Land Development Code, City Code Ch. 26 Sec. 26-294, Ch. 90 Sec. 90-297, at **824 Pinewood St**
Violation(s) – **Failure to obtain Rental License (RTL), failure to obtain Business Tax Receipt (BTR)**
First Notified – 11/8/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

18 Jerome McCoy **CASE NO CEB 03-18-30 - Thomas D Soriero** is cited for failure to correct violations of The Land Development Code, City Code Ch. 26 Sec. 26-294, Ch. 90 Sec. 90-297, at **156 S Coates St**
Violation(s) – **Failure to obtain Rental License (RTL), failure to obtain Business Tax Receipt (BTR).**
First Notified – 1/24/2018

Compliance 2/27/2018

19 John C. Stenson **CASE NO CEB 03-18-31 - Coalition Against Hunger** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **217 Arlington Ave**
Violation(s) – **Failure to obtain building permits.**
First Notified – 1/26/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

8. **Election of Vice Chairman**

9. **Miscellaneous Business**

10. **Adjournment**