

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

Agenda

Date: THURSDAY, APRIL 12, 2018

9:00 A.M.

CODE ENFORCEMENT BOARD

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 March 8, 2018 Meeting Minutes
4. Disclosure of Ex Parte Communications
5. Announcements
6. Lien Reviews

LR -1

CASE NO CEB 05-04-102 – 349 Fulton St - Rose Lee Aikens Estate c/o Isaac Aikens (new owner is Anthony Rangasammy) is cited for failure to correct violations of the Land Development Code, Chapter 22-28, Code of Ordinances and Article 19, Section 1. Violation(s) – **Failure to repair a structure with multiple IPMC violations: junk vehicle, rubbish, garbage and dead tree.** First Notified – 03/03/2004. Order Imposing Fine-Lien of \$200.00 per day effective June 4, 2004. Compliance 2/20/2018 = \$15,000.00 maximized plus \$14.00 recording costs - \$15,014.00. Tax deed sale proceeds received \$13,671.11. Remainder of lien is \$1,314.89 plus \$14.00 recording costs = total amount owed \$1,328.89.

DISPOSITION _____

(G. Davis)

LR -2

CASE NO SMG 02-07- 43 – 349 Fulton St - Rose Lee Aikens Estate c/o Isaac Aikens (new owner is Anthony Rangasammy) is cited for failure to correct violations of the Land Development Code, Article 19, Section 1. Violation(s) – **Failure to repair or demolish unsafe structure.** First Notified – 11/29/2006. Order Imposing Fine-Lien of \$1000.00 per day effective April 4, 2007. Compliance 2/20/2018 = \$15,000 maximized. Total amount owed \$15,000.00.

DISPOSITION _____

(G. Davis)

7. Hearing of Cases

CONTINUED CASES:

1
Jerome O.
McCoy

CASE NO CEB 11-17-142 - Nell 4, 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, 605.2, 704.2, 304.2, 304.7, 304.10, 304.12, 304.13, 304.13.2, 304.14, 304.15, 305.3, 309.1, 309.2); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **713 Cedar Street**
Violation(s) – **Electrical equipment; receptacle; smoke alarms; roofs and drainage; handrails and guards; stairs; infestation; pest; insect screens; windows, skylights and door frames; failure to obtain required rental license (RTL); failure to obtain business tax receipt (BTR).**
First Notified – 6/2/2017

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

2
Clifford
Recanzone
III

CASE NO CEB 12-17-167 - Three Oaks Inn, LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.1, 302.4, 304.2, 304.7, 304.13.2, 304.14), at **331 S. Palmetto Avenue**
Violation(s) – **Exterior needs painted; roof in disrepair; inoperable windows; insect screens; rotten wood on exterior.**
First Notified – 6/28/2017

ACTION TO BE TAKEN: Progress Report.

DISPOSITION _____

3
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 _____

4
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 _____

5
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: Impose Fine.

DISPOSITION _____

6
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 _____

7
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

Compliance 03-29-2018

8
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 – 11/30/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

9
Mark A. Jones **CASE NO CEB 11-17-158 - AF126southoleander Residential Trust dated 1/26/16 and 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.

DISPOSITION _____

10 **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**

Mark A. Jones

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 _____

11 **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**

Mark A. Jones

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 _____

12 **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**

Mark A. Jones

Violation(s) – **Failure to obtain Rental License (RTL), failure to obtain Business Tax Receipt (BTR)**

First Notified – 11/8/2017

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

NEW CASES:

13 **CASE NO CEB 04-18-32 - Mike Nelson** is cited for failure to correct violations of The Land Development Code, City Code Ch. 26 Sec. 26-294, at **104 Maplewood Dr**

Mark A. Jones

Violation(s) – **Failure to obtain Rental License (RTL)**

First Notified – 2/27/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

14
Clifford W.
Recanzone
III
CASE NO CEB 04-18-33 - Zack H Foster is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **606 S Peninsula Dr**
Violation(s) – **Boat in the driveway**
First Notified – 12/4/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

15
Clifford W.
Recanzone
III
CASE NO CEB 04-18-34 - Schulte Ave Rentals LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1 - General, at **2031 Schulte Ave**
Violation(s) – **Failure to obtain building permit for new roof**
First Notified – 12/18/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

16
Clifford W.
Recanzone
III
CASE NO CEB 04-18-35 - Susan Hancock is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **613 Holmes Ave**
Violation(s) – **Maintenance Code - parking**
First Notified – 2/21/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

17
Clifford W.
Recanzone
III
CASE NO CEB 04-18-36 - MKVY Enterprises LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **609 Holmes Ave**
Violation(s) – **Maintenance Code - parking**
First Notified – 2/23/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

18
Clifford W.
Recanzone
III
CASE NO CEB 04-18-37 - Kimberly M Bohannon is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **609 Cassin Ave**
Violation(s) – **Maintenance Code - Parking in the front yard**
First Notified – 2/15/2018

Compliance 4/4/2018

19
Clifford W.
Recanzone
III
CASE NO CEB 04-18-38 - Balasingam Logeswaran is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.14), at **630 Holmes Ave**
Violation(s) – **Maintenance Code - damaged screens.**
First Notified – 2/17/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

20
Clifford W.
Recanzone
III
CASE NO CEB 04-18-39 - Earline Bradshaw is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a, at **606 Gibson St**
Violation(s) – **Vehicles in yard**
First Notified – 3/7/2018

Compliance 4/4/2018

21
Clifford W.
Recanzone
III
CASE NO CEB 04-18-40 - Silver Leaf 130B LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.14, 602.1, 603.1, 604.2, 605.3, 304.8, 304.13.1, 304.15, 305.3, 402.2), at **130 Botefuhr Av #3**
Violation(s) – **Insect screens, heating facilities, mechanical applicances, Luminaires, decorative features, Exterior Structure - Doors, Light - common halls and stairways.**
First Notified – 12/13/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

22
Clifford W.
Recanzone
III
CASE NO CEB 04-18-41 - Ajanta Properties LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.6), at **327 Silver Beach Ave**
Violation(s) – **Maintenance Code - damaged exterior walls**
First Notified – 9/25/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

23
Clifford W.
Recanzone
III
CASE NO CEB 04-18-42 - Liu Haogun is cited for failure to correct violations of The Land Development Code, Art. 6, Sec. 6.10.E.1 - Prohibited signs - all districts, at **1008 S Ridgewood Ave**
Violation(s) – **Flashing Sign**
First Notified – 1/11/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

24
Clifford W.
Recanzone
III
CASE NO CEB 04-18-43 - Clinton & Margaret Smith is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 3.4.S.1, at **636 Fremont Ave**
Violation(s) – **No permit**
First Notified – 3/13/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

25
Clifford W.
Recanzone
III
CASE NO CEB 04-18-44 - JFK Capital Group LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 3.4.S.1, at **520 Vermont Ave**
Violation(s) – **No permit**
First Notified – 6/8/2017

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION _____

8. **Miscellaneous Business**

9. **Adjournment**