

# Agenda

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

## **CODE ENFORCEMENT BOARD**

**NOTICE** – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a 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, Valoree McLean and Karen Robey**

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: [clerk@codb.us](mailto:clerk@codb.us) not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

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## **CORRECTED\* AGENDA FOR DECEMBER 13, 2018 - 9:00 A.M.** (\*Corrected as to approval of minutes date)

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of November 8, 2018 Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**

## 6. Lien Reviews

### LR -1

**CASE # LR-1 - CEB 01-18-17 - 1116 Madison Avenue - JL & W Property of Daytona, LLC** was 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. Violation(s) – Outside storage; address numbers; plumbing system hazard; no residential rental license (RTL); no business tax receipt (BTR). First Notified – 10/31/2017. **Order Imposing Fine-Lien of \$250.00 per day effective June 14, 2018. Compliance – 10/26/2018. \$15,000.00, plus \$24 recording costs = \$15,024.00 total amount due.**

DISPOSITION \_\_\_\_\_

(John C. Stenson)

## 7. Hearing of Cases

### **CONTINUED CASES:**

**CASE # 1 - CEB 10-18-120 - BMS Holdings LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **846 Madison Ave**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 8/16/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION \_\_\_\_\_

(Mark A. Jones)

**CASE # 2 - CEB 10-18-128 - Sharon & Shoshana Ofer** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.3.4.s, Art. 9 Sec. 9.9.1.A, at **1300 4th St** Violation(s) – **No permit for roof.**  
First Notified – 8/7/2018 - (Tom L. Clig)

**Compliance 12-5-2018**

**CASE # 3 - CEB 09-18-104 - Soeren & Irene Moerk** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.2, 304.7, 304.8), at **1224 Thompson PI**  
Violation(s) – **Dilapidated roof and rotting wood.**  
First Notified – 6/1/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION \_\_\_\_\_

(Michael P. Fitzgerald)

**CASE # 4 - CEB 09-18-106 - Silvana Skoko & Donald R. Stiff** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 3 Sec. 3.4.S.2; Art. 3 Sec. 3.4.S.3; Art. 9 Sec. 9.9.2.A (Ref. FBC Supp IPMC 302.1), at **306 5th Ave**  
Violation(s) – **No permit for fence and wooden deck.**  
First Notified – 7/13/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION \_\_\_\_\_

(Michael P. Fitzgerald)

**CASE # 5 - CEB 11-18-145 - Jason Balkit** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7), at **1031 Bel Aire Dr**  
Violation(s) – **Unsecured pool, front fence damage.**  
First Notified – 8/20/2018

*ACTION TO BE TAKEN:* Con't from the Nov. meeting for a progress report. Compliance date set for January 2, 2019.

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 6 - CEB 11-18-147 - Track Three LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 3.4.S.1 (Ref. FBC Supp IPMC 304.9), at **530 Seabreeze Blvd #200**  
Violation(s) – **Deteriorated commercial awning (needs replaced with permit).**  
First Notified – 7/30/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 7 - CEB 11-18-149 - Jerry W. Albro** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.2, 302.1, 302.3, 304.2, 304.13, 308.1), at **209 Woodland Ave**  
Violation(s) – **Mainenance responsibility, property sanitation, driveway maintenance, protective treatment, boarded windows and doors, rubbish and garbage accumulation.**  
First Notified – 7/25/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 8 - CEB 11-18-152 - Joseph & Nancy Solyom** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.2, 302.7, 302.8, 304.7, and 308.1), at **437 Manhattan Ave** Violation(s) – **Property maintenance - fence repair, outside storage, junk vehicle, repair roof structure, tarp on back of building and vehicles on the grass.** First Notified – 8/21/2018  
- (Steve Alderman)

**Compliance 12/6/2018**

**CASE # 9 - CEB 10-18-138 - Rodney J. Dunkley** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec 9.2.A (Ref. FBC Supp IPMC 302.4, 304.7), at **587 Brentwood Dr**  
Violation(s) – **All exterior surfaces shall be repaired, primed and painted, repair roof and roof members.**  
First Notified – 7/5/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Barbara J. Collins)

**CASE # 10 - CEB 11-18-153 - Ollie Mae Kenman** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A; Art. 6 Sec. 6.8.G; Art 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8 and 304.7), at **441 Pine St** Violation(s) – **Cease parking vehicles in front yards and remove all unlicensed, inoperative vehicles from the property.** First Notified – 6/19/2018 - **(Barbara J. Collins)**

**Compliance 12/5/2018**

**CASE # 11 - CEB 08-18-77 - DB 101 Corporation** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7); Art. 6 Sec. 6.6.12 (1) (7), at **101 S Ocean Ave (Parcel #5304-01-03-0010)** Violation(s) – **Exterior Property Areas - damaged sea wall.** First Notified – 2/21/2018 - **(Clifford W. Recanzone III)**

**Compliance 12/5/2018**

**CASE # 12 - CEB 08-18-74 - Pelicano Crusher Corp.** is cited for failure to correct violations of The City Code Ch. 90 Sec. 90-297, at **1169 Indian Lake Rd** Violation(s) – **Failure to Obtain Business Tax License (BTR).** First Notified – 4/17/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Clifford W. Recanzone III)**

**CASE # 13 - CEB 10-18-137 - 769 Greenway Realty LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec 9.2.A (Ref. FBC Supp IPMC 302.4, 304.7, 304.14) City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297, at **769 Greenway Pl** Violation(s) – **Exterior Property Areas - weeds, Exterior Structure - roofs and drainage, insect screens required, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).** First Notified – 8/20/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Clifford W. Recanzone III)**

**CASE # 14 - CEB 11-18-141 - Fabian Lorenz** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297, at **113 N Hollywood Ave** Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).** First Notified – 3/13/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Clifford W. Recanzone III)**

**NEW CASES:**

**CASE # 15 - CEB 11-18-150 - Paxon LLC and Monir Y El Farra (new owner)** 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, 302.7, 304.3, 304.6, 304.7, 304.11 and 304.13.1), at **121 Lockhart St**  
Violation(s) – **Exterior structure, glazing, chimneys and towers, roofs and drainage, exterior walls, premises identification, accessory structures, weeks, vacant structures and land.**  
First Notified – 8/31/2018

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

DISPOSITION \_\_\_\_\_  
**(Clifford W. Recanzone III)**

**CASE # 16 - CEB 12-18-162 - Roy D. Helton** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.4, 302.8); Art. 6 Sec. 6.6.1, at **1348 Woodbine St**  
Violation(s) – **Maintenance Code - outside storage, junk vehicle, overgrown.**  
First Notified – 10/16/2018

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

DISPOSITION \_\_\_\_\_  
**(Clifford W. Recanzone III)**

**CASE # 17 - CEB 11-18-143 - Reginald Copeland** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297, at **724 Mercedes Ave**  
Violation(s) – **Repairing roof without permits, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL).**  
First Notified – 5/22/2018

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

DISPOSITION \_\_\_\_\_  
**(Barbara J. Collins)**

**CASE # 18 - CEB 12-18-159 - Audrey Houston** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 604.3, 704.2 ); Art. 6 Sec. 6.19.A.4 (Ref. FBC Supp IPMC 304.14); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90.297), at **727 School St**  
Violation(s) – **Electrical system hazards, insect screens, no smoke detectors, structural appearance standards - roof, failure to obtain Business Tax Receipt (BTR), failure to obtain rental license (RTL).**  
First Notified – 10/26/2017

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

DISPOSITION \_\_\_\_\_  
**(Jerome O. McCoy)**

**CASE # 19 - CEB 12-18-160 - A Helping Hand LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **644 Bellevue Ave**  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 8/27/2018

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

DISPOSITION \_\_\_\_\_  
(Jerome O. McCoy)

**CASE # 20 - CEB 12-18-161 - Evgueni Petrusevich** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **350 N Charles St**  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 8/29/2018

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

DISPOSITION \_\_\_\_\_  
(Jerome O. McCoy)

**CASE # 21 - CEB 12-18-163 - Maschwitz AMG LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **900 S Peninsula Dr #300**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain rental license (RTL)**.  
First Notified – 9/22/2018

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

DISPOSITION \_\_\_\_\_  
(Jerome O. McCoy)

**CASE # 22 - CEB 12-18-164 - Jackie Group LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297, at **900 S Peninsula Dr #101**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain rental license (RTL)**.  
First Notified – 9/21/2018

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

DISPOSITION \_\_\_\_\_  
(Jerome O. McCoy)

**CASE # 23 - CEB 12-18-166 - Keep It Up LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297, at **900 S Peninsula Dr #202**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain rental license (RTL)**.  
First Notified – 9/22/2018

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

DISPOSITION \_\_\_\_\_  
(Jerome O. McCoy)

**CASE # 24 - CEB 12-18-167 - Maca & Zito Investment LLC** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **900 S Peninsula Dr #204**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain rental license (RTL).**  
First Notified – 9/22/2018

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

DISPOSITION \_\_\_\_\_  
**(Jerome O. McCoy)**

**CASE # 25 - CEB 12-18-168 - Lynne Saro** is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **1401 Mardrake Rd**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 9/18/2018

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

DISPOSITION \_\_\_\_\_  
**(Jerome O. McCoy)**

**8. Miscellaneous Business**

**9. Adjournment**