

Agenda

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

CODE ENFORCEMENT BOARD

**CITY OF
DAYTONA BEACH**

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.

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 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.

JANUARY 10, 2019 - 9:00 A.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of December 13, 2018 Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**
- 6. Lien Reviews**

LR -1

CEB 10-18-129 - 618 Braddock Ave - Adela Zevar Ghadimi, Cyrus Nasser Ghadimi & Kavian Johnathan Ghadimi is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.1, 302.7, 304.2, 304.7, 304.8, 304.9, 304.10, 304.13, 304.13.1, 304.13.2, 304.14, 305.3). Violation(s) – Maintenance Code: Roof leaks causing electrical issues. Damaged fences & peeling paint. Peeling paint. Missing, rotting and rusting materials. Damaged Roofing and flashing, failure, deteriorated or decayed, holes and breaks, loose, missing, and rotting materials, sill, sash, molding, lintel, frame or trim. Wood rot or missing pieces. Decorative features have breaks, and loose or rotting materials. Overhang extension breaks, cracks, loose or missing, and rotting materials. Stairways, decks, porches, and balconies have rotting wood, lose or missing pieces, signs of water damage and sagging. Windows damaged, too deteriorated or decayed, non-operational, broken glass, screen missing with tear or hole or not tight fitting. All interior surfaces - cracked or loose plaster, decayed and damaged. First Notified – 5/18/2018. **Order Imposing Fine-Lien of \$150 per day effective November 8, 2018. Compliance November 15, 2018. \$1,050.00 plus \$24.00 recording costs = \$1,074.00 total amount due.**

DISPOSITION: _____
(Michael P. Fitzgerald)

LR-2 (2 Cases)

CEB 10-17-135 - 506 5th Avenue - Peter Schiess (current owner is Celtics Capital LLC) 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). Violation(s) – Roof damage; exterior needs painting. First Notified – 7/18/2017. Compliance date – 12/17/2018. **Order Imposing Fine-Lien of \$250 per day effective November 9, 2017. \$15,000.00 plus \$24.00 recording costs = \$15,024.00 total amount due.**

DISPOSITION: _____
(Jerome O. McCoy)

CEB 10-17-136 - 506 5th Avenue - Peter Schiess (current owner is Celtics Capital 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); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297. Violation(s) – missing insect screens; failure to obtain required residential Rental License (RTL); failure to obtain Business Tax Receipt (BTR). First Notified – 7/27/2017. Compliance date – 12/17/2018. **Order Imposing Fine-Lien of \$250 per day effective November 9, 2017. \$15,000.00 plus \$250.00 for no Business Tax License plus \$24.00 recording costs = \$15,274.00 total amount due.**

DISPOSITION: _____
(Jerome O. McCoy)

TOTAL AMOUNT DUE FOR BOTH FINES = \$30,298.00.

LR-3

CEB 11-17-158 - 126 S. Oleander Avenue - 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. 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, failure to obtain Business Tax License. First Notified – 8/18/2017. Compliance date: 12/19/2018. **Order Imposing Fine-Lien of \$250 per day effective April 12, 2018. \$20,000.00 maximum plus \$250.00 for no Business Tax License plus \$24.00 recording costs = \$20,274.00 total amount due.**

DISPOSITION: _____
(Mark A. Jones)

7. Hearing of Cases

CONTINUED CASES:

CASE # 1 - CEB 09-18-109 - Dennis L and Lucinda A Trovinger is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S (Ref. FBC Supp IPMC 105.1), at **1212 Sunset Cir.**

Violation(s) – **No permit for carport.**
First Notified – 6/5/2018

ACTION TO BE TAKEN: Impose Fine. (Con't from Oct. 2018 meeting for a progress report).

DISPOSITION: _____
(Tom L. Clig)

CASE # 2 - CEB 09-18-95 - Paul W & Beatrice I Zivitski is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **840 N Halifax Ave.**

Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 3/26/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION: _____
(Mark A. Jones)

CASE # 3 - 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 # 4 - CEB 11-18-141 - Fabian Lorenz is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294; City Code 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)

CASE # 5 - 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: Impose Fine.

DISPOSITION: _____
(Clifford W. Recanzone III)

CASE # 6 - 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: Impose Fine.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 7 - 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: Impose Fine.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 8 - CEB 12-18-164 - Jackie Group 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 #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: Impose Fine.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 9 - CEB 12-18-166 - Keep It Up 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 #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: Impose Fine.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 10 - 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: Impose Fine.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 11 - 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

Compliance 12/28/2018

CASE # 12 - CEB 08-18-87 - Donald W. Barnard is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.1, 302.7, 304.2, 304.6, 304.13), at **29 S Grandview Ave.**
Violation(s) – **Outside storage, trash and debris, broken windows, peeling and fading paint, damaged exterior walls and fencing.**
First Notified – 4/10/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION: _____
(Michael P. Fitzgerald)

CASE # 13 - CEB 09-18-92 - Bernard M. Martin is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.10; 304.6; 304.4; 108.1.5; 108.1 and 304.9), at **135 University Blvd.**
Violation(s) – **Unsafe deck, porch balcony, exterior wall waterproof, deterioration of structural members, insufficient deck anchoring, structural decay and dilapidation, overhang extensions exposed.**
First Notified – 3/6/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION: _____
(Steve Alderman)

CASE # 14 - 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

Compliance 12/31/2018

CASE # 15 - 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 permit).**
First Notified – 7/30/2018

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION: _____
(Steve Alderman)

CASE # 16 - 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 # 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; 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: Impose Fine.

DISPOSITION: _____
(Barbara J. Collins)

NEW CASES:

CASE # 18 - CEB 01-19-15 - Marvin & Sylvia Day is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **1413 Florida St.**

Violation(s) – **Cease parking vehicles in the yards.**
First Notified – 7/30/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Barbara J. Collins)

CASE # 19 - CEB 01-19-16 - Stefan Liebe is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G, at **815 Mason Ave.**

Violation(s) – **Replace signage on the pole sign or remove pole sign.**
First Notified – 3/29/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Barbara J. Collins)

CASE # 20 - CEB 01-19-17 - Daniel M & Haesun McCune 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 **801 Mason Ave.**

Violation(s) – **Clean exterior surfaces of dirt, mold and grime.**

First Notified – 2/15/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Barbara J. Collins)

CASE # 21 - CEB 01-19-18 - Lillie Bell Brown 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 **726 Edwards St**

Violation(s) – **Paint exterior surfaces so there is no peeling paint.**

First Notified – 2/13/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Barbara J. Collins)

CASE # 22 - CEB 01-19-19 - Prime Income Properties LLC - Aspen Terrace LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.6.18.B, at **144 Cancun Lane.**

Violation(s) – **Demolition permit not finaled.**

First Notified – 3/1/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Barbara J. Collins)

CASE # 23 - CEB 01-19-04 - Prem K. Bhandari is cited for failure to correct violations of The City Code Ch. 26 Sec. 26-294, at **431 Warner Pl.**

Violation(s) – **Failure to obtain rental license (RTL).**

First Notified – 3/21/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Jerome O. McCoy)

CASE # 24 - CEB 01-19-13 - Raul R. Gonzalez-Cruz & Liliam Gonzalez 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 **120 Palm Dr.**

Violation(s) – **Maintenance Code - peeling paint, unprotected exterior surfaces.**

First Notified – 9/17/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Michael P. Fitzgerald)

CASE # 25 - CEB 01-19-14 - Queenie M Crawford 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, 304.3, 304.7, 304.11); Art 6. Sec 6.6.4, at **678 Madison Ave.**

Violation(s) – **Abandoned building - high grass and weeds, junk vehicle, broken windows, damaged roof & around chimney, dilapidated auxiliary structure, garage and wood fencing.**

First Notified – 9/20/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Michael P. Fitzgerald)

CASE # 26 - CEB 01-19-01 - Land Trust Service Corp Trust No 416 is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.2, 302.3, 302.7, 304.2, 304.3); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **416 N Oleander Ave.**

Violation(s) – **Site appearances, sidewalk/driveways, property ID, exterior walls, protective treatment, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL).**

First Notified – 9/20/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Steve Alderman)

CASE # 27 - CEB 01-19-02 - Land Trust Service Corp Trust No 416 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 304.6, 302.3, 304.9, 504.2, 605.2); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **418 N Oleander Ave.**

Violation(s) – **Site appearance standards, off-street parking, sidewalks and driveways, exterior walls, overhang extensions, plumbing systems, electrical hazards, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL).**

First Notified – 9/17/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Steve Alderman)

CASE # 28 - CEB 01-19-03 - Mary Ann & Charles Free 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), at **428 Nautilus Ave.**

Violation(s) – **Exterior maintenance/protective treatment, roof tiles falling off.**

First Notified – 9/13/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Steve Alderman)

CASE # 29 - CEB 01-19-10 - Rashida Hakeem 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); Art. 5 Sec. 5.4.C.12, at **326 Flushing Ave.**

Violation(s) – **Temporary Mobile Storage Unit, gutters and downspouts.**

First Notified – 9/24/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Steve Alderman)

CASE # 30 - CEB 01-19-11 - Rene & Teresa Blanco is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.1, 304.13.1, 302.4, 304.10, 304.7, 304.9, 302.3, 302.7, 304.2), at **271 Seaview Ave.**

Violation(s) – **Not clean, safe or sanitary. Exterior structure wall buckling, exterior wall cracking, door frame trim, open overhangs, sidewalks and stairs loose, pool unsanitary and concrete deck has a large hole.**

First Notified – 8/3/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(Steve Alderman)

CASE # 31 - CEB 01-19-05 - Steven L. & Judy L. Suter is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.13, 304.7, 304.2 and 304.4), at **626 Clark St.**

Violation(s) – **Broken windows, damaged roof, peeling paint, structural members (carport).**
First Notified – 11/1/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(John C. Stenson)

CASE # 32 - CEB 01-19-06 - Derrick G. & Jestene B. Anthony is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.3), at **1111 Edith Dr.**

Violation(s) – **Premises identification numbers.**
First Notified – 11/5/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(John C. Stenson)

CASE # 33 - CEB 01-19-08 - Evelina Brockington 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, 302.5, 302.7, 302.8, 304.1.1.7, 304.2, 304.3, 304.6, 304.7, 304.8, 304.13, 304.15, 308.1, 309.1, and 504.3), at **626 South St.**

Violation(s) – **Property owner responsibility. Vacant structure and land. Sanitation. Weeds, Rodent harborage. Assessory structure (fencing). Junk vehicles. Unsafe condition (exterior walls). Peeling paint. Address numbers. Exterior walls. Damaged roof. Decorative features (lattice). Broken windows. Damaged exterior doors. Rubbish/garbage. Infestation. Plumbing system hazard (lack of service).**

First Notified – 10/23/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(John C. Stenson)

CASE # 34 - CEB 01-19-09 - Kenneth Jacobs is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A (Ref. FBC Supp 302.7, 304.7 and 302.8), at **615 Clark St.**

Violation(s) – **Outside storage, parking in the yard, damaged fencing, damaged roof and junk vehicles.**

First Notified – 11/5/2018

ACTION TO BE TAKEN: Compliance or Non-Compliance.

DISPOSITION: _____
(John C. Stenson)

8. Miscellaneous Business

MB-1

Respondent's request for re-hearing of Lien Review Reduction Order from \$15,024.00 to \$10,024.00 entered on December 13, 2018.

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.**

9. Adjournment