

# 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; 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.

## **MAY 9, 2019 - 9:00 A.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of April 11, 2019 Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**
- 6. Lien Reviews**

**LR -1**

**CEB 12-08-343 - 175 Ekana Circle - Scot A. Lawson (new owner is Ronald L. & Christina L. Helgemo)** is cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 3 & 2.12. Violation(s) – Failure to replace the two dead live oak trees with a caliper of at least 2.5 inches and a minimum height requirement of 10 feet. All newly planted trees shall be staked and guyed immediately after installation and shall remain supported until the root system and trunk have been established. First Notified – 9/10/2008. **Order Imposing Fine-Lien of \$50.00 per day effective January 8, 2009. Compliance 4/4/2019. \$10,000.00 plus \$24.00 recording costs = \$10,024.00.**

DISPOSITION \_\_\_\_\_  
(Barbara Collins)

**7. Hearing of Cases**

***CONTINUED CASES:***

**CASE # 1 - CEB 03-19-47 - Robert Hsieh** is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **210 Williams Ave.**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**  
First Notified – 12/27/2018.

*ACTION TO BE TAKEN:* Con't. for the determination of a compliance date.

DISPOSITION \_\_\_\_\_  
(Mark A. Jones)

**CASE # 2 - CEB 09-18-95 - Paul W & Beatrice I Zivitski** is cited for failure to correct violations of 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 04-19-76 - Paul A. Czajkowski Revocable Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **& 309-307 Seaview Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 2/8/2019

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Mark A. Jones)

**CASE # 4 - 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:* Con't for progress report and the determination of a compliance date.

DISPOSITION \_\_\_\_\_  
(Tom L. Clig)

**CASE # 5 - CEB 04-19-83 - Kinsey & Debbie Whaley** 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 **683 Kingston Ave.** Violation(s) – Failure to maintain garage roof. First Notified – 11/20/2018.

***Compliance 4-29-2019***

**CASE # 6 - CEB 03-19-35 - Frank Benjamin Sampson, Jr.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.13.2, 305.3, 504.1, 605.1); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **326 Hobart Ave.**

Violation(s) – **Damaged exterior surfaces, peeling paint, windows do not open, damaged interior walls and ceiling, leak under sink, non-working fans, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 8/11/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Daniel Garcia)

**CASE # 7 - CEB 03-19-62 - Kelly Rose, Kristen Risch, Peggy Snyder & Kimberly Wade** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7, 304.2, 304.13), at **308 Kingston Ave.**

Violation(s) – **Vacant structure, damaged fence, peeling paint, siding coming undone and broken windows.**

First Notified – 10/12/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Daniel Garcia)

**CASE # 8 - CEB 03-19-48 - Robert Matuszczak** is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **266 Lexington Dr.**  
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 10/15/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 9 - CEB 03-19-58 - Virgil Rosenfeld & Ellen Rosenfeld Trust** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13); City Code Ch. 90 Sec. 90-297, at **228 Bay St.**

Violation(s) – **Damaged stair, railing, broken window, damaged fence and failure to obtain Business Tax Receipt (BTR).**

First Notified – 10/24/2018

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 10 - CEB 04-19-74 - George Schailer & Angela Wiley** 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, 304.13); Art. 6 Sec. 6.19.A.3, at **307 Adeline St.**

Violation(s) – **Broken window, missing fence, outside storage, trash and debris.**

First Notified – 9/21/2018

*ACTION TO BE TAKEN:* Progress Report. (Compliance set for June 5)

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 11 - CEB 04-19-75 - Luretha Wiley** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.6, 304.14, 308.1); Art. 6 Sec. 6.19.A.3, at **1019 Cedar Highlands Blvd.**

Violation(s) – **Outside storage, trash & debris, torn screens, damaged exterior wall, overgrown grass onto sidewalk and damaged fence.**

First Notified – 1/28/2019

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 12 - 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:* Con't. for Progress Report to include permits and contractor agreements. Compliance was set for April 3, 2019.

DISPOSITION \_\_\_\_\_

**(Jerome O. McCoy)**

**CASE # 13 - 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. Accessory 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:* Impose Fine.

DISPOSITION \_\_\_\_\_

**(John C. Stenson)**

**CASE # 14 - 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 and structural members (carport).**

First Notified – 11/1/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

**(John C. Stenson)**

**CASE # 15 - CEB 03-19-44 - Catherine M. Fischer & Stephanie D. Fischer** 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), at **141 Kingston Ave.**

Violation(s) – **Maintenance Code - dirt and grime, faded missing and peeling paint, damaged fencing, outside storage, and trash and debris.**

First Notified – 12/12/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Michael P. Fitzgerald)

**CASE # 16 - CEB 03-19-53 - Angela Reed** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.2, 302.1, 302.7, 302.8, 304.2); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **125 Vermont.**

Violation(s) – **Recycle storage, vehicle parts, glass, landscape, motorcycle parts, paint, unlicensed vehicle, debris, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 11/15/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 17 - CEB 02-19-30 - Charles C. & Lorraine Buncombe** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.2, 304.7), at **408 Zelda Blvd.**

Violation(s) – **Maintenance responsibility, roofs and drainage.**

First Notified – 10/22/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 18 - CEB 02-19-29 - Mark Spritzler as Trustee of the Perfect World Programming Trust u/a/d September 8, 2017** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **117 S Grandview Ave.**

Violation(s) – **No permit/posted Stop Work Order (SWO).**

First Notified – 10/11/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 19 - CEB 03-19-57 - James Carson Warters, Jr.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.2, 302.1, 302.7, 304.8, 304.10, 702.1), at **1700 N. Halifax Ave.** Violation(s) – **Clear door access, storage on porch, landscape maintenance, paint structure, trash & debris, garage maintenance, roof repair, deck maintenance, outside storage - yard, porch and front of garage.**

First Notified – 11/6/2018.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 20 - CEB 03-19-68 - Nancy Lee Kelley & Barbara Ann Plentz & Toni Signoretti** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4.a, at **333 Boylston Ave.**

Violation(s) – **Parking on the grass.**

First Notified – 10/15/2018.

*ACTION TO BE TAKEN:* Progress report. (Compliance set for June 5)

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 21 - CEB 03-19-69 - Chester E. Perkowski** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.2; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.8.G; Art. 6 Sec. 6.10.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 304.6, 304.7, 304.9), at **315 Silver Beach Ave.**

Violation(s) – **Illegal/Not valid signs, retainer wall damage, rotted overhangs, rotted mansard roof, rotted siding, overgrown property and damaged window (slider).**

First Notified – 12/11/2018.

*ACTION TO BE TAKEN:* Progress report. (Compliance set for June 5)

DISPOSITION \_\_\_\_\_

(Steve Alderman)

***NEW CASES:***

**CASE # 22 - CEB 05-19-85 - Craig L. Newson** 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, at **1154 Essex Rd.**

Violation(s) – **Outside storage and parking in the yard.**

First Notified – 1/31/2019.

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

DISPOSITION \_\_\_\_\_

(Barbara J. Collins)

**CASE # 23 - CEB 05-19-86 - Charles L & Bertha J. Hogan** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **806 Forest Ln.**

Violation(s) – **Repair roof damage, replace rotten fascia or trim & paint, clean or paint exterior walls & doors where there is dirt & grime; remove unlicensed or inoperative vehicle from the property.**

First Notified – 1/17/2019.

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

DISPOSITION \_\_\_\_\_

**(Barbara J. Collins)**

**CASE # 24 - CEB 05-19-91 - A Helping Hand, 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), at **732 Mason Ave.**

Violation(s) – **Clean or paint exterior surfaces, repair missing roof materials.**

First Notified – 3/1/2018.

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

DISPOSITION \_\_\_\_\_

**(Barbara J. Collins)**

**CASE # 25 - CEB 05-19-95 - Jerlene P. Stiggins** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.5,304.6, 304.7, 304.13, 304.13.2, 304.14, 304.15, 305.1.1, 305.2, 305.3, 305.6, 604.3.2), at **1124 Lakewood Park Dr.**

Violation(s) – **Exterior structure members, foundation walls, exterior walls, roof & drainage, windows, door, frames, openable windows, insect screens, interior structure - unsafe conditions, interior structural members, interior surfaces, interior doors, abatement of electrical hazards with fire exposure.**

First Notified – 2/28/2019.

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

DISPOSITION \_\_\_\_\_

**(Tom L. Clig)**

**CASE # 26 - CEB 05-19-92 - Trong H. & Stephanie Nguyen** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **221 Williams Ave.**

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

First Notified – 1/26/2019.

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

DISPOSITION \_\_\_\_\_

**(Mark A. Jones)**

**CASE # 27 - CEB 05-19-94 - Howard & Carol Scott** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **605 Ora St.**  
Violation(s) – **Failure to obtain Rental License.**  
First Notified – 2/19/2019.

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

DISPOSITION \_\_\_\_\_  
**(Mark A. Jones)**

**CASE # 28 - CEB 05-19-98 - Harpreet Suri** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **334 Georgetown Dr.** Violation(s) – Failure to obtain Rental License. First Notified – 12/24/2018.

***Compliance 4-30-2019***

**CASE # 29 - CEB 05-19-99 - Amir Kazemi** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **325 Dahoon Holly Dr.** Violation(s) – Failure to obtain Rental License. First Notified – 2/15/2019.

***Compliance 4-26-2019***

**CASE # 30 - CEB 05-19-88 - Darel Stephen Mikula** 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 301.3), at **216 N Halifax Ave.** Violation(s) – Furniture & storage, property maintenance. First Notified – 12/18/2018.

***Compliance 4-25-2019***

**CASE # 31 - CEB 05-19-89 - Henry L. & Valerie A. Mickle** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at **327 Jackson Ave.** Violation(s) – Paint fascia. First Notified – 1/15/2019.

***Compliance 4-29-2019***

**CASE # 32 - CEB 05-19-90 - Sandi & Jeff Sage** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Ref. FBC Supp. IPMC (304.2, 304.6, 304.7, 304.9, 304.13, 304.13.2, 304.15, 704.2; 304.13.1), at **738 N. Grandview.**  
Violation(s) – **Broken windows, window frames and door frames, hole in wall, peeling paint, ceiling damage, roof leak, roof perimeter (entrance), windows inoperable, screens, hot water heater wiring, smoke detectors, exterior mold.**  
First Notified – 12/17/2018.

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

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

**CASE # 33 - CEB 05-19-93 - Lelia D. Richardson** is cited for failure to correct violations of The Land Development Code, Art. 13 Sec. 13.4.S.1; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art 6 Sec. 6.8.D; Art 6 Sec. 6.8.E; Art 6 Sec. 6.8.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.11, 304.4 & 304.6), at **300 Hillside Ave.**

Violation(s) – **Permit, retainer wall, overhangs, paint, roof, broken windows, holes in structure, property maintenance, structural members.**

First Notified – 2/6/2019.

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

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

**CASE # 34 - CEB 05-19-96 - Melissa A. Chaney** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.6.2.H.7.a.i, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **316 Fletcher Ave.**

Violation(s) – **Outside storage, off street parking, junk vehicles, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 1/28/2019.

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

DISPOSITION \_\_\_\_\_  
**(John C. Stenson)**

**CASE # 35 - CEB 03-19-66 - Christopher J. Higgins** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **175 Centennial Ln.**

Violation(s) – **Driveway installed without a permit.**

First Notified – 11/30/2018.

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

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

**8. Miscellaneous Business**

**9. Adjournment**