

Agenda

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

SPECIAL MAGISTRATE PROCEEDING

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 Special Magistrate hearing with the Special Magistrate concerning any quasi-judicial matter which is, or will come, before the Special Magistrate for a decision are to be disclosed and made part of the record prior to or at the hearing on the matter.

Robert J. Riggio, Special Magistrate

	<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.

June 11, 2019 - 9:00 A.M.

1. Call to Order
2. Approval of May 14, 2019 Minutes
3. Announcements
4. Lien Reviews

LR-1

SMG 02-19-35 - 749 S Ridgewood Ave - Worker Investments LLC is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Business Tax Receipt (BTR); failure to obtain Rental License (RTL). First Notified – 11/15/2018. **Order Imposing Fine-Lien of \$100.00 per day effective March 7, 2019. Compliance date – May 9, 2019. \$6,300.00 plus \$24.00 recording costs = \$6,324.00.**

DISPOSITION _____

(Jerome O. McCoy)

5. Hearing of Cases

CONTINUED CASES:

CASE # 1 - SMG 12-18-163 - GEA Seaside Investments Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 304.12, 304.6, 304.2, 304.14, 304.10, 304.4, 304.15, 304.13, 304.7, 305.3, 603.1, 604.3.2.1, 605.2, 704.2, 602.3 and 304.10), at **21 S Peninsula Dr.**

Violation(s) – **Damaged sidewalk, damaged steps and handrails, damaged exterior surfaces, exterior paint, missing screens, damaged porch and railings, structural supports, damaged exterior doors, broken/inoperable windows, damaged roof, damaged interior surfaces (flooring), inoperable appliances (stove), damaged electrical fixtures, inoperable outlets, lack of required smoke detectors, lack of operable heat source, and damaged balcony.**

First Notified – 10/12/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(John C. Stenson)

CASE # 2 - SMG 11-18-147 - GEA Seaside Investments, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.8, 305.3, 504.1 and 604.3.1), at **507 Phoenix Ave.**

Violation(s) – **Maintenance Code - Non-working hot side of bathroom sink, damaged interior surfaces, exterior damage and electrical hazard or missing parts.**

First Notified – 7/23/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 3 - SMG 01-19-11 - GEA Seaside Investments, Inc. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **507 Phoenix Ave.**

Violation(s) – **Construction without permits.**

First Notified – 9/11/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Steve Alderman)

CASE # 4 - SMG 04-19-91 - GEA Seaside Investments, Inc. 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 604.3, 304.15, 605.4, 605.2, 504.1, 309.1, 304.16, 304.13.2, 305.2, 304.13, 304.6, 304.4, 304.13.1); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **311 N Hollywood Av.**

Violation(s) – **Broken windows, all window frames need paint, windows fastened shut, rotted window sills/frames, windows do not close, bathroom GFCI, doors need weather strip, water heating wiring, termite infestation, basement hatchway rotted, lower wall falling away from window, hole through concrete wall, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 12/19/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Steve Alderman)

CASE # 5 - SMG 05-19-106 - JKM/ECM Properties, LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. Chapter 78 Sec. 78-7(a) of the Code or Ordinances), at **951 Dr Mary M Bethune Blvd.**

Violation(s) – **Outside storage, lack of building permit, landscaping and refuse from construction work.**

First Notified – 8/14/2018 & 2/26/2019.

ACTION TO BE TAKEN: Impose Fine. (Maintain exterior and secure to city standards).
Continued for the determination of a compliance date.

DISPOSITION _____

(John C. Stenson)

CASE # 6 - SMG 03-19-68 - Nancy Braun is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **214 S Oleander Ave.**

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

First Notified – 1/15/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 7 - SMG 05-19-102 - Nancy Braun is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 3.108.1.5; Art. 6.19.A.3; Art 6 Sec. 6.19.A.4; Art 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.5, 302.7, 304.2, 505.3, 304.13.2, 501.2, 304.13, 304.6, 304.9, 302.1, 304.14, 304.10, 505.1), at **214 S. Oleander**.

Violation(s) – **Permits needed, foundation repair, carport anchor pole, rotted sill plate, no water, electrical panel, broken window, windows not working, trash and debris, rotted window frames, paint structure, rotted siding, overhangs dropping, property maintenance, screens, glazing, porch.**

First Notified – 1/16/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Steve Alderman)

CASE # 8 - SMG 04-19-89 - 319 San Juan LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **120 Marion St.**

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

First Notified – 2/6/2019.

ACTION TO BE TAKEN: Cont. for the determination of a compliance date.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 9 - SMG 04-19-97 - Herbert S. B. and Lorin Kawesch is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **536 Ruth.**

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

First Notified – 2/13/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 10 - SMG 03-19-56 - Tommie Law is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 108.1.5, 301.3, 302.4), at **432 Alamanda St.**

Violation(s) – **Landscape, weeds, unsafe structure, no permit.**

First Notified – 12/27/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 11 - SMG 05-19-112 - Richard D Hancock is cited for failure to correct violations of The Land Development Code, Art. 11 Sec. 11.5; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.13, 304.14, 305.3, 305.6, 308.1, 404.4.2, 404.6, 603.1, 604.3, 605.1, 704.2), at **125 Pierce Ave.**

Violation(s) – **Dorm Living, smoke alarms, sanitation, window, skylight and door frames, insect screens, interior surfaces, interior doors, rubbish and garbage, occupancy limitations - access from bedrooms, occupancy limitations - efficiency unit, mechanical appliances, electrical system hazards, electrical system - installation.**

First Notified – 4/29/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Clifford W. Recanzone III)

CASE # 12 - SMG 05-18-52 - Margaret Ellen Eberwein is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.4, 302.8, 304.7); Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.8.G, at **348 Jackson Ave.**

Violation(s) – **Damaged roof, outside storage, boarded windows, inoperable vehicle and scooters, overgrown shrubs and dilapidated fence.**

First Notified – 2/13/2018.

ACTION TO BE TAKEN: Cont. for progress report (Compliance set for February 6, 2019).

DISPOSITION _____

(John C. Stenson)

CASE # 13 - SMG 05-19-104 - ACL Realty LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **319 San Juan Ave.**

Violation(s) – **Working without permits.**

First Notified – 1/24/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Daniel Garcia)

CASE # 14 - SMG 05-19-113 - Gold Label Holdings, LLC is cited for failure to correct violations of The Land Development Code, Art 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 704.1, 704.2, 302.7, 302.8, 304.2, 304.6, 304.7, 304.13, 304.14, 304.15, 305.3, 305.6, 603.1, 605.1 and 607.1), at **550 N Ridgewood Ave.**

Violation(s) – **Damaged interior and exterior surfaces, windows, doors, missing screens, roof, soffit and fascia, exposed wires, damaged fence, no smoke detectors, missing knobs for stove and exhaust vent covers.**

First Notified – 4/2/2019.

ACTION TO BE TAKEN: Impose Fine. (Maintain exterior and secure to city standards) Cont. for the determination of a compliance date.

DISPOSITION _____

(Daniel Garcia)

CASE # 15 - SMG 04-19-76 - Bat Development, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **640 Tanglewood Court.**

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

First Notified – 2/4/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 16 - SMG 04-19-81 - Harold W Hunter, Jr & Lisa Hunter Davis is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **803 Madison.**

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

First Notified – 12/18/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 17 - SMG 01-19-14 - Inose LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **536 Washington St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 11/17/2018.

Compliance 6-6-2019

CASE # 18 - SMG 03-19-62 - J Weiss Family Limited Partnership is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **825 N Oleander Ave.**

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

First Notified – 12/18/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 19 - SMG 04-19-80 - Leslie J. Tiffany is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **344 Pierce Avenue.**

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

First Notified – 1/25/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 20 - SMG 04-19-84 - Suzanne N. Slaughter, Trustee of the Suzanne N. Slaughter Revocable Trust No. 1 is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **425 University.**

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

First Notified – 1/15/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 21 - SMG 02-19-33 - Jo-Ann M. Teel is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A.; Art. 6 Sec. 2.H.7.a (Ref. FBC Supp. IPMC 302.5, 304.13, 304.15, 305.1.1, 305.3, 305.6, 309.1, 504.3, 602.3, 603.1, 605.2, 605.4); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **633 Florence St.**

Violation(s) – **Rodents, damaged windows and doors, damaged and unsafe interior surfaces, bug infestation, plumbing hazards, no heating supply, broken mechanical appliances, broken receptacles, damaged electrical wiring, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL).**

First Notified – 9/17/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 22 - SMG 03-19-52 - Rebuild the Block, LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A; Art. 3 Sec. 3.4.S.1; Art. 3 Sec. 3.4.S.2; Art. 3. Sec. 3.4.S.3, at **735 Mercedes Dr.**

Violation(s) – **Property renovations without permits.**

First Notified – 1/14/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 23 - SMG 04-19-94 - Reed Murril Hayse 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 302.1, 302.7), at **128 Kingston Ave.**

Violation(s) – **Outside storage, trash and debris, damaged chain link fence and car parked in the front yard grass.**

First Notified – 11/14/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 24 - SMG 05-19-107 - Zip Home Deals LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13.2, 304.14, 504.3, 602.3, 604.3); City Code Ch. 26 Sec. 26-294, at **706 Orange Ave.**

Violation(s) – **Heating facilities, windows will not stay open, missing screens, GFI circuit in the kitchen is not resetting, damaged plumbing, failure to obtain Rental License (RTL).**

First Notified – 12/3/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 25 - SMG 02-19-25 - 504 Main St LLC 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 108.1.5, 301.1, 304.1.1, 304.6, 304.7, 304.9, 304.10, 304.12, 304.13.1, 306.1.1, 308.1, 604.3), at **504 Main St.**

Violation(s) – **Structural Appearance Standards, dangerous stairs, roof leaks, unsafe masonry, exterior walls, roof and drainage, dangerous fire escape, broken windows, unsafe stairs and brick walls cracking, rubbish accumulation and electrical hazard.**

First Notified – 10/10/2018.

ACTION TO BE TAKEN: Impose Fine. (Within 3 days to contact the Building Department to coordinate a roof inspection, which needs to occur before June 5, 2019. Provide the City Attorney, Building Dept. and Police Dept. contact information for the buyer.) Con't to the June 11, 2019 meeting for the determination of a compliance date.

DISPOSITION _____

(Steve Alderman)

CASE # 26 - SMG 05-19-99 - Laundsy Williams & Betty Jean Hines is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.9), at **1026 Continental Dr.**

Violation(s) – **Graffiti.**

First Notified – 9/27/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Tom Clig)

NEW CASES:

CASE # 27 - SMG 06-19-122 - JKM ECM Properties, LLC 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 304.1, 304.2 and 304.6), at **201 Nancy Dr.**

Violation(s) – **Outside storage, dirt & grime and rotted wood.**

First Notified – 12:00:00 AM.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Daniel Garcia)

CASE # 28 - SMG 06-19-119 - Joseph A. Giallanza is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.12 and 308.1), at **825 N Ridgewood Ave.**

Violation(s) – **No permit for the fence, rear enclosure, no address numbers, dilapidated pole/sign, missing handrails, outside storage, trash and debris.**

First Notified – 1/16/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Daniel Garcia)

CASE # 29 - SMG 06-19-110 - WMA Properties, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **517 Westmoreland.**

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

First Notified – 3/4/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 30 - SMG 06-19-111 - WMA Properties, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1166 Bryn Mawr**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 3/5/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 31 - SMG 06-19-115 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **432 Auburn #101**.
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.
First Notified – 3/8/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 32 - SMG 06-19-116 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **432 Auburn #104**.
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.
First Notified – 3/8/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 33 - SMG 06-19-117 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **428 Auburn #202**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 3/6/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 34 - SMG 06-19-118 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **428 Auburn #203**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 3/6/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 35 - SMG 06-19-124 - FC Resi 1 LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1218 Sunset Cir**.
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.
First Notified – 3/8/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 36 - SMG 06-19-125 - New Leaf Real Estate LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **323 Taylor**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 2/8/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 37 - SMG 06-19-126 - Surfside Villas Condominium Association, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.2, 302.3), at **101 S Peninsula Dr**.
Violation(s) – **Sidewalks - hazardous conditions, rotting wood and foundation wall on the north side of the property dilapidated**.
First Notified – 2/26/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 38 - SMG 06-19-127 - John L. Stevens Life Estate is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.9), at **314 N Seneca St.**

Violation(s) – **Maintenance Code - rotten fascia boards over carport.**
First Notified – 1/15/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 39 - SMG 06-19-128 - Varnita M. Smith is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1,302.7, 304.3, 304.7, 304.8, 304.13, 304.13.1, 304.13.2, 304.15, 305.3, 604.2, 604.3), at **539 S Keech St.**

Violation(s) – **Maintenance Code - Appearance standards/Abandoned property, no address numbers, unmaintained landscaping, electrical system hazard (power line laying on the ground on side of house), unsecure property (side door and rear door), damaged interior surfaces (ceilings, walls), outside storage, dilapidated fencing, broken windows, damaged exterior doors, damaged roof, unregistered vacant property.**
First Notified – 1/25/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 40 - SMG 06-19-129 - Olivia Vanessa Lloyd 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 **521 Tomoka Rd.**

Violation(s) – **Maintenance Code - damaged soffit and fascia, rotten wood, peeling and faded paint.**
First Notified – 1/24/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 41 - SMG 06-19-130 - Amelia J. Mecklem & Charles W. Mecklem as trustees of the Amelia J. Mecklem Revocable Trust Dated September 26, 2003 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 **1106 Lewis Dr.**

Violation(s) – **Maintenance Code - rotten wood, damaged fascia board and faded and peeling paint.**

First Notified – 1/14/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 42 - SMG 06-19-121 - Calvary Global Ministries, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7 and 304.13), at **301 Earl St. (210 N Peninsula Dr - 5305-08-12-0051).**

Violation(s) – **Damaged concrete deck entrance, guard/hand rail, obtain permit, unsafe pillar, debris/obstruction of sidewalk and structural members.**

First Notified – 1/24/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 43 - SMG 06-19-114 - JFK Capital Group, LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **509 Braddock Ave.**

Violation(s) – **Property renovations without permits.**

First Notified – 4/17/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(John C. Stenson)

CASE # 44 - SMG 06-19-123 - Suburban Living 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 302.7), at **309 Deeley St.**

Violation(s) – **Outside storage, damaged accessory structure (fencing).**

First Notified – 3/26/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(John C. Stenson)

CASE # 45 - SMG 06-19-120 - 534-544 Dr. Mary M. Bethune Blvd. LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.9), at **&538-534 Dr Mary M Bethune Blvd. (Parcel # 533897040060)**.

Violation(s) – **Graffiti.**

First Notified – 1/31/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Tom Clig)

CASE # 46 - SMG 06-19-131 - Claude B. Kendrick, Jr. is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2; City Code Ch. 26 Sec. 26-294, at **217 Fountain Lake Blvd.**

Violation(s) – **Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accomodations" are not a permitted use in the zoning district, failure to obtain Rental License.**

First Notified – 5/2/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Tom Clig)

CASE # 47 - SMG 06-19-133 - Jonathan Rowe is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.E.1; Art. 8 Sec. 8.2.A; City Code Ch. 90 Sec. 90-297, at **724 George W Engram Blvd.**

Violation(s) – **Illegal sign, non-conforming use and failure to obtain Business Tax Receipt (BTR).**

First Notified – 3/4/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Tom Clig)

CASE # 48 - SMG 06-19-134 - 507 Loomis Land Trust, Trustee Services LLC as Trustee

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.2.H.4; Art. 8. Sec. 8.2.A; Art. 8 Sec. 8.2.B; Art. 8 Sec. 8.2.D; Art. 8 Sec. 8.2.E; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.4, 302.7, 302.8, 302.9, 304.1, 304.2, 304.3, 3, at **507 Loomis Ave.**

Violation(s) – **Zoning - commercial property violations; failure to obtain Business Tax Receipt (BTR); non-conforming use; non-conforming accessory; discontinued use; expansion of use - non-functional elements; exterior gates - hardware missing or condition; exterior doors; door assemblies missing or broken; exterior property in disrepair; missing premises identification; peeling and fading paint; outside storage, trash and debris; graffiti; junk vehicles; dilapidated exterior accessory structures; noxious weeds and grounds maintenance - exterior hardscapes damaged.**

First Notified – 1/17/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 49 - SMG 06-19-135 - Remco LLC

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 302.7, 304.2, 304.6, 304.13 and 304.15), at **397 Jefferson St.**

Violation(s) – **Dilapidated, unoccupied structure, outside storage, trash and debris, landscaping, damaged shed, paint fading and peeling, exterior surfaces, broken windows and broken doors.**

First Notified – 10/26/2018.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 50 - SMG 06-19-136 - Joseph Dirsa

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.12, 304.10, 304.8, 304.7, 304.6, 304.4 and 304.2), at **1209 S Peninsula Dr.**

Violation(s) – **Garage paint, trash and debris, window frames, rotted wood on porch, ADA access and upper deck, rotted railings, roof damage, support columns rotted and main structure paint.**

First Notified – 2/12/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 51 - SMG 06-19-137 - C. Ann Carlson 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 302.1), at **345 N Seneca St.**

Violation(s) – **Outside storage, trash and debris and parking in the grass.**
First Notified – 1/17/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 52 - SMG 06-19-138 - Jose F. & Blanca G Arevalo is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13.1), at **1082 Sheridan Rd.**

Violation(s) – **Broken glass in window - boarded up.**
First Notified – 1/23/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 53 - SMG 06-19-139 - Wayne Allen & Andra Lee McDowell is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2 and 304.6), at **336 Morningside Ave.**

Violation(s) – **Faded and peeling paint, exterior wall, missing siding, peeling paint on fascia and soffit, junk vehicle with no tag and outside storage, trash and debris.**
First Notified – 2/7/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 54 - SMG 06-19-140 - Walter H. & Mildred Fields 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 302.7, 304.2 and 304.5), at **548 Ruth St.**

Violation(s) – **Missing paint, rotten wood and damaged fencing.**
First Notified – 1/24/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 55 - SMG 06-19-141 - Gerard Victor McKown Trust 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 **2115 N Halifax Ave.**

Violation(s) – **Faded and peeling paint, exterior, windows, doors, torn soffitt and screen vents.**

First Notified – 2/6/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 56 - SMG 06-19-142 - Elephant Group Hotel 7 Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art 6 Sec 6.8.F; Art. 6 Sec. 6.8.C; Art. 6 Sec. 6.8.D; Art. 3 Sec. 3.4.S.1, at **2401 N Atlantic Ave.**

Violation(s) – **Rotted illegal sign, sign maintenance, no permit for sign, no permit for fences, outside storage and property landscape.**

First Notified – 4/10/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

6. Miscellaneous Business

SMG 04-19-78 - 701 Kingston Avenue - Paul Jones, Jr. 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, 304.13.2, 304.14, 304.15, 305.1.1), at. Violation(s) – Failure to maintain exterior structural members, foundation walls, exterior walls, roofs and drainage, inoperable windows, insect screens, exterior doors, interior structure - unsafe conditions. First Notified – 11/20/2018.

- | | |
|----------------|---|
| March 7, 2019 | – CEB 2 Notice of Hearing and Notice of Violation were sent. |
| March 12, 2019 | – Clerk of Court shows deeds where Mr. Jones sold the property to Golex Properties and Golex Properties sold the property to MEIN Investments, LLC. |
| April 9, 2019 | – First appearance before the Special Magistrate on April 9, 2019. Respondent was not present. Compliance was set for May 8, 2019. |
| May 13, 2019 | – Volusia County Property Appraiser's report shows ownership had changed to MEIN Investments, LLC. |
| May 14, 2019 | – A fine/lien of \$200 per day was imposed. |

ACTION TO BE TAKEN: Request for Dismissal.

DISPOSITION _____

(Tom Clig)

7. Adjournment