

# 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.

David A. Vukelja, Special Magistrate

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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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.

**April 11, 2023 - 9:00 A.M.**

1. **Call to Order**
2. **Approval of March 14, 2023 Minutes**
3. **Announcements**
4. **Hearing of Cases**

**New Cases:**

**CASE # 1 - SMG 04-23-97 - CCO Investment LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 603.1) City Code Ch. 90 Sec. 90-297, at **311 Country Club Oval 104**. Violation(s) – **No Business Tax Receipt, non-functional HVAC.**

First Notified – 8/18/2022.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 2 - SMG 04-23-98 - Vivian & Dorian Bozza** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **309 Trixie St**. Violation(s) – **New steps installed without permit.**

First Notified – 1/20/2023.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 3 - SMG 04-23-99 - Andre Rondeau & Odette Perreault** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.7, 304.8, 304.13, 304.14), at **506 N Halifax Ave**. Violation(s) – **Exterior staining, damaged roof, damaged lattice, broken inoperable windows/damaged screens.**

First Notified – 2/13/2023.

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

DISPOSITION \_\_\_\_\_

(John C. Stenson)

**CASE # 4 - SMG 04-23-100 - Andre Rondeau & Odette Perreault** 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 304.6, 304.7, 304.10, 304.12, 304.13, 304.13.2, 304.14, 304.15, 305.3, 309.1, 504.1, 504.3, 604.3, 605.4) City Code Ch. 26 Sec. 26-294 and Ch. 90 Sec. 90-297., at **209 Oakridge Blvd**. Violation(s) – **Outside storage, exterior walls, damaged roof, damaged stairs, damaged handrails, broken windows, windows painted shut, missing screens, dilapidated exterior doors, damaged interior surfaces, infestation, plumbing system general disrepair, plumbing system hazard, electrical system general hazard, electrical wiring, lack of required Business Tax Receipt, and Rental License and inspection.**

First Notified – 2/13/2023.

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

DISPOSITION \_\_\_\_\_

(John C. Stenson)

**CASE # 5 - SMG 04-23-102 - Sean M & Rikki I Barron** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a, at **228 N Hollywood Ave 232**. Violation(s) – **Parking in the front yard.**

First Notified – 3/6/2023.

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

DISPOSITION \_\_\_\_\_

**(John C. Stenson)**

**CASE # 6 - SMG 04-23-103 - David Clarke** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.5, 304.6), at **37 S Peninsula Dr.** Violation(s) – **Failure to repair damage concrete, failure to repair damaged retaining wall.**

First Notified – 2/2/2023.

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

DISPOSITION \_\_\_\_\_

**(Clearvens Jean-Baptiste)**

**CASE # 7 - SMG 04-23-104 - Sussman's Inc** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.9), at **303 Seabreeze Blvd.** Violation(s) – **Failure to repair damaged awnings, failure to repair damaged exterior wall header.**

First Notified – 11/3/2022.

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

DISPOSITION \_\_\_\_\_

**(Clearvens Jean-Baptiste)**

**CASE # 8 - SMG 04-23-105 - Sig Global FLP** 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 304.6), at **509 E Intl Speedway Blvd.** Violation(s) – **Failure to repair damage retaining walls, failure to remove dead vegetation, failure to remove all trash and or debris.**

First Notified – 3/21/2022.

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

DISPOSITION \_\_\_\_\_

**(Clearvens Jean-Baptiste)**

**CASE # 9 - SMG 04-23-106 - Sig Global FLP** 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 304.6), at **220 S Wild Olive Ave.** Violation(s) – **Failure to repair damaged retaining walls, failure to remove dead vegetation, failure to remove all trash and debris.**

First Notified – 3/21/2022.

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

DISPOSITION \_\_\_\_\_

(Clearvens Jean-Baptiste)

**CASE # 10 - SMG 04-23-109 - Masonova Daytona LLC** 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2, 308.1, 308.2.2, 604.3.1), at **1021 Mason Ave.** Violation(s) – **Exposed electrical wires, junk vehicle storage, commercial truck storage, recycle storage, trash and debris, refrigerator storage, pallet storage, discarded furniture, loose metal roofing, hanging wire, damaged signs.**

First Notified – 2/8/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 11 - SMG 04-23-110 - 855 Mason LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.8.G; Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 308.1, 603.1), at **855 Mason Ave.** Violation(s) – **Signs advertise vacant structure, trash enclosure damaged, dirt and grime on retainer wall, trash and debris, unmaintained landscaping, ADA sign covered, AC damaged.**

First Notified – 2/10/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 12 - SMG 04-23-111 - Hardik Patel** 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 308.1), at **833 Mason Ave.** Violation(s) – **Damaged sign, windows covered with plywood, dirt and grime on rear retainer wall & building, trash and debris, peeling paint on retainer wall, overgrown landscape, rotted fence, damaged fence.**

First Notified – 2/3/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 13 - SMG 04-23-112 - Daniel M. & Haesun McCune** 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.4; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.8, 304.2, 304.6), at **801 Mason Ave.** Violation(s) – **Broken window, sign maintenance, peeling paint, trash and debris, overgrown landscaping, unlicensed vehicle parking.**

First Notified – 1/31/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 14 - SMG 04-23-113 - Nova Commercial LLC** 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. 6.12.D; Art. 6 Sec. 6.19.A.4.A; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.8.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.6, 304.9, 304.13.1, 304.19), at **1210 N Nova Rd.** Violation(s) – **Hazardous exterior lighting, hazardous electrical wiring, damaged signs, abandoned (sign brackets, supports and wiring), Broken window, damaged gutter, peeling paint, rotted plywood over exterior door, rotted accessory structure, nonpermitted exterior seating area.**

First Notified – 1/23/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 15 - SMG 04-23-114 - Global Plaza USA Inc** 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. 6.12.D; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.1, 304.2, 304.4, 304.6, 304.7, 304.13, 304.13.3, 304.151, 306.1.1, 604.3, 601.1, at **622 Mason Ave.** Violation(s) – **Hazardous electrical wiring, damaged overhead lighting, perimeter roof damage, peeling paint all structure, dirt and grime on walls, vines growing on wall, damaged rear door, plywood over window, hot water heater outside, hazardous block A/C support structures, damaged parking poles, trash and debris, electrical permit required.**

First Notified – 2/20/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 16 - SMG 04-23-115 - Daytona Express Convenience Store 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7, 304.2, 304.6, 304.9, 308.1), at **848 N Beach St.** Violation(s) – **Damaged island poles and supports, loose hanging metal, signs have incorrect advertisement print or open, peeling paint on main structure and island support poles, missing parapet and overhang, hanging electrical wires, unmaintained landscaping, trash & debris, holes in exterior walls, accessory structure damage.**

First Notified – 2/10/2023.

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

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**CASE # 17 - SMG 04-23-79 - Mary H Yan & Sharon Hawkins-Holden** 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) City Code Ch. 78 Sec. 78-112, at **N Lincoln St (Parcel # 5338-98-02-0310)**. Violation(s) – **Tree debris piled on vacant lot.**  
First Notified – 2/4/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 18 - SMG 04-23-80 - Norman H Riley - Est** 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) City Code Ch. 78 Sec. 78-112, at **340 Taylor Ave 342 (Parcel # 5338-38-00-0250)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 2/9/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 19 - SMG 04-23-81 - Rosalie Riley** 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) City Code Ch. 78 Sec. 78-112, at **Taylor Ave (Parcel # 5338-38-00-0260)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 2/9/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 20 - SMG 04-23-83 - Qatami Abdulwahab FN AL Faisal Al Qatami Steel Bldg** 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) City Code Ch. 78 Sec. 78-112, at **Fremont Ave (Parcel # 5339-90-10-0030)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 1/31/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 21 - SMG 04-23-84 - Joshua Lee Swift** is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.C.19.B; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4) City Code Ch. 78 Sec. 78-112, at **526 Wallace St.** Violation(s) – **Travel trailer parked on vacant lot, outside storage, overgrown landscaping.** First Notified – 2/15/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 22 - SMG 04-23-85 - Shirley Baker Anderson** 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) City Code Ch. 78 Sec. 78-112, at **Kentucky St (Parcel # 5238-38-00-2080).** Violation(s) – **Overgrown vacant lot, trash and debris.** First Notified – 2/1/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 23 - SMG 04-23-86 - Paul George Koreniuk** 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) City Code Ch. 78 Sec. 78-112, at **Illinois St (Parcel # 5238-38-00-1130).** Violation(s) – **Overgrown vacant lot.** First Notified – 1/25/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 24 - SMG 04-23-87 - Paul George Koreniuk** 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) City Code Ch. 78 Sec. 78-112, at **Illinois St (Parcel # 5238-38-00-1120).** Violation(s) – **Overgrown vacant lot.** First Notified – 1/27/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 25 - SMG 04-23-88 - Deric 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, 302.4) City Code Ch. 78 Sec. 78-112, at **S Martin Luther King BLVD (Parcel # 5339-86-01-0013)**.

Violation(s) – **Overgrown vacant lot.**

First Notified – 1/28/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 26 - SMG 04-23-89 - Chirag Ranjitbhai Patel** 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, 302.4,302.7) City Code Ch. 78 Sec. 78-112, at **Wallace St (Parcel # 5339-32-04-0150)**.

Violation(s) – **overgrown vacant lot, trash and debris, fallen trees, dilapidated fence.**

First Notified – 2/17/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 27 - SMG 04-23-90 - TRSTE LLC as Trustee of the 330 Loomis Land Trust** 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) City Code Ch. 78 Sec. 78-112, at **Loomis Ave(Parcel # 5339-01-17-0010)**. Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 2/14/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 28 - SMG 04-23-91 - TRSTE LLC as Trustee of the 330 Loomis Land Trust** 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) City Code Ch. 78 Sec. 78-112, at **Loomis Ave(Parcel # 5339-01-17-0011)**. Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 2/14/2023.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 29 - SMG 04-23-92 - Idella Sipp** is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.C.19.B; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4, 302.7) City Code Ch. 78 Sec. 78-112, at **Washington St (Parcel # 5338-92-01-0210)**. Violation(s) – **Junk vehicles on vacant lot, overgrown landscaping, outside storage, dilapidated fence.**

First Notified – 2/24/2023.

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

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

**CASE # 30 - SMG 04-23-93 - Qatami Abdulwahab FN AL Faisal Al Qatami Steel Bldg** 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) City Code Ch. 78 Sec. 78-112, at **Whitehall St (Parcel # 5339-54-00-0100)**. Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 2/10/2023.

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

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

**CASE # 31 - SMG 04-23-95 - Stephen Hamel** 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, 308.1), at **N Clyde Morris Blvd (Parcel # 5211-00-00-0160)**. Violation(s) – **Vacant lot with trash and debris.**

First Notified – 2/25/2023.

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

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

### **Continued Cases:**

**CASE # 32 - SMG 09-21-247 - Jonathan Worsham III, Allison Worsham, Patrick Worsham** 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 301.3, 302.1, 302.4, 302.5, 308.1), at **N Charles St (Parcel # 5338-44-02-0010)**. Violation(s) – **Vacant land, sanitation, weeds, rodent harborage, rubbish and garbage, storage of building materials, no permit.**

First Notified – 6/9/2021.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone III)

**CASE # 33- SMG 10-21-285 - Cossi Investment LLC & Emil A. Dotel & Miriam P. Aversano** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4.A; Art. 6 Sec. 6.2.H.4.C; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 302.8), at **612 George W Engram Blvd.** Violation(s) – **Overgrowth, outside storage, junk vehicle, parking.**

First Notified – 9/21/2020.

*ACTION TO BE TAKEN:* Cont'd from March hearing: Imposition of a Fine

DISPOSITION \_\_\_\_\_

**(Mark A. Jones)**

**CASE # 34 - SMG 09-22-271 - Crossroads of Daytona LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **110 Jean St.** Violation(s) – **No permit for asphalt millings and expired demo permit.**

First Notified – 5/23/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Sara Kirk)**

**CASE # 35- SMG 03-23-67 - Jimmie L Coleman Est** 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 301.3, 302.4) City Code Ch. 78 Sec. 78-112, at **Clark St (Parcel # 5339-48-00-0100).** Violation(s) – **Unmaintained vacant lot, parking on the grass, trash and debris.**

First Notified – 1/6/2023.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Daniel Garcia)**

**CASE # 36- SMG 07-22-179 - MHP Daytona Air LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.13, 305.3, 605.1, 704.1), at **620 Brentwood Dr.** Violation(s) – **Overgrown landscaping, outdoor storage, dilapidated soffit, dilapidated doors, damaged internal walls, exposed wires and outdated fire extinguisher.** First Notified – 2/28/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Roosevelt Butler, Jr.)**

**CASE # 37- SMG 01-23-10 - S. David Shaw & Lillie Mae Shaw** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4) City Code Ch. 78-112, at **Sunset Cir (Parcel # 5211-13-00-0040)**. Violation(s) – **Parking vehicles on vacant lot unapproved surface, storage shed on vacant lot, trash and debris and landscaping.**  
First Notified – 9/6/2022.

*ACTION TO BE TAKEN:* Cont'd from March hearing: Impose of a Fine

DISPOSITION \_\_\_\_\_  
**(Mark Bostwick)**

**CASE # 38- SMG 03-23-76 - Brandon Wilson** 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) City Code Ch. 78 Sec. 78-112, at **Birch St (Parcel # 5237-25-02-0050)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 1/11/2023.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Mark Bostwick)**

**CASE # 39- SMG 03-23-77 - Adiba Shuja** 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) City Code Ch. 78 Sec. 78-112, at **553 Derbyshire Rd (Parcel # 5238-15-11-0160)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 12/28/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Mark Bostwick)**

**CASE # 40- SMG 03-23-78 - Thao Ngoc Le & Hien Van Pham** 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) City Code Ch. 78 Sec. 78-112, at **Tomoka Rd (Parcel # 5237-25-03-0120)**. Violation(s) – **Overgrown vacant lot with trash and debris.**  
First Notified – 1/11/2023.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Mark Bostwick)**

**CASE # 41 - SMG 11-22-328 - Lorin & Herb Kawesch** 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 304.2, 304.6, 304.10, 304.12, 304.13.1), at **517 S Palmetto Ave & 515**. Violation(s) – **Unpermitted structural work, unpermitted water heater install, unpermitted heater install, unpermitted structural bracing, dilapidated steps, peeling paint, rotted wood, damaged stair rails, cracked sidewalk, broken window, dilapidated deck and rails, dirt, grime, areas of rust at AC unit.**

First Notified – 5/23/2022.

*ACTION TO BE TAKEN:* Cont'd from March hearing: Progress report and determine a compliance date.

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 42 - SMG 07-22-210 - Ocean Winds Condo Assoc** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **2101 N Atlantic Ave**. Violation(s) – **Unpermitted concrete work to building.**

First Notified – 12/29/2021.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 43 - SMG 09-22-275 - Daytona Beach Bella Vista** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at **N Atlantic Ave (Parcel # 4225-03-02-0020)**. Violation(s) – **Dilapidated seawall, peeling paint.**

First Notified – 2/22/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 44 - SMG 09-22-256 - 2000 Atlantic LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, and 304.10), at **2100 N Atlantic Ave**. Violation(s) – **Dilapidated seawall, damaged steps, and peeling paint.**

First Notified – 2/22/2022.

*ACTION TO BE TAKEN:* Cont'd from February hearing: Imposition of a Fine

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 45 - SMG 09-22-257 - 2000 Atlantic 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, 304.10), at **N Atlantic Ave (Parcel # 4225-05-01-0060)**. Violation(s) – **Dilapidated seawall, damaged steps, and peeling paint.**

First Notified – 3/7/2022.

*ACTION TO BE TAKEN:* Cont'd from February hearing: Imposition of a Fine

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 46 - SMG 11-22-323 - Ellen Rosenfeld trustee of the Virgil & Ellen Rosenfeld Family Trust** 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 302.1, 304.2, 304.6), at **419 N Wild Olive Ave**. Violation(s) – **Failure to clean dirt and grime off all exterior surfaces, failure to repair fading and discolored paint, failure to repair damage frame, failure to repair damage concrete above door frame.**

First Notified – 3/2/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Clearvens Jean-Baptiste)

**CASE # 47 - SMG 03-22-115 - Blue Daytona One, LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.2, 304.5, 304.6, 304.10, 304.12), at **103 S Ocean Ave**. Violation(s) – **Discolored and peeling paint, damaged concrete, rust, dirt & grime, dead vegetation.**

First Notified – 7/26/2021.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Clearvens Jean-Baptiste)

**CASE # 48 - SMG 07-22-195 - Daytona Lands 1** 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 302.4, 302.4, 302.7, 304.2, 304.6, 304.10, 304.12, 304.13.2, 308.1, 304.14), at **161 E Intl Speedway Blvd & 155**. Violation(s) – **Failure to repair entrance gate, failure to repair damaged wooden stairs, loose planks and rotten wood, failure to remove exterior storage, failure to repair discolored walls and peeling paint, failure to repair broken windows, failure to clean dirt and grime, failure to repair door screen enclosure, failure to repair windows, unmaintained landscaping.**

First Notified – 1/22/2022.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Clearvens Jean-Baptiste)

**CASE # 49- SMG 03-22-113 - Sandals US, LLC** 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. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 304.5, 304.6) City Code Ch. 90 Sec. 90-297., at **140 S Ocean Ave.** Violation(s) – **Failure to obtain and maintain an established parking lot master plan, trash and debris, damaged concrete wall, unmaintained landscaping, no Business Tax License for paid parking, failure to remove wood poles.**

First Notified – 10/27/2021.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Clearvens Jean-Baptiste)

## 5. Lien Reviews:

### LR-1

**SMG 05-22-157 - Fai Hung & Hang Lou Lo - 582 Mason Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.2.H.7.c, Violation(s) – No right-of-way encroachment, parking spaces, stacking spaces and loading areas shall not encroach upon, no portion of any vehicle shall overhang the right-of-way any road, street, alley or walkway. First Notified – 9/27/2021. **Order Imposing Fine/Lien effective January 5, 2023. \$250.00 a day to a maximum of \$20,000.00 Compliance = February 27, 2023. \$13,250.00 plus \$24.00 recording fees = \$13,524.00**

DISPOSITION \_\_\_\_\_

(Roosevelt Butler, Jr.)

## LR-2

**SMG 01-17-04 - Nicholas M. Ulsch - 341 Maple Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3.a; Art. 8 Sec. 8.2.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 308.1, 605.1, 304.7, 305.3, and 504.1); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, Violation(s) – Unpermitted addition; outside storage; non-conforming use (renting rooms); infestation; damaged electrical fixtures; damaged roof; damaged interior surfaces; damaged plumbing fixtures; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL). First Notified – 10/27/2016. **Order Imposing Fine/Lien effective May 4, 2017. \$300.00 a day to a maximum of \$15,000.00 Compliance = March 13, 2023. \$15,000.00 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION \_\_\_\_\_

(John C. Stenson)

## LR-3

**SMG 06-20-32 - Village Resources & Real Estate, LLC TR - 341 Maple St.** is cited for failure to correct violations of The Land Development Code, City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 4/16/2019. **Order Imposing Fine/Lien effective February 23, 2017. \$100.00 a day to a maximum of \$15,000.00 Compliance = March 13, 2023. \$15,000.00 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION \_\_\_\_\_

(Mark A. Jones)

## 6. Adjournment