

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 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, 2023 - 9:00 A.M.

1. **Call to Order**
2. **Approval of April 11, 2023 Minutes**
3. **Announcements**
4. **Hearing of Cases**

New Cases:

CASE # 1 - SMG 05-23-117 - Ann E Edwards Life Estate is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.13, 304.13.1, 304.13.2, 304.14, 305.1, 305.3, 306.1, 504.1, 605.1, 605.2, 702.4.), at **552 Foote Ct 554 Apt 6**. Violation(s) – **No Business Tax Receipt, windows need repaired, correct glazing material, operable windows, need correct screens, install ceiling in stairwell, strap plumbing piping, install correct outlets and plates, all appliances need to work, no emergency egress in one bedroom, no smoke detectors, stained ceilings, roof leak.**

First Notified – 1/23/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark A. Jones)

CASE # 2 - SMG 05-23-120 - Dribble Housing Solutions LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; City Code Ch. 90 Sec. 90-297, at **707 Harvey Ave**. Violation(s) – **Work without permit (Windows, staircase, balcony supports, railings).**

First Notified – 1/17/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Curtis Wiggins)

CASE # 3 - SMG 05-23-116 - 2655 Intl Speedway LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.1) City Code Ch. 78 Art. II Sec. 78-43 (b) Ch. 22 Sec. 22-27, at **2655 W Intl Speedway Blvd**. Violation(s) – **Failure to repair damaged dispensers, hoses and closed off access to all dispensers, failure to remove all trash and debris, failure to repair damaged gate at dumpster enclosure, failure to clean dirt and grime off all exterior surfaces, failure to adhere to Florida Department of Environmental Protection standards and guidelines for storage tank facilities, unmaintained landscaping.**

First Notified – 1/27/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 4 - SMG 05-23-121 - Rose Seawood is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4), at **Model St (Parcel # 5338-98-01-0180)**. Violation(s) – **Trash & debris, overgrown and unmaintained vacant lot.**

First Notified – 11/1/2022.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 5 - SMG 05-23-141 - Agnes Frazier 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 **Georgia St (Parcel # 5238-38-00-3080)**. Violation(s) – **Overgrown grass & weeds, trash and debris.**

First Notified – 12/28/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 6 - SMG 05-23-122 - Emmett & Marie Fountain Estate 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 # 5339-03-71-0070)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 3/29/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 7 - SMG 05-23-123 - Williams Supreme Builders LLC 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 **Rose Ave (Parcel # 5338-70-00-0130)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 3/7/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 8 - SMG 05-23-126 - MGB Real Estate Investment Corp 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 **Lockhart St (Parcel # 5239-06-29-0200)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 3/13/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 9 - SMG 05-23-142 - Martha M Balley 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 Suppl IPMC 304.13.2, 309.1), at **401 Auburn Drive**. Violation(s) – **Unpermitted exterior door, broken windows, infestation.**

First Notified – 11/28/2022.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 10 - SMG 05-23-143 - GEA Seaside Investments Inc is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **308 N Peninsula Dr**. Violation(s) – **Unpermitted partial demolition.**

First Notified – 4/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 11 - SMG 05-23-144 - GEA Seaside Investments Inc is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **312 N Peninsula Dr**. Violation(s) – **Unpermitted partial demolition.**

First Notified – 4/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 12 - SMG 05-23-145 - GEA Seaside Investments Inc is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **320 N Peninsula Dr**. Violation(s) – **Unpermitted partial demolition.**

First Notified – 4/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 13 - SMG 05-23-146 - GEA Seaside Investments Inc is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **324 N Peninsula Dr**. Violation(s) – **Unpermitted partial demolition.**

First Notified – 4/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 14 - SMG 05-23-127 - JEDAK Associates is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G, at **607 N Atlantic Ave.** Violation(s) – **Damaged/missing signs.**
First Notified – 3/2/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 15 - SMG 05-23-128 - Angela Koliopulos 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.9), at **25 N Atlantic Ave.** Violation(s) – **Damaged/missing sign, missing roof tiles, damaged awning.**
First Notified – 3/2/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 16 - SMG 05-23-129 - Donald Moore is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19. A; Art. 6 Sec. 6.19. B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7, 604.3, 108.2.1), at **732 Mason Ave.** Violation(s) – **No permit (flat roof), peeling paint (overhangs/fascia), rotted walls on accessory structure and main office, hazardous power meter and pole, damaged fencing.**
First Notified – 3/2/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 17 - SMG 05-23-130 - James N & Linda Imsais is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.B; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19. A.4; Art. 6 Sec. 6.19. B; Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.2, 302.3, 302.4, 304.2, 304.15, 308.1, 604.3), at **1027 Mason Ave.** Violation(s) – **Hazardous exterior wires, damaged trash container structure, overgrown landscape, peeling paint, damaged signs, graffiti, trash & debris, rotting/missing overhangs, rotted exterior door, parking/driveway damaged.**
First Notified – 2/3/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 18 - SMG 05-23-131 - Sirisha Gadiparti is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.D, at **838 N Ridgewood Ave.** Violation(s) – **Damaged signs, damaged trash containment structure.**
First Notified – 2/23/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 19 - SMG 05-23-132 - 20th Street Development LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G, at **537 N Atlantic Ave.** Violation(s) – **Damaged commercial signs.**
First Notified – 2/15/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 20 - SMG 05-23-133 - MHC AE 1 LLC 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, 304.7), at **1104 N Nova Rd.** Violation(s) – **Peeling paint, loose metal roofing, damaged gate/fence.**
First Notified – 2/23/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 21 - SMG 05-23-134 - Pinchas & Eva Mamane 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. 6.8.D; Art. 6 Sec. 6.8.F; Art. 6 Sec. 6.8.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4, 302.7, 304.2, 304.7, 304.13, 608.1), at **818 N Ridgewood Ave.** Violation(s) – **Damaged sign, rusting perimeter poles, graffiti, loose metal roofing, trash & debris, loose/hanging wires, unmaintained landscape, multi-colored retainer walls, peeling paint, loose blocks, damaged wooden fence, damaged exterior door.**
First Notified – 3/6/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 22 - SMG 05-23-135 - Pinchas & Eva Mamane is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G, at **830 N Beach St.** Violation(s) – **Advertising closed business.**

First Notified – 2/13/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Steve Alderman)

CASE # 23 - SMG 05-23-136 - Stefan Liebe is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.2.B.28.e; 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, 308.1) City Code Ch. 90 Sec. 90-297, at **815 Mason Ave.** Violation(s) – **Hole in exterior wall, fading metal roofing, overgrown landscape, trash & debris, junk vehicles, damaged fencing, no Business Tax Receipt.**

First Notified – 3/28/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Steve Alderman)

CASE # 24 - SMG 05-23-138 - Lloyd Willie Mae Est is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.2, 304.3, 302.9), at **420 George W Engram Blvd.** Violation(s) – **Damaged fencing, graffiti, loose sheet metal fence cover, peeling paint, no visible address number.**

First Notified – 2/15/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Steve Alderman)

CASE # 25 - SMG 05-23-139 - G&I VII Bellair Plaza LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at **2679 N Atlantic Ave (Parcel # 4225-01-12-0010).** Violation(s) – **Damaged signs, no visible address numbers**

First Notified – 2/8/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Steve Alderman)

Continued:

CASE # 26 - SMG 03-23-61 - John L Dunbar 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 304.1.1, 304.4, 304.10, 308.1), at **732 Edwards St.** Violation(s) – **Rotted unsafe stairs, property landscaping maintenance, garbage accumulation.**

First Notified – 5/23/2022.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Steve Alderman)

CASE # 27 - SMG 10-22-300 - Dollar Daytona LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.C.4; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 308.3, 308.3.2), at **715 Mason Ave.** Violation(s) – **No trash containment structure (Required), remove all trash and debris.**

First Notified – 5/25/2022.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Steve Alderman)

CASE # 28 - 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: Impose Fine

DISPOSITION _____

(Steve Alderman)

CASE # 29 - 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: Impose Fine

DISPOSITION _____

(Steve Alderman)

CASE # 30 - SMG 01-22-12 - Victory Temple of God INC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7, 304.6, 304.7, 304.8, 304.9, 304.13, 304.13.1, 304.13.2, 304.15, 308.1), at **1047 Madison Ave (Parcel # 5338-01-18-0065)**. Violation(s) – **Lawn maintenance, paint fading and peeling, vacant unused and unsecured buildings, dilapidated buildings, including accessory structures & sports complex, overgrown lot, landscaping including the right of way, outside trash & debris, damaged doors and windows, broken glass, interior surfaces, roof damage, rotten wood.**
First Notified – 8/13/2021.

ACTION TO BE TAKEN: Cont'd from March hearing: Progress report.

DISPOSITION _____

(Mark A. Jones)

CASE # 31 - SMG 09-22-270 - Willie Gilmore 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, 304.13.2, 305.3,704.2) City Code Ch. 78 Sec. 78-43, at **605 S Martin Luther King Blvd.** Violation(s) – **Dumpster enclosure installed with out permit, damaged interior and exterior surfaces, leaky ceiling/damaged roof, missing smoke detectors and inoperable window.**
First Notified – 10/21/2021.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Jones)

CASE # 32 - 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 – 3/13/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 33 - 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: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 34 - SMG 03-23-65 - Marman Real Estate LLC 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 302.7, 304.2, 304.13), at **607 Riverview Blvd 609**. Violation(s) – **Unpermitted renovations, outside storage, damaged fencing, exterior painting.**

First Notified – 1/26/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 35 - SMG 02-23-37 - Sig Global Family Ltd Partnership 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 304.6) City Code Ch. 78 Sec. 78-112, at **216 S Wild Olive Ave.** Violation(s) – **Failure to repair damage retaining walls, failure to remove dead vegetation, failure to remove all trash and debris.**

First Notified – 3/21/2022.

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

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 36 - 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 # 37 - 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 # 38 - 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 # 39 - 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: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 40 - SMG 06-22-166 - Mark A & Julie L Wallschaeger 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 **1700 N Atlantic Ave**. Violation(s) – **Dilapidated seawall and peeling paint.**
First Notified – 2/24/2022.

ACTION TO BE TAKEN: Cont'd from February hearing: Progress report and timeline.

DISPOSITION _____
(Kevin Yates)

CASE # 41 - SMG 08-21-236 - Vishnu LTD & MMA Shantoshi 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, 302.7, 304.1, 304.7, 304.13, 308.1, 304.10, 605.1), at **1000 N Atlantic Ave**. Violation(s) – **Unmaintained landscaping, dilapidated pool shed, general conditions of exterior structure, dilapidated roof, missing and broken windows, trash and debris, dilapidated stairs, balconies and rails, exposed wiring.**
First Notified – 5/30/2020.

ACTION TO BE TAKEN: Cont'd from March hearing: Progress Report.

DISPOSITION _____
(Kevin Yates)

CASE # 42 - SMG 09-22-276 - Joseph P Torch 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 **1305 N Atlantic Ave.** Violation(s) – **Dilapidated steps and balcony.**
First Notified – 3/26/2022.

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

DISPOSITION _____
(Kevin Yates)

CASE # 43 - SMG 09-22-279 - Americano Beach Lodge Resort Condominium Association INC 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 **1260 N Atlantic Ave.** Violation(s) – **Peeling paint, dilapidated seawall.**
First Notified – 2/19/2022.

ACTION TO BE TAKEN: Cont'd from March hearing: Progress report.

DISPOSITION _____
(Kevin Yates)

CASE # 44 - 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 # 45 - SMG 07-22-202 - Harbour Beach Resort Condominium Association is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2), at **701 S Atlantic Ave.** Violation(s) – **Peeling paint, rust and corrosion on seawall.**
First Notified – 2/17/2022.

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

DISPOSITION _____
(Mark Bostwick)

CASE # 46 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 47 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 48 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 49 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 50 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 51 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 52 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 53 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 54 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 55 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 56 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 57 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 58 - 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)

5. Lien Reviews:

LR-1

SMG 03-22-119 - Mickey H & Anna Obed TR 1130 S Ridgewood Ave is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.2, 304.6, 304.13), Violation(s) – Failure to maintain exterior (weeds), exterior wood surfaces (fence), exterior building walls, broken windows. First Notified – 7/29/2021. **Order Imposing Fine/Lien effective April 7, 2022. \$200.00 a day to a maximum of \$20,000.00 Compliance = March 22, 2023. \$20,000.00 plus \$24.00 recording fees = \$20,024.00**

DISPOSITION _____

(Tom Clig)

LR-2

SMG 07-22-213 - Lena Wallace - 716 N Halifax Ave Unit 11 is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 305.3, 504.1, 603.1) Violation(s) – Interior surfaces, bathtub leak, facet leak, refrigerator missing handle. First Notified – 1/14/2022. **Order Imposing Fine/Lien effective September 8, 2022. \$100.00 a day to a maximum of \$15,000.00 Compliance = November 29, 2022. \$8,200.00 plus \$24.00 recording fees = \$8,224.00**

DISPOSITION _____

(Kevin Yates)

LR-3

SMG 10-17-78 –Land Trust 552 Fairmount c/o TRSTE, LLC as Trustee- at 552 Fairmount Road (New Owner - E&D Properties LLC) Eran Reizer- 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.1; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.7, 304.2, 304.13, 605.1, 304.15, 305.3, 603.1, 704.2, 605.3, 504.1); City Code Ch. 26 Sec. 26-294 and City Code Ch. 90 Sec. 90-297, Violation(s) – Outside storage; work without permits; dilapidated fencing; peeling paint; damaged windows; graffiti; defective electrical wiring and equipment; damaged exterior doors and frames; damaged interior surfaces; inoperable appliances (stove); no smoke detectors; extension cords; damaged plumbing fixtures (toilet); failure to obtain required residential rental license (RTL); failure to obtain business tax receipt (BTR) First Notified – 8/16/2017. **Order Imposing Fine/Lien effective November 9, 2017. \$200.00 a day to a maximum of \$15,000.00 Compliance = April 26, 2023. \$15,000.00 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION _____

(John C. Stenson)

LR-4

SMG 11-21-314 – Damian W Williams & Willie Holland - 2215 N Atlantic Ave (New owners - RE Equity Investment Group LLC & JJ Equity LLC) Jonathan Paulino 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 304.2, 304.7, 605.1), Violation(s) – No permit for windows, no permit (pool renovation), damaged exterior fixtures, peeling paint, unprotected surfaces, damaged soffit and rust garage door. First Notified – 6/29/2021. **Order Imposing Fine/Lien effective January 6, 2022. \$200.00 a day to a maximum of \$20,000.00 Compliance = April 5, 2023. \$20,000.00 plus \$24.00 recording fees = \$20,024.00**

DISPOSITION _____

(Kevin Yates)

6. Adjournment