

Agenda

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

SPECIAL MAGISTRATE PROCEEDING

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.

CITY OF
DAYTONA BEACH

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 1-800-955-8771.

January 9, 2024 - 9:00 A.M.

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

New Cases:

CASE # 1 - SMG 01-24-25 - Peck Leasing Corp is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 304.6, 304.15, 308.1), at **932 Orange Ave (Parcel # 5239-04-16-0230)**. Violation(s) – **Failure to repair damaged glass doors, failure to clean exterior property, unmaintained landscaping, failure to repair exterior holes, failure to remove trash and debris.**

First Notified – 9/26/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 2 - SMG 01-24-36 - Legacy Daytona 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 304.6), at **261 Bill France Blvd**. Violation(s) – **Failure to clean dirt and grime off exterior walls, failure to pressure wash dirty walls.**

First Notified – 3/07/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 3 - SMG 01-24-28 - Adams Investment Group LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.7, 304.2) City Code Ch. 26 Sec. 26-294, at **201 N Adams St (Parcel # 5238-36-08-0180)**. Violation(s) – **Trash & debris, damaged fence, dirt and grime on exterior surfaces, no rental license.**

First Notified – 9/22/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 4 - SMG 01-24-02 - Faith Temple Church of God is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **330 N Keech St**. Violation(s) – **Dilapidated roof.**

First Notified – 5/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 5 - SMG 01-24-21 - Bat Development LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S. 1; City Code Ch. 26 Sec. 26-294, at **711 Park Dr.** Violation(s) – **Unpermitted fence, no rental license.**
First Notified – 5/4/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 6 - SMG 01-24-30 - Vicky Ottman is cited for failure to correct violations of The Land Development Code, Art. 6 Sec 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **121 S Helme Pl.** Violation(s) – **Dirt and grime, damaged fascia, flashing & trim, crumbling front steps and inoperable vehicle.**
First Notified – 9/19/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 7 - SMG 01-24-22 - GEA Seaside Investments Inc 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) City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **232 N Peninsula Dr.** Violation(s) – **Parking in front yard, unlicensed rental property.**
First Notified – 10/24/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 8 - SMG 01-24-23 - Bruce Beardsley is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.7), at **227 Williams Ave.** Violation(s) – **Junk vehicle, damaged roof (soffits).**
First Notified – 11/3/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 9 - SMG 01-24-35 - Elephant Group Hotel 7 Inc 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 302.1, 302.3, 302.4, 302.5, 304.6, 304.13, 304.13.13.2, 304.14, 304.15, 304.2, 305.3, 305.4, 305.6, 309.1, 309.2, 602.3, 603.3, 603.1, 605.2, 605.4, 704.6.1.2), at **2401 N Atlantic Ave.** Violation(s) – **Commercial property maintenance, property sanitation, sidewalks and driveways, weeds, rodent harborage, exterior walls, windows, openable windows, screens, exterior doors, protective treatment, interior surfaces (walls, ceilings, floors), walking surfaces, interior doors, infestation, pest elimination (owner), heating facilities (heat supply), mechanical equipment clearance, mechanical equipment (appliances), electric receptacles, electrical wiring, fire protection (smoke alarms).**
First Notified – 11/17/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 10 - SMG 01-24-24 - Adiba Shuja 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, 302.7, 302.8, 302.9, 304.6, 304.10, 304.13.2, 304.14, 304.15, 304.2, 304.3, 305.1, 305.3, 305.4, 305.6, 308.1, 308.2.2, 309.1, 504.1, 603.1, 604.3, 604.3.1.1, 605.2, 704.6.1.2) City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **530 Cannon St.** Violation(s) – **Outside storage, exterior sanitation, damaged fencing, junk vehicles, graffiti, damaged exterior walls, damaged stairs/decking/porch, broken windows, damaged screens, damaged exterior doors, exterior paint, missing address numbers, interior sanitation, interior surfaces(ceilings, walls), walking surfaces, interior doors, rubbish/garbage, inoperable refrigerator, infestation, damaged plumbing fixtures, mechanical equipment (stove), electrical system hazard, damaged electrical outlets, smoke alarms, failure to obtain rental license/Inspection.**
First Notified – 8/25/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 11 - SMG 01-24-18 - Christina Jones 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, 302.4, 302.7, 304.2, 304.3, 304.13) City Code Ch. 78 Sec. 78-122, at **900 Madison Ave.** Violation(s) – **Vehicle in yard, trash & debris, landscaping maintenance, damaged fence, damaged windows, unpainted surfaces & maintaining abutment.**
First Notified – 9/20/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark A. Jones)

CASE # 12 - SMG 01-24-29 - BMS Holdings 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, 304.14), at **418 Pleasant St (Parcel # 5338-75-00-0451)**. Violation(s) – **Unmaintained landscape, unsecured building (missing window glass), trash & debris, damaged/missing window screens, dirt and grime on building and facia.**
First Notified – 10/24/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark A. Jones)

CASE # 13 - SMG 11-23-279 - The Seventh Day Baptist Church of Daytona Beach Inc. is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.2.B.13.i.d; Art. 5 Sec. 5.11.5, at **128 Live Oak Ave.** Violation(s) – **Operating food pantry.**
First Notified – 10/13/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark A. Jones)

CASE # 14 - SMG 01-24-26 - Daytona Beach Resort II LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.d; Art. 6 Sec 6.19.A.3; Art. 6 Sec 6.19.A.4; Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.8.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 303.2, 304.1, 304.10), at **2700 N Atlantic Ave.** Violation(s) – **Hazardous falling beach retainer wall, dilapidated concrete deck beach access, hazardous exposed rebar, bolts & twisted railings, all landscape overgrown, missing railings around pools, unsecure hazardous beach access to falling concrete retainer wall, dilapidated concrete retainer wall, dilapidated beach entry, unsecure access under concrete slab, public access to damaged empty pools and surrounding eroded pool deck, unsecured access to uncovered water vault, permits required.**
First Notified – 10/31/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 15 - SMG 01-24-27 - Masonova Daytona 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 302.3, 302.7), at **1021 Mason Ave.** Violation(s) – **Hazardous potholes throughout parking lot, open/unrepaired utility ditch, damaged fence, damaged non-working parking lot illumination, missing ADA striping, parking location striping missing, permits required.**
First Notified – 10/16/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Steve Alderman)

CASE # 16 - SMG 01-24-05 –Nathaniel Henry 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 **Glenwood St (Parcel # 5212-01-00-1690)**. Violation(s) – **Overgrown vacant lot.**
First Notified – 10/28/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 17 - SMG 01-24-08 - The Pompey Land Trust dated March 16, 2010 trustee TRSTE 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 **Orange Ave (Parcel # 5339-79-00-0350)**. Violation(s) – **Overgrown vacant lot, trash & debris.**
First Notified – 10/23/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 18 - SMG 01-24-10 - Johnnie L Daughtrey 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 # 5339-80-03-0140)**. Violation(s) – **Overgrown vacant lot, trash & debris.**
First Notified – 10/12/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 19 - SMG 01-24-13 - Terry Jerome Moore is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.C.19.b; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4) City Code Ch. 78 Sec. 78-112, at **Forest Ave (Parcel # 5212-01-00-0900)**. Violation(s) – **Recreational vehicle, trash and debris, overgrown weeds on a vacant lot.**
First Notified – 10/11/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 20 - SMG 01-24-15 - Peck Leasing Corporation 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 **Orange Ave (Parcel # 5239-04-16-0210)**. Violation(s) – **Overgrown vacant lot**.
First Notified – 9/29/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 21 - SMG 01-24-31 - UT1 Holdings 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 **Clark St (Parcel # 5339-68-00-0051)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 11/3/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 22 - SMG 01-24-33 - Mohammed Khabazeh 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 **836 Maley St (Parcel # 5239-02-06-0140)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 10/31/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 23 - SMG 01-24-34 - Simuel F Postell 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), at **Avery St (Parcel # 5338-20-03-0393)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 11/15/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

Continued Cases:

CASE # 24 - 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: Cont'd from November hearing: Establish compliance date.

DISPOSITION _____

(Clifford W. Recanzone III)

CASE # 25 - SMG 11-23-278 - Pelican Bay Golf Club LLC

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 303.1, 304.2), at **350 Pelican Bay Dr**. Violation(s) – **Failure to maintain fence, pool and driveway.**

First Notified – 9/27/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Tom Clig)

CASE # 26 - SMG 10-23-244 - 555 Seabreeze LLC

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.1, 304.2, 304.6, 304.9), at **555 Seabreeze Blvd & 533**. Violation(s) – **Peeling paint, damaged exterior walls, damaged awning/overhang.**

First Notified – 5/6/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Daniel Garcia)

CASE # 27 - 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 _____

(Sara Kirk)

CASE # 28 - SMG 09-23-229 - Florida 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. IPMC304.7, 304.13, 304.14, 305.3, 305.6, 603.1) City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **710 Loomis Ave.** Violation(s) – **Expired Rental License/Business Tax Receipt, defective and unsanitary interior surfaces, ceiling caving in, weak flooring, missing interior doors, missing insect screens, broken windows, inoperable appliances, unpermitted bathroom.** First Notified – 6/30/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Sara Kirk)

CASE # 29 - 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 November hearing: Establish compliance date.

DISPOSITION _____

(Mark A. Jones)

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 November hearing: secure to city standards, property be maintained and (tarp buildings) by January cutoff or possible imposition of a fine and further ordered a Progress report

DISPOSITION _____

(Mark A. Jones)

CASE # 31 - SMG 10-23-232 - Carmil Jack LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **900 N Halifax Ave.** Violation(s) – **Damaged roof (soffits).** First Notified – 4/10/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 32 - SMG 09-23-208 - Sunshine Ventures & Management, 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.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7, 302.9, 303.1), at **999 N Atlantic Ave.** Violation(s) – **Lack of required renovation permits, commercial property maintenance, graffiti, pool maintenance, damaged fencing, unsecure vacant property.**
First Notified – 6/16/2023.

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

DISPOSITION _____

(John C. Stenson)

CASE # 33 - SMG 04-23-100 - Andre Rondeau & Odette Perreault & Inose 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 304.6, 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 04-23-99 - Andre Rondeau & Odette Perreault & Inose LLC 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: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 35 - SMG 09-23-209 - Thomas A Libby is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6), at **259 Euclid Ave.** Violation(s) – **Exterior surfaces (walls) damaged.**
First Notified – 2/10/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 36 - SMG 11-23-257 - Barbara & James Chester Jones 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 302.7, 302.9, 304.2, 304.6, 304.7, 304.13, 304.15, 308.1), at **539 & 541-537 Dr Mary M Bethune Blvd.** Violation(s) – **Damaged or broken sign, damaged wooden accessory structure, damaged exterior walls, damaged windows, dirt & grime, peeling flaking and decayed paint, exposed wood, damaged roof, trash and debris.**

First Notified – 8/2/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 37 - SMG 10-23-247 - Daytona 1500 LLC 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 304.6, 304.7, 304.13, 308.1, 605.1), at **1500 W Intl Speedway Blvd.** Violation(s) – **Graffiti, trash & debris, broken windows, exposed electrical wires, discolored walls (paint to a uniform color), exposed wood, damaged gutters, damaged wooden fencing, unmaintained landscaping.**

First Notified – 3/2/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 38 - SMG 09-23-215 - RE Equity Investment Group LLC & JJ Equity LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.7, 304.1, 304.1.1, 304.5, 304.6, 304.13, 304.18, 305.1.1, 308.1), at **736 S Beach St.** Violation(s) – **Unmaintained landscaping, failure to repair broken windows, failure to maintain exterior walls, failure to repair damaged walls, failure to repaint, failure to repair exposed electrical wires, failure to repair all damaged exterior, failure to remove trash and debris, failure to repair damaged fence.**

First Notified – 7/7/2023.

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

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 39 - 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: Cont'd from November hearing: Progress report and determine a compliance date.

DISPOSITION _____

(Clearvens Jean-Baptiste)

CASE # 40 - SMG 06-23-152 - Jacqueline Manning is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 308.1), at **368 Dr Mary M Bethune Blvd.** Violation(s) – **Failure to repair damaged wall, failure to remove exterior bricks and debris on site.**
First Notified – 2/9/2023.

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

DISPOSITION _____
(Clearvens Jean-Baptiste)

CASE # 41 - SMG 11-23-259 - Vasken of Florida Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.8.C; Art. 6 Sec. 6.8.D; Art. 6 Sec. 6.8.E; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2, 304.6), at **401 Mason Ave.** Violation(s) – **Dilapidated block retainer wall, junk vehicles, peeling paint, perimeter must be 8ft in high, building sheetmetal damages, damaged gutters, peeling and faded paint.**
First Notified – 4/3/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Steve Alderman)

CASE # 42 - SMG 11-23-260 - Morning Star Missionary Baptist Church of Daytona 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, 304.3, 304.6, 304.7, 304.9, 304.10, 604.3), at **635 Madison Ave.** Violation(s) – **Falling overhangs, rotted fascia and soffits, dirt and grime on walls and stair entry, peeling paint, missing address numbers, damaged roof, rotted electrical.**
First Notified – 8/23/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Steve Alderman)

CASE # 43 - SMG 11-23-261 - Morning Star Missionary Baptist Church of Daytona 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, 302.7, 302.8, 304.2, 304.3, 304.7), at **643 Madison Ave.** Violation(s) – **Pot holes in parking lot, dilapidated fencing and block retainer wall, junk vehicles, peeling paint, missing address numbers, dilapidated roof.**
First Notified – 8/23/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Steve Alderman)

CASE # 44 - SMG 10-23-245 - Henley Corp INC 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 112.1), at **404 Seabreeze Blvd**. Violation(s) – **Construction without permit (stop work order)**.
First Notified – 6/16/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Steve Alderman)

CASE # 45 - SMG 11-23-262 - Robert J Schott 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 **Orange Ave (Parcel # 5239-03-11-0260)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 9/26/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 46 - SMG 11-23-263 - Eldorado Property Holdings 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 **427 N Caroline St**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 9/19/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 47 - SMG 11-23-265 - Emmett & Marie Fountain 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 – 9/18/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 48 - SMG 11-23-267 - John, Ken, Samuel, Jimmie, Willie Sharper & Elnora Jackson & Arlivia Robinson 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 **904 Oak St (Parcel # 5238-36-07-0140)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 9/27/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 49 - SMG 11-23-269 - Alfredo Jose Louis Serrano 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 **501 Pine St**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 10/3/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 50 - SMG 11-23-270 - Sylvester & Garrette Covington 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 **Maple St (Parcel # 5339-30-02-0070)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 10/4/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 51 - SMG 11-23-275 - Blue Tourmaline Properties 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 **634 Cannon St (Parcel # 5339-65-00-0080)**. Violation(s) – **Overgrown vacant lot with trash and debris.**

First Notified – 9/5/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 52 - SMG 11-23-276 - George W & Gladys M Carr 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 **Division St (Parcel # 5339-31-00-0170)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 9/7/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 53 - SMG 11-23-277 - Van Houten Properties 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 **Bellevue Ave (Parcel # 5339-03-70-0056)**. Violation(s) – **Overgrown vacant lot with trash and debris**.
First Notified – 9/27/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 54 - 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: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 55 - 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, and dilapidated seawall**.
First Notified – 2/19/2022.

ACTION TO BE TAKEN: Cont'd from November hearing: Progress Report and set a compliance date.

DISPOSITION _____
(Kevin Yates)

CASE # 56 - 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 November hearing: Progress report possibly set a compliance date.

DISPOSITION _____
(Kevin Yates)

CASE # 57 - 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: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 58 - 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: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 59 - SMG 09-22-278 - Daytona Beach Resort LLC & Daytona Beach Resort and Conference Center 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 304.10), at **2700 N Atlantic Ave.** Violation(s) – **Damaged columns, dilapidated balcony, peeling paint, damaged, cracked, or broken concrete on exterior and interior of parking garage, dirt and grime.**
First Notified – 11/6/2021.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 60 - 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: Impose Fine

DISPOSITION _____

(Kevin Yates)

CASE # 61 - SMG 06-22-170 - ESH Daytona Beach 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, 304.10), at **1216 N Atlantic Ave**. Violation(s) – **Dilapidated seawall, peeling paint, dilapidated steps.**

First Notified – 2/17/2022.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Kevin Yates)

CASE # 62 - 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 # 63 - SMG 06-23-148 - Pro Development USA LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.12.B; 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, 302.3, 302.7, 304.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, 304.13.2, 304.16, 605.1, 704.2) City Code Ch. 90 Sec. 90-297, at **934 S Ridgewood Ave**. Violation(s) – **Interior surfaces, dirt & grime, peeling paint, smoke detectors, unpermitted havc, damaged interior doors and frames, rotted areas of soffit and fascia, unmaintained landscaping, graffiti, dilapidated roof, outside storage, wood rot, windows that wont open, dilapidated exterior patio, broken louver, dilapidated exterior doors, dilapidated shed, no Business Tax Receipt.**

First Notified – 2/15/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Kevin Yates)

CASE # 64 - SMG 06-23-149 - Be Good Developments LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2 304.15, 605.1), at **145 Orange Ave.** Violation(s) – **Work without permit, overgrown landscaping, trash and debris, broken light fixture, areas of rust, peeling paint, expired permits.**

First Notified – 8/13/2022.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Kevin Yates)

CASE # 65 - 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 August hearing: Progress Report and determine a compliance date.

DISPOSITION _____

(Kevin Yates)

CASE # 66 - SMG 01-24-17 - Ivan & Cardin LLC is cited for failure to correct violations of City Code Ch. 10 Sec. 10-3, at **631 N Grandview Ave.** Violation(s) – **Business opened after midnight without an after hour license.**

First Notified – 9/28/2023.

ACTION TO BE TAKEN: Non-Compliance Compliance Will Fine

DISPOSITION _____

(Mark A. Jones)

5. Lien Reviews

LR-1

SMG 10-19-234 - Russell L. Chiodo 1120 Clearwater Rd. 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 302.4, 304.2, 304.6, 304.8, 308.1), Violation(s) – Dirt and rotted material on exterior surface, rotted planter box, trash and debris, overgrown grass and weeds. First Notified – 5/20/2019. **Order Imposing Fine/Lien effective November 14, 2019. \$250.00 a day to a maximum of \$15,000.00 Compliance = October 10, 2023 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION _____

Daniel Garcia

LR-2

SMG 05-21-128 - Russell L Chiodo 1120 Clearwater Rd. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, Violation(s) – Overgrown Lot/Landscaping. First Notified – 8/19/2020. **Order Imposing Fine/Lien effective June 3, 2021. \$100.00 a day to a maximum of \$15,000.00 Compliance = October 10, 2023 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION _____

(Mark A. Jones)

LR-3

SMG 10-22-308 - Edward G. Mayo (Roger & Betty Thomas) Lane St (Parcel # 5338-66-00-0310). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, Violation(s) – Unmaintained vacant lot. First Notified – 3/10/2022. **Order Imposing Fine/Lien effective January 5, 2023. \$250.00 a day to a maximum of \$15,000.00 Compliance = November 20, 2023 plus \$24.00 recording fees = \$15,024.00**

DISPOSITION _____

(Daniel Garcia)

LR-4

SMG 08-22-233 - Marchaletta A Corbitt 768 Indiana St (Parcel # 5238-38-00-0750) is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A; Art. 6 Sec. 6.19.A.3, Violation(s) – Parking on grass, outside storage. First Notified – 10/4/2021. **Order Imposing Fine/Lien effective October 6, 2022. \$250.00 a day to a maximum of \$15,000.00. Compliance = November 15, 2023 plus \$24.00 recording costs = \$15,024.00.**

DISPOSITION _____

(Daniel Garcia)

LR-5

SMG 02-20-21 - Crystal I LLC Wallace St (Parcel # 5339-32-04-0150) (Hugo F Toloza) 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, 308.1), Violation(s) – Fence and debris. First Notified – 10/23/2019. **Order Imposing Fine/Lien effective March 11, 2020. \$50.00 a day to a maximum of \$15,000.00 plus \$24.00 recording costs = \$15,024.00. Compliance none**

Property Cross Encumbered by name only *1630 Deland (Parcel 8004-01-59-0220)

DISPOSITION _____

(Mark A Jones)

SMG 05-22-148 - Crystal I LLC Wallace St (Parcel # 5339-32-04-0150) (Hugo F Toloza) is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A; City Code Chapter 78 Section 78-112, Violation(s) – Overgrown lot, parking on the vacant lot. First Notified – 6/24/2021. **Order Imposing Fine/Lien effective July 12, 2022. \$250.00 a day. = \$15,000.00, plus \$24.00 recording costs = \$15,024.00. Compliance none**

Property Cross Encumbered by name only *1630 Deland (Parcel 8004-01-59-0220)

DISPOSITION _____

(Mark A Jones)

6. Miscellaneous Business

SMG 02-23-40 - Indigo Lakes Golf Club LP 312 Indigo Dr & 400 is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.2), Violation(s) – Overgrown culverts and drainage. First Notified – 11/17/2022. **Order Imposing Fine/Lien effective October 5, 2023. \$250.00 a day to a maximum of \$25,000.00**

ACTION TO BE TAKEN: Approval of stipulation.

DISPOSITION _____

(Roosevelt Butler, Jr.)

7. Adjournment: