

# 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

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: [clerk@codb.us](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 1-800-955-8771.

**February 11, 2025 - 9:00 A.M.**

1. **Call to Order**
2. **Approval of January 14, 2025 Minutes**
3. **Announcements**
4. **Hearing of Cases**

**New Cases:**

**CASE # 1 - SMG 02-25-38 - 308 Seabreeze Boulevard LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **308 Seabreeze Blvd.** Violation(s) – **Unpermitted siding being installed.**  
First Notified – 12/12/2024.

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

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

**CASE # 2 - SMG 02-25-39 - Uzair Shuja** 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 304.6, 304.10), at **116 Emmett St.** Violation(s) – **Working without permits-rear stairs & deck, rotted wood around exterior openings, rotted and unsecured wood on rear stairs & porch.**  
First Notified – 11/13/2024.

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

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

**CASE # 3 - SMG 02-25-40 - Shafaat & Carol M Ahmed** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.07, 304.13), at **755 Derbyshire Rd.** Violation(s) – **Broken windows, roof/damaged soffit, boarded windows.**  
First Notified – 8/28/2024.

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

DISPOSITION \_\_\_\_\_  
**(Roosevelt Butler, Jr.)**

**CASE # 4 - SMG 02-25-42 - Emma J Morris** 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, 304.13, 304.15), at **831 S Martin Luther King Blvd.** Violation(s) – **Overgrown weeds, damaged window, damaged front doors.**  
First Notified – 8/20/2024.

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

DISPOSITION \_\_\_\_\_  
**(Cliff Recanzone III)**

**CASE # 5 - SMG 02-25-43 - Figjam Holdings, LLC** 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, 304.3), at **120 S Martin Luther King Blvd**. Violation(s) – **Overgrown weeds, peeling, flaking & chipped paint, missing identification numbers.**

First Notified – 11/5/2024.

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

DISPOSITION \_\_\_\_\_  
**(Cliff Recanzone III)**

**CASE # 6 - SMG 02-25-44 - 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), at **Lockhart St (Parcel # 5239-06-29-0200)**. Violation(s) – **Overgrown vacant lot, weeds, trash and debris.**

First Notified – 11/23/2024.

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

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

**CASE # 7 - SMG 02-25-46 - Its Six Oclock Somewhere 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), at **S Peninsula Dr. (Parcel # 5309-39-00-0014)**. Violation(s) – **Overgrown vacant lot, weeds, trash and debris.**

First Notified – 12/11/2024.

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

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

**CASE # 8 - SMG 01-25-30 - Arthur J Rockwell & Robin Hardman** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1; Art. 5 Sec. 5.3.C.19.b; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3), at **Daytona Beach 32114 (Parcel # 5339-44-02-0130)**. Violation(s) – **Multiple vehicles stored on commercial vacant lot.**

First Notified – 10/1/2024.

*ACTION TO BE TAKEN:* Cont'd from the January hearing: Compliance or Non-Compliance

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

**CASE # 9 - SMG 01-25-31 - Arthur J Rockwell & Robin Hardman** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1; Art. 5 Sec. 5.3.C.19.b; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3), at **Cedar St (Parcel # 5339-44-02-0150)**. Violation(s) – **Multiple vehicles stored on residential vacant lot.**  
First Notified – 10/1/2024.

*ACTION TO BE TAKEN:* Cont'd from the January hearing: Compliance or Non-Compliance

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

**Continued Cases:**

**CASE # 10 - SMG 07-24-109 - Covenant Community Development Corporation of Florida 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, 304.6, 304.7, 308.1), at **507 5th Ave**. Violation(s) – **Repair exterior walls and re-paint walls, unmaintained landscaping, damaged exterior walls with holes, damaged walls with an a/c unit, remove exposed and damaged wood, damaged roof, trash and debris.**  
First Notified – 4/5/2024.

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

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

**CASE # 11 - 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 the January hearing: Impose Fine (Compliance date February 8, 2025)

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

**CASE # 12 - SMG 01-25-14 - Darren Ottman** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 305.3), at **552 Foote Ct & 554 (Parcel # 5339-01-23-0045)**. Violation(s) – **Dirt and grime on interior surfaces in doorway.**

First Notified – 5/13/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 13 - SMG 09-24-159 - Rimcim Inc** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1; at **341 Fairview Ave (Parel # 5338-32-00-0470)**. Violation(s) – **No permit (exterior stairs).**

First Notified – 5/15/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Mariah Quinn)

**CASE # 14 - SMG 01-25-02 - Luisa Junker** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.7, 304.13.2, 504.3, 604.3.1.1), at **2205 N Atlantic Ave**. Violation(s) – **Unmaintained landscaping, dilapidated fencing, paint/exterior staining, roof damage, broken windows, plumbing system hazards, damaged vent stack, rusted electrical boxes.**

First Notified – 4/24/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(John C. Stenson)

**CASE # 15 - SMG 10-24-167 - Seminole Boosters Inc & Matthew M McConnell** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.6, 304.13.2, 304.14, 304.2, 504.1) City Code Ch. 26 Sec. 26-294, at **722 N Halifax Ave #2**. Violation(s) – **Outside storage, dilapidated fencing, exterior wall staining, broken window, damaged and or missing screens, missing and peeling paint, plumbing system damage (raw sewage).**

First Notified – 8/8/2024.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

(John C. Stenson)

**CASE # 16 - SMG 01-25-06 - 275 Ridgewood Ave 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), at **275 N Ridgewood Ave**. Violation(s) – **Faded paint**.

First Notified – 8/15/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Cliff Recanzone III)

**CASE # 17 - SMG 10-24-163 - Panora Properties 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.A.4; Art. 6 Sec. 6.19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.6, 304.10, 304.14), at **648 Cherry St**. Violation(s) – **Work without permit, overgrown landscaping and outside storage, dirt and grime, vacant-boarded home, trash & debris, damaged fencing, rotten wood, damaged porch, damaged screens**.

First Notified – 5/25/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Abrianna Itani)

**CASE # 18 - SMG 09-24-161 - Gayl Lucinda Smith** 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 304.7), at **443 Walker Ave (Parcel # 5238-18-09-0070)**. Violation(s) – **Dirt & grime, no permit (stairs & patio ), damaged soffit**.

First Notified – 6/10/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Abrianna Itani)

**CASE # 19 - SMG 01-25-15 - GEA Seaside Investment 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, 304.6, 304.19, 307.1), at **13 S Peninsula Dr (Parcel # 5305-08-15-0023)**. Violation(s) – **Dirt and grime, missing foundation bricks, front gate damaged**.

First Notified – 11/5/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Tom Clig)

**CASE # 20 - SMG 01-25-18 - GEA Seaside Investment Inc** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13.2), at **509 Harvey Ave & 511 (Parcel # 5304-01-14-0130)**. Violation(s) – **Boarded up window**.  
First Notified – 11/5/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Tom Clig)

**CASE # 21 - SMG 01-25-19 - GEA Seaside Investment Inc** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.2, 304.13, 304.13.2, 304.2, 304.5, 307.1), at **25 S Peninsula Dr & 23 (Parcel # 5305-08-15-0040)**. Violation(s) – **No grass, eroding soil, boarded windows, peeling paint, damaged walls, failure to maintain handrails**.  
First Notified – 11/5/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Tom Clig)

**CASE # 22 - SMG 07-24-110 - S & O Investment USA LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at **613 Hillside Ave**. Violation(s) – **Work without permit (Interior renovations)**.  
First Notified – 2/16/2024.

*ACTION TO BE TAKEN:* Cont'd from the January hearing: Progress report (February hearing) compliance date set for March 5, 2025.

DISPOSITION \_\_\_\_\_  
(Curtis Wiggins)

**CASE # 23 - SMG 01-25-23 - 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 with weeds, trash and debris**.  
First Notified – 9/4/2024.

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 34 - SMG 01-25-27 - Vincent C Brown** 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) City Code Ch. 78 Sec. 78-112, at **619 Verdell St (Parcel # 5339-80-02-0140)**. Violation(s) – **Overgrown vacant lot, trash and debris, abutment area with trash and debris.**

First Notified – 9/23/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 25 - SMG 01-25-28 - Thu Nguyen Ngoc Minh & Hoa Nguyen Ngoc Trung & Nga Nguyen Thi Thu & Trai Nguyen Ngoc & Tarn Nguyen Hoang Minh & Cue Nguyen Thi Thu & Van Nguyen thi Thu & Trinh Nguyen Gqoc & Minh Nguyen Xuan & Manh Nguyen Xuan & Nguyet Nguyen Thi Thu % Jolie Nguyen** 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 **941 Lockhart St (Parcel # 5339-A1-00-1150)**. Violation(s) – **Overgrown vacant lot, weeds, trash and debris, abutting area overgrown.**

First Notified – 9/19/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 26 - SMG 01-25-34 - William Kistner 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), at **Marion St (Parcel # 5339-55-01-0060)**. Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 10/14/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 27 - SMG 01-25-35 - Darren Ottman** 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), at **119 S Helme Pl (Parcel # 5339-01-23-0043)**. Violation(s) – **Trailer parked on lot, outside storage, pallets, concrete debris.**

First Notified – 11/21/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 28 - SMG 01-25-36 - Daytona Universal Trucking Inc** 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), at **Foote Ct (Parcel # 5339-23-02-0021)**. Violation(s) – **Vehicles parked on vacant lot.**

First Notified – 11/21/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**5. Adjournment:**