

# 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](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.

**April 8, 2025 - 9:00 A.M.**

1. **Call to Order**
2. **Approval of March 11, 2025 Minutes**
3. **Announcements**
4. **Hearing of Cases**

**New Cases:**

**CASE # 1 - SMG 04-25-65 - Mayven Holdings 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 604.3.1.1), at **707 Beville Rd.** Violation(s) – **Damaged sign & light fixture.**  
First Notified – 1/22/2025.

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

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

**CASE # 2 - SMG 04-25-67 - 601 Butler Blvd 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 304.10, 304.13.2, 304.14, 304.15, 304.2, 304.7, 305.3, 305.4, 305.6, 309.1, 504.1, 604.3, 605.2, 605.4, 704.6.1.2), at **601 Butler Blvd.** Violation(s) – **Damaged stairs, inoperable windows, damaged or missing screens, unsealed exterior doors, peeling paint (exterior), damaged roof & gutters, damaged walls and ceilings, dilapidated landing on stairs, missing interior closet doors, termite infestation damage back up within the bathroom when toilet is used, exposed electrical wiring on exterior of building, outlets shorting out, wiring on hot water heater, inoperable smoke detectors, unmaintained landscaping.**  
First Notified – 12/6/2024.

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

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

**CASE # 3 - SMG 04-25-68 - Sunshine Ventures & Management LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2), at **999 N Atlantic Ave.** Violation(s) – **Unmaintained landscaping, boarded windows and doors over 120 days, dilapidated fencing, peeling paint.**  
First Notified – 1/22/2025.

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

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

**CASE # 4 - SMG 04-25-69 - 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 302.3, 302.4, 302.7, 304.1, 304.3, 304.7, 308.1), at **1129 Hillcrest Dr.** Violation(s) – **Dilapidated driveway, overgrown landscaping, damaged fence, damaged and unpainted soffits, no address numbers, damaged roof, rubbish and garbage on right of way.**  
First Notified – 1/22/2025.

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

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

**CASE # 5 - SMG 04-25-70 - 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, 304.1, 304.6, 304.13, 304.2, 305.1, 305.3, 504.1, 505.1), at **336 Fulton St.** Violation(s) – **Trash & debris, overgrown grass and weeds, missing and damaged fence, damaged exterior surfaces, broken window, unpainted and discolored surfaces, damaged interior surfaces, dirty interior surfaces, no plumbing system, no water.**

First Notified – 12/30/2024.

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

DISPOSITION \_\_\_\_\_

**(Daniel Garcia)**

**CASE # 6 - SMG 04-25-72 - Plinio A. Sepulveda Torres** 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 **Live Oak Ave (Parcel 5339-37-01-0101).** Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 1/24/2025.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 7 - SMG 04-25-73 - The Pompey Land Trust, dated March 16, 2010** 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 and debris.**

First Notified – 1/27/2025.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 8 - SMG 04-25-74 - Cerberus Investments 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 **Valencia Ave (Parcel 5239-08-00-0580).** Violation(s) – **Overgrown vacant lot, trash and debris.**

First Notified – 2/14/2025.

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

DISPOSITION \_\_\_\_\_

**(Mark Bostwick)**

**CASE # 9 - SMG 04-25-66 - Kcp Homes LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.4, at **505 S Palmetto Ave.** Violation(s) – **Dirt & grime.**

First Notified – 9/16/2024.

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

DISPOSITION \_\_\_\_\_

(Ronald Beeney)

**Continued Cases:**

**CASE # 10 - SMG 03-25-50 - Egalite Real Estate LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **807 S Ridgewood Ave & 809.** Violation(s) – **Enclosing garage to living space (no permit).**

First Notified – 8/12/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Ronald Beeney)

**CASE # 11 - SMG 08-21-236 - Vishnu LTD & MAA 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 the January hearing: for a progress report and set the compliance date.

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 12 - 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 March hearing: Progress report

DISPOSITION \_\_\_\_\_

(Curtis Wiggins)

**CASE # 13 - SMG 03-25-51 - Pinewood Cemetery & Michael J Forest / Secretary** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.8.E, at **301 Main St.** Violation(s) – **Unmaintained retaining wall.**  
First Notified – 10/16/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(John C. Stenson)

**CASE # 14 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 15 - SMG 01-25-11 - Renee Richardson** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 12.D, at **201 S Martin Luther King Blvd (Parcel # 5339-26-00-0010).** Violation(s) – **Damaged roof, exposed/bare wood on trim & soffit, defective exterior surfaces.**  
First Notified – 2/7/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 16 - SMG 03-25-48 - Michael Rich** 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 304.13; 304.13.2; 304.14; 305.3; 602.3; 704.6.1.2), at **529 South St.** Violation(s) – **Unpermitted window, inoperable windows (cannot be opened and/or not easily openable), egress doors are not weather-tight, inoperable lock on window, missing insect screens, collapsed ceiling, cracks in ceiling and walls, peeling paint, loose flooring; no heat and missing smoke detectors.**  
First Notified – 9/5/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 17 - 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 304.7, 304.13), at **755 Derbyshire Rd.** Violation(s) – **Broken windows, roof/damaged soffit, boarded windows.**

First Notified – 8/28/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Roosevelt Butler, Jr.)

**CASE # 18 - SMG 01-25-07 - Shafaat & Carol M Ahmed** 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 304.13), at **1121 Mason Ave (Parcel # 5238-08-05-0130).** Violation(s) – **Outdoor storage and unmaintained landscaping, dirt and grime (sidewalks, driveways and parking spaces) boarded up windows.**

First Notified – 8/13/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Roosevelt Butler, Jr.)

**CASE # 19 - 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 # 20 - SMG 03-25-52 - 1995 Big Island Trust dated August 8, 2020 & Tyler Anthony Vasquez Tr** 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 304.7, 304.13), at **314 Ora St.** Violation(s) – **Dirt and grime, peeling paint, boarded up windows, damaged fascia.**

First Notified – 10/3/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Abrianna Itani)

**CASE # 21 - SMG 03-25-56 - 1995 Big Island Trust dated August 8, 2020 & Tyler Anthony Vasquez Tr** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.7), at **123 S Wild Olive Ave & 125**. Violation(s) – **Peeling paint, dirt and grime, damaged exterior walls, damaged fascia.**

First Notified – 10/24/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 22 - SMG 03-25-64 - Florida 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.A.4; Art. 9 Sec. 9.2.A; Art. 3 Sec. 3.4. S.1 (Ref. FBC Supp. IPMC 302.7, 304.6, 304.13, 304.13.1, 304.14, 304.15, 304.19, 304.5, 304.7, 305.3, 305.4, 503.4, 505.4, 602.2, 605.1, 605.2, 704.6.1.2), at **530 Washington St**. Violation(s) – **Overgrown landscaping, chipped paint, work w/o permit (window enclosure), dilapidated fence, damaged exterior wall, boarded windows, missing window glass, missing screens, door spacing, damaged gate, damaged foundation walls, damaged roof, damaged soffit & fascia, damaged interior surfaces, damaged flooring, damaged hot water heater, no heating source, no receptacle, no electrical outlet (no GFCI bathroom), missing fire alarms.**

First Notified – 10/16/2024.

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 23 - 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, trash and debris.**

First Notified – 11/23/2024.

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 24 - SMG 03-25-57 - LAD Trust Holdings LLC & Jason Herman** 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 **Madison Ave (Parcel # 5338-01-11-0090)**. Violation(s) – **Overgrown vacant lot, trash and debris, damaged fence.**

First Notified – 1/23/2025.

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 25 - SMG 03-25-63 - LAD Trust Holdings LLC & Jason Herman** 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 **N Segrave St (Parcel # 5338-01-11-0085)**. Violation(s) – **Overgrown vacant lot, trash and debris, damaged fence**. First Notified – 1/23/2025.

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 26 - 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:* Impose Fine

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

**CASE # 27 - 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:* Impose Fine

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

**CASE # 28 - SMG 04-25-76 - Victory Temple of God INC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7, 304.6), at **1047 Madison Ave (Parcel # 5338-01-18-0065)**. Violation(s) – **Unsecured buildings, damaged accessory structures, damaged roof and walls, trash & debris**. First Notified – 8/13/2021.

*ACTION TO BE TAKEN:* Repeat Violation - SMG 01-22-12

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

**CASE # 29 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(Mark A. Jones)

**LR-1**

**SMG 12-17-99 - Eva M. Wright and Michael Wright - 117 S. Martin Luther King**

**Blvd** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.2) Violation(s) – Surfacing- potholes; protective treatment - paint and/or siding. First Notified – 9/23/2017. **Order Imposing Fine/Lien effective April 5, 2018. \$200.00 a day until compliance achieved. \$24.00 recording fees + Interest \$7,311.62 = \$27,311.62. Compliance March 12, 2025.**

DISPOSITION \_\_\_\_\_

(Mark A. Jones)

**LR-2**

**SMG 04-21-71 - Michael & Eva M Wright - 117 S Martin Luther King Blvd**

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4 (Ref. FBC Supp. IPMC 304.2, 304.6, 304.7, 304.12) Violation(s) – **Damaged exterior, missing siding, damaged roof, dirt & grime, broken handrail, peeling paint.** First Notified – 10/1/2020. **Order Imposing Fine/Lien effective May 6, 2021. \$500.00 a day until compliance achieved. \$24.00 recording fees + Interest \$3,226.49 = \$23,250.49. Compliance March 12, 2025.**

DISPOSITION \_\_\_\_\_

(Mark A. Jones)

**5. Adjournment:**