

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 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.

May 13, 2025 - 9:00 A.M.

1. **Call to Order**
2. **Approval of April 8, 2025 Minutes**
3. **Announcements**
4. **Hearing of Cases**

New Cases:

CASE # 1 - SMG 05-25-78 - 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, 302.4, 302.7, 302.8, 304.2), at **201 N Adams St.** Violation(s) – **Overgrown vacant lot, weeds, trash and debris, damaged fence, inoperable vehicles, dirt & grime.**

First Notified – 1/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 2 - SMG 05-25-96 - Gea Seaside Investments Inc 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 302.7), at **615 Wisteria Rd.** Violation(s) – **Faded paint and dirt & grime (on retaining wall and building).**

First Notified – 1/29/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Curtis Wiggins)

CASE # 3 - SMG 05-25-80 - Atlantic County O3 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.6, 304.14, 304.3, 304.7, 305.3, 308.1, 504.1, 505.4, 602.2, 603.1, 605.1, 704.6.1.2), at **124 Emmett St.** Violation(s) – **Unmaintained landscaping, outside storage, dirt & grime, no permit (stairs), trash & debris, junk vehicles, damaged shed and garage, damaged exterior wall, no screens, no address numbers, damaged roof, damaged interior surfaces, interior trash & debris, plumbing issues, inoperable water heater, inoperable heater, inoperable appliances, inoperable electrical, no smoke detectors.**

First Notified – 1/3/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Abrianna Itani)

CASE # 4 - SMG 05-25-97 - William Dennison Sr is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.C.19.b; Art. 8 Sec. 8.2; Art. 8 Sec. 8.2.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.7, 302.8, 304.1, 304.12, 308.1) City Code Ch. 90 Sec. 90-297, at **500 S Ridgewood Ave.** Violation(s) – **Inoperable/unregistered junk vehicles, zoning violation/non-conforming use, unmaintained overgrown property, weeds, trash and debris, dilapidated fence, outside storage, leaning hand/guard rail, No Business Tax Receipt.**

First Notified – 12/14/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Lawanda Tomengo)

CASE # 5 - SMG 05-25-111 - Satwahe, LLC, Series 2 is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.6, 304.2, 304.9, 308.1), at **464 S Ridgewood Ave.** Violation(s) – **Overgrown landscaping, weeds, trash and debris, dirt & grime, deteriorating paint (chipped/peeling/faded).**
First Notified – 12/16/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Lawanda Tomengo)

CASE # 6 - SMG 05-25-77 - Daytona Beach MHP 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, 302.5, 302.7, 605.4), at **622 N Beach St.** Violation(s) – **Outside storage, unmaintained commercial property (sanitation), rodent harborage, dilapidated fencing, improper wiring (extension cords from trailer to shed).**
First Notified – 2/24/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 7 - SMG 05-25-90 - PBNDC 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, 303.1, 304.6, 304.2, 603.1), at **350 Pelican Bay Dr (Parcel # 5236-00-00-0030).** Violation(s) – **Unmaintained commercial property (Community swimming pool), dilapidated fencing, unmaintained/unsanitary pool, damaged exterior walls/doors on cabana, peeling & faded exterior paint, inoperable pool pumps.**
First Notified – 2/10/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 8 - SMG 05-25-92 - Arya International Realty 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 302.8, 304.6, 304.15, 304.2, 304.7, 305.3, 309.1, 504.1, 505.4, 604.3.2.1, 605.2, 605.4, 704.6.1.2), at **709 Ora St (Parcel # 5304-04-08-0130).** Violation(s) – **Unmaintained commercial property, expired tags, failing stucco, front door (unsealed) rear door (improperly installed), peeling & fading paint, damaged gutters, water damage to interior walls and ceilings, insect infestation, inoperable bath and shower controls, lack of hot water, extension cords running outside through window, inoperable outlets, excessive extension cords, missing /inoperable smoke detectors.**
First Notified – 2/28/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 9 - SMG 05-25-94 - Quest IRA Inc. FBO Steven Matthew Hahn IRA is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.C.4, at **405 N Halifax Ave #2030**. Violation(s) – **Unenclosed trash dumpster**.
First Notified – 2/5/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 10 - SMG 05-25-81 - Lisa Laboy 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, 302.8), at **220 Arlington Ave**. Violation(s) – **Unmaintained landscaping, damaged fence & gate, junk vehicles**.
First Notified – 12/5/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Ronald Beeney)

CASE # 11 - SMG 05-25-93 - Christopher R & Joy Louden 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 304.3), at **567 Cedar St**. Violation(s) – **Rotted wood, peeling paint, broken/boarded windows, structural & electrical work without permit, inadequate address numbers**.
First Notified – 7/31/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 12 - SMG 05-25-95 - Ivan & Cardin 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, 304.15, 305.3, 605.1, 701.2, 702.1), at **631 N Grandview Ave**. Violation(s) – **Trash, debris & outside storage, unmaintained landscaping, damaged (fence, front door, interior surfaces), damaged wall outlets, extension cords, damaged emergency exit sign & door hardware**.
First Notified – 2/18/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark A. Jones)

CASE # 13 - SMG 05-25-84 - ASP ReadyChem 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 **Orange Ave (Parcel # 533979000430)**. Violation(s) – **Overgrown vacant lot, weeds, trash and debris.**
First Notified – 3/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 14 - SMG 05-25-85 - Alice M Younger 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 **704 S Segrave St (Parcel # 533968000170)**. Violation(s) – **Overgrown vacant lot, weeds, trash and debris.**
First Notified – 3/6/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 15 - SMG 05-25-86 - Marian White Edwards & Shanderia Cunningham 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 **Loomis Ave (Parcel # 533982040020)**. Violation(s) – **Overgrown vacant lot, weeds.**
First Notified – 3/19/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 16 - SMG 05-25-88 - Albert Burton III 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), at **136 S Lincoln St (Parcel # 5339-77-00-0061)**. Violation(s) – **Overgrown vacant lot, trash and debris.**
First Notified – 3/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 17 - SMG 05-25-89 - Mickel Antonio Brown & Matthew A 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, 302.8), at **Greene Ave (Parcel # 5238-39-04-0050)**. Violation(s) – **Overgrown vacant lot, trash and debris and inoperative/unlicensed vehicles**.
First Notified – 11/19/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

Continued Cases:

CASE # 18 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 19 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 20 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 21 - SMG 01-25-03 - Eym Realty of Florida LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6, 304.13, 304.15, 605.1), at **2701 N Atlantic Ave (Parcel # 4225-01-09-0060)**. Violation(s) – **Dilapidated parking lot, peeling paint, failing stucco on exterior walls, broken front window, dilapidated exterior doors, exposed wiring on exterior of structure.** First Notified – 9/21/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 22 - 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: Cont'd from the April hearing: for a progress report on permit and set compliance date.

DISPOSITION _____

(John C. Stenson)

CASE # 23 - 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: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 24 - 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 # 25 - SMG 09-24-158 - R&J Estates LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at **110 Palm PL (Parcel # 5339-71-00-0042)**. Violation(s) – **No permit (full renovation)**.

First Notified – 11/8/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mariah Quinn)

CASE # 26 - SMG 09-24-157 - Gregory Karpinski 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 302.7, 304.10, 304.12), at **311 Cedar St (Parcel # 5339-16-00-0140)**. Violation(s) – **Rotten wood, peeling paint, damaged gutters and down spouts, damaged porch flooring and ceilings, wood rot and faded paint on shed, damaged stairway and deck, missing or damaged handrail and guards**.

First Notified – 1/18/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mariah Quinn)

CASE # 27 - 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: Impose Fine

DISPOSITION _____

(Daniel Garcia)

CASE # 28 - 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: Impose Fine

DISPOSITION _____

(Daniel Garcia)

CASE # 29 - 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: Impose Fine

DISPOSITION _____
(Curtis Wiggins)

CASE # 30 - SMG 04-24-67 - Denise T. D'Abato is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.10, 304.13.2), at **611 Braddock Ave.** Violation(s) – **Dilapidated deck/stairway, boarded window.**
First Notified – 2/11/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Curtis Wiggins)

CASE # 31 - SMG 03-25-47 - Pelican Bay Sports Club LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 605.1), at **110 Goshawk Dr.** Violation(s) – **Dirt and grime on the courts, peeling, flaking and chipped paint, missing lights on the light poles.**
First Notified – 1/9/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Cliff Recanzone III)

CASE # 32 - 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 # 33 - 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: Cont'd from the April hearing: Progress Report.

DISPOSITION _____

(Abrianna Itani)

CASE # 34 - 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: Cont'd from the April hearing: Progress Report.

DISPOSITION _____

(Abrianna Itani)

CASE# 35 - 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: Impose Fine

DISPOSITION _____

(Mark A. Jones)

Miscellaneous Business

SMG 04-24-80 - Ivan & Cardin LLC & Tammi Tran & Social Daytona Inc is cited for failure to correct violations of The Land Development Code, Art. 10 Sec. 10.2.B.2, at **631 N Grandview Ave.** Violation(s) – Occupying or using land or a structure without first obtaining all appropriate development permits. First Notified – 1/5/2024. **Order Imposing Fine/Lien effective April 12, 2024. A one-time fine of \$15,000.00. \$24.00 recording fee + Interest \$1,416.36 = \$16,440.36.**

ACTION TO BE TAKEN: Vacate Order/Fine

DISPOSITION _____

(Mark A. Jones)

5. **Adjournment:**