
City of Daytona Beach Special Magistrate

City Commission Chambers, 301 S Ridgewood Ave, Daytona Beach, FL 32115

David A. Vukelja, Special Magistrate

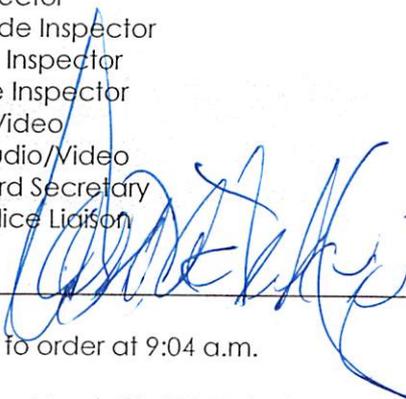
April 8, 2025 Minutes

Attendees:

David A. Vukelja, Special Magistrate

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Denzil Sykes, Code Manager
Mr. Mark A Jones, Code Field Supervisor
Mr. Ronald Beeney, Code Inspector
Mr. Mark Bostwick, Code Inspector
Mr. Roosevelt Butler, Code Inspector
Mr. Daniel Garcia, Code Inspector
Mrs. Abrianna Itani, Code Inspector
Ms. Sara Kirk, Code Inspector
Mr. Cliff Recanzone, Code Inspector
Mr. John Stenson, Code Inspector
Mr. Curtis Wiggins, Code Inspector
Mr. Joe Graves, Audio/Video
Mr. Xavier Campbell, audio/Video
Mrs. Kimberly Reno, Board Secretary
Sgt. Shawna Conley, Police Liaison

Approval of Minutes by: 

Special Magistrate

The meeting was called to order at 9:04 a.m.

Mr. Vukelja approved the March 11, 2025 Minutes.

Mr. Vukelja asked if there were any announcements.

Mrs. Reno made the following announcements

Page 2, Case #1 SMG 04-25-65 707 Beville Rd Compliance April 7, 2025.

Page 4, Case #10 SMG 03-25-50 appearing via zoom.

Mrs. Reno swore in the staff members testifying.

Mr. Vukelja called case # 19 first

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.

William Panora sworn in

Inspector Itani testified to the status of the case advising the property was inspected by the building department by Inspector A. Garcia who issued a stop work order as the owner was working outside the scope of the permit. The last inspection was April 4, 2025 and the result was non-compliance. Staff recommend a fine of \$200 a day with a cap of \$15,000. **Mr. Vukelja** questioned the nature of the non-compliance. **Inspector Itani** advised the owner was working outside the scope of the permit being the siding was completely down and replaced without a permit. The porch was also done without a permit.

When the building inspector went in to inspect, he discovered more things being done without permits. **Mr. Vukelja** questioned what he was allowed to do with the permits he had. **Inspector Itani** advised he was allowed to do the exterior wall and the porch. **Mr. Vukelja** asked for more information on what was outside the scope. **Inspector Alexander Garcia**, Permits & Licensing testified the permit was for replacing some decking on the porch and siding on the back side of the house. After reviewing the photos by the Code Inspector and Google earth he saw the house previously had windows where the siding was installed. The windows were covered up and he was unable to inspect the framing that was performed to close in the window and being that it was one of the outside walls there's a certain amount of structural integrity involved with that work. Requested to enter the premises to see the framing that was done on the back side of that siding. Initially he was led to believe that all that was done was replace some rotten siding, but after a little conversation the window came up and once inside the property, you can see from the photos, they framed the entire back wall. They removed flooring, subflooring, and its unk if they worked on the trusses underneath that subflooring, and it also looks like they installed a new door which was not part of the original scope. **Mr. Vukelja** asked what was the original problem with the back wall? **Mr. Garcia** advised installing the siding without a permit. Nobody knew he had closed up those windows. **Mr. Vukelja** asked for clarification and read off all the code violations. **Mr. Garcia** spoke on the permit scope of work and said that it was not just replacing the siding, a wall was framed, and a window was closed in. **Mr. Panora** advised he was told by Inspector Itani he needed a permit for the wood rot. And when he went to fix the wood rot, they realized that the window was completely rotten and no way to fix the siding without reframing. He is trying to get out of the violations and hasn't even touched the inside, the drywall, bathroom, electrical and plumbing are still there. **Mr. Panora** advised he is trying to finish the outside violations, and he wanted to deal with the inside and finish when he was in a better position financially. **Mr. Panora** advised when he spoke to Kimberly (P&L) she advised not to close the permit the best thing to do right now was to add on to the permit and they wanted to see drywall, framing, cabinets, baseboards, and painting added and fall under a program about the elevations and they have to keep a close eye on what he is going to do on the property. They will be taking pictures and seeing what he fixes on the property because in the new flood zone, it's a special treatment flood zone. **Mr. Panora** said he can't breathe, advising she's checking him and there checking him, referring to the Permits and Licensing and Code department, stated he is trying to make everybody happy, but he is getting attacked by both ways now. **Mr. Vukelja** asked what it is the owner needs as far as the permit so he can move forward. **Mr. Garcia** advised that he needs to add on to the scope of the permit that he has. Go throughout the scope and add all the details of everything else that needs to be done in the home, that would include framing for that wall, if he did any work on the subfloor, it looks like that subfloor was removed it needs framing in inspection as well, window and door. If there's any electrical or plumbing along that wall, replacing of drywall but if there's no showers along that wall he doesn't need a drywall screw inspection. It's just adding a couple of details onto the scope, which is what I told him initially, he's better off doing this right the first time so he doesn't get anymore violations or fees. **Mr. Vukelja** asked if this was possible and the owner agreed. **Mr. Vukelja** advised his understanding on once he started and the dominoes start falling, but at the same time, he doesn't get to just do it on his own. The owner advised his GC Steve Bowi, is on vacation and comes back tomorrow. Discussion on the permit process timeline. **Mr. Garcia** advised it's a revision to his permit once he states the scope of work, the reviewers will let him know what he needs and it should take a week or two, not months and months. **Mr. Vukelja** amended to May cut off to have the permit necessary to come into compliance. Advised the owner if he is unable to do so, then make sure he is able to explain why. **Mr. Garcia** advised by the building code all the construction debris had to be removed before he scheduled inspections.

DISPOSITION: Based on the inspector's report the Special Magistrate ruled to amend the current amended order of non-compliance to allow the respondents until **May 7, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

Called case #3

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.

Mr. Dennis Bayer Attorney for the respondent appeared via zoom some items listed are an ongoing vandalism problem for the fence and graffiti. Mr. Koby Betzalel, the client representative, can testify about their efforts. A permit was applied for April 4th for the rest of the structural work and interior renovations. Mr. Bayer agreed to the violations and was found in non-compliance. Inspector Stenson advised they should be able to be in compliance by the next cut off. **Mr. Bayer** testified that the fence was repaired, and the windows will be part of the permit that was applied for. **Emily Nice** was sworn in as a witness. **Mr. Koby Betzalel** was sworn in via zoom. **Mr. Bayer** advised they would be 90 days as to the windows and construction work. As far as maintenance of the grounds they can have done by the May 7th cut off. **Ms. Nice** (Chairman) on behalf of the Seabreeze Neighborhood Watch Group, and they have been here many times for the conditions of the property. The owner bought the property with plans and the delay. The city attorney M. Diaz discussed the trespass arrest site program. Mr. Betzalel testified to the delays they had and the routine landscaping and painting and boarding of windows and they are doing the best they can while they are working on the permits. The GC finally submitted for plans for the permit. Mr. Betzalel reminded the court that they had a problem with the original General Contractor and the new GC has been able to submit for the permit.

DISPOSITION: Respondent was found in Non-Compliance ordered to return to the **May 13, 2025** meeting for a progress report on the permit (respondent ordered to bring the plans for review). It is further ordered the case is continued for the determination of a compliance date.

Called case number #2

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.

Mr. Barrocas (owner)sworn in agreed to the violations. Advised a lot was done and can certainly try to be in compliance by May 7, 2025. **Mr. Vukelja** asked if the inspector was satisfied with his efforts to date. **Inspector Stenson** testified to the items that have been corrected and stated that he has not seen the interior. **Mr. Vukelja** advised the respondent to get the inspector in to see the interior and he will give 60 days instead of 30 days.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **June 4, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

No Respondent

Inspector Garcia testified to the status of the case, the property was posted and requested compliance by the next cut off

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

James Ryan, sworn in (Agent for the respondents) agreed to the violations, property found in non-compliance. **Mr. Vukelja** asked the inspector how much time should reasonably be required for the respondent to come into compliance. **Inspector Garcia** testified the property could be in compliance by the next cut off. **Mr. Ryan** advised they could be in compliance, they already had vendors working this past week and apologized for not being able to keep in touch as he was in the hospital. **Mr. Vukelja** advised the respondent to keep in touch with the inspector. **Mr. Garcia** testified, adding this was a police complaint and requested the property get on the trespass arrest program. The building is unsecure and having transient issues.

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

No Respondent

Inspector Bostwick testified to the status, the case was field generated. No contact with the owner and requested compliance by the next cut off

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

No Respondent

Inspector Bostwick testified to the status, the case was field generated. No contact with the owner and requested compliance by the next cut off

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

No Respondent

Inspector Bostwick testified to the status, the case was field generated property posted. No contact with the owner and requested compliance by the next cut off

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

No Respondent

Inspector Beeeny testified to the status, the case was field generated property posted. Has had contact with the owner and requested compliance by the next cut off

DISPOSITION: Noting the absence of the respondent based upon the testimony of our inspector and the photographs presented, Respondent was found in Non-Compliance and ordered to come into Compliance by **May 7, 2025** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

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.

Erica Thims (zoom) Business Manager **sworn in**

Inspector Beeeny testified to the status, Inspector has had contact with the owner advising some progress towards obtaining funds to pay the pending permit fees and requested to amend the case to the next cut off. Ms. Thims advised they are in the process of refinancing another property to pull equity to pay the permit fees, since February 28th they have been working with the finance company and are within days of finding out the closing date and once they close they will be able to pay the permits.

DISPOSITION: The Special Magistrate ruled to amend the current amended order of non-compliance to allow the respondents until **May 7, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

Alana Smith Cobb Cole Law Firm set to open August 2025. Testified to all progress.

Inspector Yates testified to the status on progress and requested one final progress report for July.

Mr. Vukelja advised he will forgo setting a compliance date, everybody's satisfied with the progress being made.

DISPOSITION: The Special Magistrate ordered this case be returned to the **July 8, 2025** meeting to establish a **compliance date**.

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.

No Respondent

Inspector Wiggins testified to the status of the case. The inspector has had contact with the owner, since the March hearing the permit has not been issued requested May cut off. **Mr. Vukelja** requested more information. **Inspector Wiggins** confirmed the owner submitted the paperwork back in March and still needs to be reviewed by permits and licensing. Once the permit is approved, he will be able to demolish that part of the building, and his case will be closed.

DISPOSITION: The Special Magistrate ruled to amend the current amended order of non-compliance to allow the respondents until **May 7, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

No Respondent

Inspector Stenson testified to the status of the case. Had one contact with the property's superintendent for the cemetery with no progress and requested a fine in the amount of \$100 a day to a cap of \$20,000.

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$100.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$20,000.00** dollars.

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.

No Respondent

Inspector Garcia testified to the status of the case. Had no contact with the property owner, no progress and the property is occupied. Recommending a fine in the amount of \$200 a day to a cap of \$20,000.

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$200.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$20,000.00** dollars.

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.

Renee Richardson sworn in

Inspector Kirk testified to the status advising no progress, however she had contact with Ms. Richardson and Ms. Toliver in the redevelopment department with the city, and Ms. Richardson is working with redevelopment on a grant that is under review now and requested to amend 60 days to the June cut off for compliance. **Ms. Richardson** agreed that was fine with her as she is working with the city to get the grant to do the roof. The application is already in and being worked on. Advised it would be the end of the month before she would know anything and get the funds available. **Mr. Vukelja** advised that based on what appeared to be a stipulation among the parties ruled to amend the current order.

DISPOSITION: The Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **June 4, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

Diane Meyer-Miller property manager sworn in

Inspector Kirk testified to the status advising since the last hearing they have had contact and progress. Everything has been completed with the exception of the after the fact permit for the window and requested to amend to the next cut off for compliance. **Diane Meyer-Miller** agreed to the next cut off.

DISPOSITION: The Special Magistrate ruled to amend the current Amended order of non-compliance to allow the respondents until **May 7, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

No Respondent

Inspector Butler testified that the owners have been ill. Since April hearing he had contact with owner and property manager. They identified a contractor to complete the work and requested the June cut off.

DISPOSITION: The Special Magistrate ruled to amend the current amended order of non-compliance to allow the respondents until **June 4, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

No Respondent

Inspector Butler testified that since the April hearing he had contact with owner and property manager. The building is painted. They have one more thing to address and requested the amend to the next cut off.

DISPOSITION: Based on the inspector's testimony the Special Magistrate ruled to amend the current amended order of non-compliance to allow the respondents until **May 7, 2025** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

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.

Anthony Vasques Sworn

Inspector Itani testified to the status of the case advised she had contact with no progress on the property and requested a fine in the amount of \$100 a day to a max of \$15000.

Mr. Vasques advised what they did when they first got the notice back in November (attempts at cleaning up the property) advised the problem with vagrencias, people breaking in, prostitution. They removed the boards, its posted a no trespass arrest site. He hired an architect that's doing the asbuilts now. He has another property on wild Olive and it had asbestos siding on it. they hired an asbestos abatement company that went out about two weeks ago on both properties. Noted in pictures by the black paper. **Mr. Vukelja** confirmed that since the notice of violation the property owner has had to deal with asbestos that isnt a part of the notice of violation. Mr. Vukelja asked what the next milestone would be. Mr. Vasques advised that would be to obtain the building permits and to start the structural evaluation of how to proceed. It's an old building with termite damage and they need to evaluate structurally how to proceed.

Clarification on the two properties and Ora property does not have permits yet but has filed the notice of comencement for the contractor to begin the work. Hired an architect to do the plans and they'll be filing for permits for Ora and Wild Olive. The next milestone on Ora would be getting the permits in the next three to four weeks, they are waiting on architectural plans to be completed.

DISPOSITION: The Special Magistrate ruled to continue the case to the **May 13, 2025** meeting for the imposition of a fine/progress report. Further ordered to not rent or be occupied.

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.

Anthony Vasques sworn previously

Inspector Ifani advised she would be recommending to amend this case to the next cut off.

Mr. Vasques advised all the asbestos siding was removed which revealed termite damage and the front house will probably be demolished. After the meeting Mr. Vasques is going to Permits and licensing to see what he can rebuild there. He has four units there.

DISPOSITION: The Special Magistrate ruled to continue the case to the May 13, 2025 meeting for the imposition of a fine/progress report. Further ordered to not rent or be occupied.

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.

James Ryan Manager sworn previously

Inspector Ifani testified to the status of the case no contact and no progress recommended a fine in the amount of \$200 a day to a max of \$15,000.

Mr. Ryan advised they had an eviction, and then squatters moved in. Police Department would not remove them because they supposedly had a lease, so they couldn't do the squatter law on them. **Mr. Ryan** drove by the property last week and seen that they boarded it up for demolition and Mr. Ryan called the number, the demo was delayed 30 days. They are getting a structural engineer report done. The property is empty but the squatters keep on breaking in and damaging the property. Once he gets the engineer's report they will be getting the permits filed for the interior rehab. Getting a quote on the roof as well. **Ms. Diaz** questioned if it was on the trespass arrest site. **Mr. Ryan** advised he was doing that today. **Mr. Sykes** advised this property has been hit twice with search warrants since this case was open, the owner was aware and what the owner is doing now should have no bearing on the fine the inspector is requesting. **Inspector Ifani** added that this case was a tenant complaint and **Mr. Ryan** was aware and said he would be fixing the issues. The tenant ended up moving out because that never happened.

***Discussion on the owner having, the ability to submit necessary documents to lift the condemnation and obtain permits to bring the property into compliance.**

DISPOSITION: Based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$200.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Inspector Bostwick testified to the status, since last hearing no contact with the owner, no progress and requested a fine in the amount of \$250 to a cap of \$15,000

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Inspector Bostwick testified to the status, since last hearing no contact with the owner, no progress and requested a fine in the amount of \$250 to a cap of \$15,000

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Inspector Bostwick testified to the status, since last hearing no contact with the owner, no progress and requested a fine in the amount of \$250 to a cap of \$15,000

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Inspector Bostwick testified to the status, since last hearing no contact with the owner, no progress and requested a fine in the amount of \$250 to a cap of \$15,000

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Inspector Bostwick testified to the status, since last hearing no contact with the owner, no progress and requested a fine in the amount of \$250 to a cap of \$15,000

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

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.

No Respondent

Field Supervisor Jones testified advising this case is a repeat violation of case SMG 01-22-12 found in non-compliance on January 10, 2022. The repeat violations are Unsecured buildings, damaged accessory structure, damaged roof and walls and trash and debris. Code continues to receive complaints from residents. All permits have been closed or cancelled. Staff is recommending a fine of \$1,000 for each site visit on March 17, 2025, March 25, 2025 and April 7, 2025

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondent a one time fine of **\$1000.00** for **each repeat violation** and inspections dated 3/17/25 and 3/25/25 and 4/7/25 for a total amount of **\$3,000.00** dollars effective **April 8, 2025**.

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.

No Respondent

Field Supervisor Jones testified since last hearing no contact with the owners no progress the property is not being maintained, still has trash and debris in the parking lot and recommended a fine in the amount of \$200 a day to a maximum of \$20,000.

DISPOSITION: Noting the absence of the respondent and based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$200.00** dollars per day will go into effect **April 3, 2025** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$20,000.00** dollars.

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.

Michael Wright sworn in

Field Supervisor Jones advised at a staff meeting that an agreement for a \$5,000 reduction for this case was made.

DISPOSITION: The Special Magistrate ruled with the stipulation of the parties; he will reduce the fine lien to the sum of \$5,000.00 dollars subject to being paid in 30 days with the ability to make payment arrangements with the city if necessary.

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.

Michael Wright sworn in previously

Field Supervisor Jones advised at a staff meeting that an agreement for a \$5,000 reduction for this case was made.

DISPOSITION: The Special Magistrate ruled with the stipulation of the parties; he will reduce the fine lien to the sum of \$5,000.00 dollars subject to being paid in 30 days with the ability to make payment arrangements with the city if necessary.

If the liens are not paid, they will remain in effect.

No Miscellaneous Business

Adjournment: 10:45