

Agenda

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

SPECIAL MAGISTRATE PROCEEDING

NOTICE – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not prepare or provide such a record. Any discussion or contact outside the Special Magistrate hearing with the Special Magistrate concerning any quasi-judicial matter which is, or will come, before the Special Magistrate for a decision are to be disclosed and made part of the record prior to or at the hearing on the matter.

CITY OF
DAYTONA BEACH

David A. Vukelja, Special Magistrate

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-8771.

August 12, 2025 - 9:00 A.M.

1. **Call to Order**
2. **Approval of June 10, 2025 Minutes**
3. **Announcements**
4. **Hearing of Cases**

New Cases:

CASE # 1 - SMG 08-25-135 - Carole Salvage Revocable Trust at 834 N Halifax Ave. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6), Violation(s) – **Unmaintained landscaping, damaged exterior wall (pillar).**
First Notified – 7/31/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 2 - SMG 08-25-136 - John Mark & Summer Lynette Gill at 1015 Chaffee Pl. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a, Violation(s) – **Boat parked in driveway.**
First Notified – 4/4/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 3 - SMG 07-25-118 - The 433 Marion St Land Trust dated April 20, 2018 at 433 Marion St (Parcel # 5339-01-26-0072). 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 505.1), Violation(s) – **Outside storage, dirt & grime, peeling paint, rotted wood, bare/exposed wood trim, broken windows, insufficient utilities (water/sewer).**
First Notified – 5/12/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 4 - SMG 07-25-120 - Daytona Beach Resort II LLC at 2700 N Atlantic Ave (Parcel # 4225-01-11-0010). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.1, 304.6, 304.15, 304.2, 304.4, 604.3, 604.3.1.1, 701.2) City Code Ch. 6 Sec. 6.12, Violation(s) – **Graffiti, loose wires, gutters, downspouts, empty conduit, general condition, rust, broken glass, exterior walls, side glass door, peeling paint and rust, columns, exposed service panel on exterior, exposed electrical wiring at garage, service panel, expired fire extinguisher, dilapidated sprinkler system trash, debris, cracked and broken pavement.**
First Notified – 2/19/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Kevin Yates)

CASE # 5 - SMG 08-25-139 - A.R. Green Irrevocable Family Trust Dated December 12, 2012 at **825 W Intl Speedway Blvd #100**. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2, 308.1), Violation(s) – **Outside storage, litter, trash & debris, dirt on all exterior surfaces, rubbish & garbage.**

First Notified – 5/9/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 6 - SMG 07-25-123 - A.R. Green Irrevocable Family Trust dated December 12, 2012 at **W Intl Speeday Blvd (Parcel # 5239-02-01-0030)**. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 308.1), Violation(s) – **Outside storage, litter, trash and debris, rubbish and garbage.**

First Notified – 5/9/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 7 - SMG 07-25-124 - MLK Convenience Market Inc at **703 Orange Ave. (Parcel # 5339-01-32-0021)**. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 302.4, 302.7, 304.15, 304.2, 308.1, 605.4), Violation(s) – **Trash and debris, faded stripes, overgrown grass and weeds, damaged fence, damaged doors, peeling, faded, and unpainted area, rubbish and garbage, unsecured exterior electrical box and wiring.**

First Notified – 4/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 8 - SMG 08-25-137 - Tina Banks, Robert Robinson, Diane Dunn, Sandra Daffin, Benjamin Robinson, Schneta Malcom at **211 Garden St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a; Art. 3 Sec. 3.4.S.1 (Ref. FBC Supp. IPMC 302.1, 304.3), Violation(s) – **Outside storage, overgrown landscaping, parking on the lawn, work with out permit (shed), trash & debris, no house numbers.**

First Notified – 5/21/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Abrianna Itani)

CASE # 9 - SMG 07-25-116 - Panora Properties LLC at **620 Ruth St.** 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 302.1, 302.7, 304.1, 305.3, 305.4, 504.1, 603.1, 605.1, 704.6.1.2), Violation(s) – **Overgrown landscaping, peeling paint, dirt & grime, sunken septic tank, damaged accessory structure, damaged exterior ceiling, damaged interior surfaces, flooring, plumbing, inoperable appliances, outlet covers, smoke detectors.**

First Notified – 1/10/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Abrianna Itani)

CASE # 10 - SMG 08-25-161 - Villages at Halifax II LP at **701 Rip Collins Dr (Parcel # 5339-02-57-0016).** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.15, 305.3, 305.6, 309.1, 504.1, 602.3, 603.1, 605.1, 605.2), Violation(s) – **Damaged door seal (exterior), damaged interior (surfaces, doors, plumbing), infestation, a/c and heat not working, electrical not working, missing electrical face covers.**

First Notified – 4/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Abrianna Itani)

CASE # 11 - SMG 07-25-117 - Leroy C Bell at **1432 Illinois St (Parcel # 5238-38-00-0260).** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. II Sec. 94-56; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), Violation(s) – **Unmaintained landscaping, illegal parking of commercial vehicles, garbage and rubbish.**

First Notified – 4/28/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Roosevelt Butler, Jr.)

CASE # 12 - SMG 08-25-140 - Whitney Sade Atkins at **555 Westmoreland Rd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7), Violation(s) – **Unmaintained landscaping, damaged fence, dirt & grime.**

First Notified – 5/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Cliff Recanzone III)

CASE # 13 - SMG 08-25-141 - Thakorjirupa LLC at 1100 S Ridgewood Ave # 82 (Parcel # 5340-05-03-0050). 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 302.1, 302.4, 302.3, 302.7, 302.8, 304.2, 305.4), Violation(s) – **Expired permit, trash & debris, overgrown weeds, cracks in the parking lot, damaged fences, junk vehicle, peeling paint, broken up sidewalks.**

First Notified – 7/22/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Cliff Recanzone III)

CASE # 14 - SMG 06-25-107 - Paul S Phillos LLC at 101 S Ridgewood Ave. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.9), Violation(s) – **Damaged sign, unmaintained landscaping & hedges, graffiti.**

First Notified – 4/1/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Cliff Recanzone III)

CASE # 15 - SMG 08-25-144 - First Premier Management Holdings LLC & Anjos Thiago at 921 S Ridgewood Ave (Parcel # 5339-64-00-0150). 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, 304.15, 304.18, 304.3, 304.4, 305.1.1, 305.2, 305.3, 305.4, 305.6, 308.1, 309.1, 403.1, 403.3, 502.1, 503.1, 505.4, 602.1, 602.5, 604.3.1.1, 604.3.2, 605.2, 605.4, 701., Violation(s) – **Damaged windows, unopenable windows, missing screens, damaged doors, property unsecure, missing address numbers, structural damage, Interior structural damage, damaged interior walls, floorsagging/missing, damaged/missing doors, garbage, trash and demolition debris, termite damage, cooking facilities (none), no working bathroom facilities, no working or properly mounted toilet, damaged water heater(not working), no working heat, thermostat missing, missing, damaged, and unsecure electrical equipment (outlets, wiring) electrical wiring fire damaged, no present or working smoke detectors, doors & windows damaged (no egress).**

First Notified – 3/20/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 16 - SMG 07-25-126 - First Premier Management Holdings LLC & Anjos Thiago at **921 S Ridgewood Ave (Parcel # 5339-64-00-0150)**. 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, 302.1, 302.7), Violation(s) – **Unmaintained lot, unsecured shed, trash and debris, dilapidated fence.**
First Notified – 3/18/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 17 - SMG 08-25-142 - John A McCafferty at **312 Loomis Ave.** 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 304.14, 304.3, 304.7), Violation(s) – **Unmaintained landscaping, outside storage, peeling paint, decayed garage doors(bottom), dirt & grime, damaged screens, no address numbers, damaged roof (covered with tarp).**
First Notified – 3/14/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 18 - SMG 08-25-143 - T Ramasami Enterprises 1 LLC at **601 Mulberry St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Work without permit (new roof).**
First Notified – 6/10/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 19 - SMG 07-25-125 - Gabriel Nazario at **314 Hobart Ave (Parcel # 5338-32-00-0700)**. 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, 304.3), Violation(s) – **Outside storage, unmaintained landscaping, dilapidated and damaged fence, address numbers hanging.**
First Notified – 4/21/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 20 - SMG 08-25-145 - Larry & Shirley Johnson at **637 Marco St.** 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, Violation(s) – **Unmaintained vacant lot, trash & debris, dilapidated fence.**
First Notified – 6/25/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 21 - SMG 08-25-146 – The Johnson Jr Living Trust dated January 24, 2025 at **Whitehall St (Parcel # 5339-03-71-0052).** 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**
First Notified – 6/13/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 22 - SMG 08-25-147 - Dreamers Outreach LLC at **821 George W Engram Blvd (Parcel # 5338-67-00-0030).** 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**
First Notified – 6/6/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 23 - SMG 08-25-148 - Herbert Green Jr at **825 George W Engram Blvd (Parcel # 5338-67-00-0020).** 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**
First Notified – 6/12/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 24 - SMG 08-25-149 - Atlantic County O3 LLC at N Helme PI (Parcel # 5339-19-00-0050). 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, Violation(s) – **Unmaintained vacant lot, trash & debris, damaged fence.**
First Notified – 6/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 25 - SMG 07-25-134 - Atlantic County O3 LLC at 126 N Helme PI (Parcel # 5339-19-00-0230). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 5 Sec. 5.3.B.2.a; Art. 5 Sec. 5.3.C.19.b; Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7), Violation(s) – **No permit (driveway), no permit (carport, fence and accessory structures), recreational vehicle, unmaintained vacant lot, trash and debris.**
First Notified – 6/5/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 26 - SMG 08-25-150 - Three Oaks Inn LLC at 331 S Palmetto Ave (Parcel # 5339-01-04-0031). 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**
First Notified – 6/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 27 - SMG 08-25-151 - Narcisse Holdings LLC at Whitehall St (Parcel # 5339-03-71-0082). 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**
First Notified – 6/12/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 28 - SMG 08-25-152 - Linda Braxton at Pine St (Parce # 5338-93-03-0140). 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), Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 6/12/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 29 - SMG 08-25-154 - Derrick George at Live Oak Ave (Parcel # 5339-33-00-0180). 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, Violation(s) – **No permit (fence), trailers & vehicles parked on a vacant lot.**

First Notified – 6/13/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 30 - SMG 08-25-156 - ASP Readychem LLC at 611 Weber St (Parcel # 5338-16-00-0080). 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 6/24/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 31 - SMG 08-25-157 - Deborah Harvin at Marion St (Parcel # 5339-49-00-0250). 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), Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 7/8/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 32 - SMG 08-25-158 - Sean Harvin at **641 Marion St (Parcel # 5339-49-00-0240)**. 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), Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 7/8/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 33 - SMG 08-25-159 - Sylvester & Garrette B Covington at **Maple St (Parcel # 5339-30-02-0070)**. 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, Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 6/17/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 34 - SMG 07-25-128 - Viktor Shatailo at **211 Michigan Ave & 213 (Parcel # 5338-20-02-0031)**. 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, Violation(s) – **Unmaintained vacant lot, trash and debris.**

First Notified – 5/8/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

CASE # 35 - SMG 07-25-133 - Mazie Cooper Est at **Whitehall St (Parcel # 5339-54-00-0090)**. 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, Violation(s) – **Unmaintained vacant lot, trash and debris.**

First Notified – 6/5/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Bostwick)

Continued Cases:

CASE # 36 - SMG 06-25-110 - Space Shuttle Renovations LLC at 750 Orange Ave (Parcel # 5239-06-29-0250). is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.B.2.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), **Violation(s) – Unpermitted accessory structure, connex trailer, trash and debris.**
First Notified – 4/28/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 37 - SMG 06-25-111 - Space Shuttle Renovations LLC at Orange Ave (Parcel # 5239-06-29-0240). is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.B.2.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), **Violation(s) – Unpermitted accessory structure, connex trailer, trash and debris.**
First Notified – 4/28/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 38 - SMG 06-25-109 - Whirlwind Daytona Investment I LLC at 1800 S Atlantic Ave (Parcel # 5316-02-00-1680). 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 304.2, 304.13.2, 505.1, 605.1, 605.2, 605.1, 701.2, 702.2, 704.6.1.2), **Violation(s) – Interior remodel (no permit), missing plumbing fixtures, missing light fixture covering, receptacle outlets have no faceplate, damage windows, peeling paint, inoperable washer and dryer on the property, no smoke detector, the covered hallway is treated as outside storage.**
First Notified – 4/24/2025.

ACTION TO BE TAKEN: Impose Fine: all other violations - determination of a compliance date: (Unit 119)

DISPOSITION _____
(Cliff Recanzone III)

CASE # 39 - SMG 05-25-93 - Christopher R & Joy Loudon at 567 Cedar St. 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), **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: Cont'd from the June hearing: Impose Fine.

DISPOSITION _____
(Sara Kirk)

CASE # 40 - SMG 06-25-99 - Oregon LLC at **935 S Martin Luther King Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4), Violation(s) – **Unmaintained vacant lot, trash, debris & weeds.**

First Notified – 5/14/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Tom Clig)

CASE # 41 - SMG 08-21-236 - Vishnu LTD & MAA Shantoshi at **1000 N Atlantic Ave.** 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), 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 April hearing: Progress report and set a compliance date.

DISPOSITION _____

(Kevin Yates)

CASE # 42 - SMG 03-25-50 - Egalite Real Estate LLC at **807 S Ridgewood Ave & 809.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Enclosing garage to living space (no permit).**

First Notified – 8/12/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 43 - SMG 05-25-95 - Ivan & Cardin LLC at **631 N Grandview Ave.** 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), 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: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 44 - SMG 07-24-109 - Covenant Community Development

Corporation of Florida LLC at 507 5th Ave. 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), 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)

CASE # 45 - SMG 05-25-80 - Atlantic County O3 LLC at 124 Emmett St. 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), 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: Cont'd from the June hearing: Impose Fine

DISPOSITION _____

(Abrianna Itani)

CASE # 46 - SMG 05-25-97 - William Dennison Sr at 500 S Ridgewood Ave. 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, 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: Cont'd from the June hearing: Zoning and no BTR violation

DISPOSITION _____

(Lawanda Tomengo)

CASE # 47 - SMG 09-24-158 - R&J Estates LLC at 110 Palm PL (Parcel # 5339-71-00-0042). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, Violation(s) – **No permit (full renovation)**.
First Notified – 11/8/2023.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 48 - SMG 06-25-104 - Jorge Iquierdo at 506 Butler Blvd. 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 302.1, 302.14), Violation(s) – **Damaged stucco, peeling paint, outside storage, no screens**.
First Notified – 2/22/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 49 - SMG 09-24-157 - Gregory Karpinski at 311 Cedar St (Parcel # 5339-16-00-0140). 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), 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: Cont'd from the June hearing: Progress report and consideration of the imposition of a fine.

DISPOSITION _____
(Mariah Quinn)

CASE # 50 - SMG 05-25-92 - Arya International Realty LLC at 709 Ora St (Parcel # 5304-04-08-0130). 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), 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: Impose Fine

DISPOSITION _____
(John C. Stenson)

CASE # 51 - SMG 04-25-68 - Sunshine Ventures & Management LLC at **999 N Atlantic Ave.** 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), 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 June hearing: Progress report and set a compliance date for remaining violations.

DISPOSITION _____
(John C. Stenson)

CASE # 52 - SMG 05-25-77 - Daytona Beach MHP LLC at **622 N Beach St.** 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), 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: Cont'd from the June hearing: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

LR-1

SMG 05-21-117 - Pelican Bay Golf Club LLC at **370 Pelican Bay Dr.** 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 302.7, 303.1, 304.15), Violation(s) – **Site appearance standards, commercial property maintenance, accessory structure (fencing), swimming pools (leaking), dilapidated exterior door. Order Imposing Fine/Lien effective November 4, 2021. \$100.00 a day to a maximum of \$25,000.00 + \$24.00 recording fees + \$2,651.02 interest = \$27,675.01. Compliance July 22, 2025.**

DISPOSITION _____
(John C. Stenson)

5. Adjournment: