

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.
---	--	---	--

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.

October 14, 2025 - 9:00 A.M.

1. **Call to Order**
2. **Approval of September 9, 2025 Minutes**
3. **Announcements**
4. **Hearing of Cases**

New Cases:

CASE # 1 - SMG 10-25-178 - Thomson Holdings Enterprises LLC at 345 8th St (Parcel # 5337-01-00-0490). is cited for failure to correct violations of The Land Development Code, City Code Ch. 110 Sec. 110-2, Sec. 110-37, Sec. 110-38, Sec. 110-39, Sec. 110-9, Violation(s) – **Non-Compliance with towing ordinances**.
First Notified – 8/28/2025.

ACTION TO BE TAKEN: Irreparable/Irreversible

DISPOSITION _____
(Mark A. Jones)

CASE # 2 - SMG 10-25-179 - BMS Holdings LLC at 418 Pleasant St (Parcel # 5338-75-00-0451). 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 304.10, 304.13, 304.14, 305.1, 305.3, 305.4, 305.6, 504.1, 601.2, 603.1, 605.2, 704.6.1.2), Violation(s) – **Dirt & grime, faded paint, no screens/insect screens, board in frame of structure, damaged interior surfaces, damaged interior flooring, damaged toilet, no electricity, damaged A/C, missing electrical faceplates, damaged smoke alarms**.
First Notified – 6/16/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 3 - SMG 10-25-180 - Jomar Home Investments LLC at 340 Kingston Ave (Parcel # 5338-08-00-0310). 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, 304.1, 304.10, 304.12, 304.13.2, 304.14, 304.3), Violation(s) – **Sanitation, peeling & fading paint, busted up driveway, unmaintained landscaping, dilapidated fence, rotted wood, dilapidated stairs, broken/missing handrails, boards on windows, missing screens, no address numbers on house**.
First Notified – 5/23/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 4 - SMG 10-25-182 - Segue2me LLC at 769 Alabama St (Parcel # 5238-38-00-3260). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.7), Violation(s) – **Overgrown landscaping, dilapidated fencing.**

First Notified – 8/2/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 5 - SMG 10-25-181 - Somy25 LLC at 722 Davis St (Parcel # 5309-09-05-0170). 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 304.13), Violation(s) – **Dirt & grime, boarded windows.**

First Notified – 7/3/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Curtis Wiggins)

CASE # 6 - SMG 10-25-208 - David Manoulian at 129 Vermont Ave (Parcel # 530913070215). 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, Violation(s) – **Outside storage, carport installed (no permit)**

First Notified – 7/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Curtis Wiggins)

CASE # 7 - SMG 10-25-184 - 322 Daytona Beach LLC at 324 Seabreeze Blvd (Parcel # 5305-01-25-0010). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.6, 304.2, 304.9, 308.3.1), Violation(s) – **Dirt & grime, damaged siding, faded & peeling paint, missing access panel, rubbish & garbage.**

First Notified – 7/15/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark A. Jones)

CASE # 8 - SMG 10-25-185 - 322 Daytona Beach LLC at 326 Seabreeze Blvd (Parcel # 5305-01-25-0010). 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 302.1, 304.6, 304.13, 304.2, 304.3, 304.7), Violation(s) – **Damaged sign, dirt & grime, damaged block wall, damaged window, faded paint, rust & unpainted wood, no address numbers, damaged flashing.**

First Notified – 7/15/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark A. Jones)

CASE # 9 - SMG 10-25-186 - Asp-ReadyChem LLC at 701 Magnolia Ave (Parcel # 5239-06-28-0010). 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, 302.7, 304.13, 304.13.1, 304.13.2, 304.14, 304.15, 304.2, 305.3, 308.2, 504.1, 506.1, 604.3, 605.1, 605.2, 605.3, 702.4, 704.6.1.2), Violation(s) – **Wood rot: rafters, siding, soffit & trim, dirt & grime, damaged fence, damaged carport & garage, damaged windows & frames, broken & missing glass, inoperable windows, no screens, damaged exterior doors & frames, peeling-faded paint, damaged interior surfaces, trash & debris, damaged-missing fixtures, incorrect sewer lines, exterior & interior electrical issues, missing electrical system for appliances, missing-damaged wall outlets, missing-damaged lighting, no egress, no smoke alarms.**

First Notified – 8/1/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark A. Jones)

CASE # 10 - SMG 10-25-187 - Daytona Thunder LLC at 820 Main St (Parcel # 5304-01-08-0010). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), Violation(s) – **Peeling paint.**

First Notified – 3/26/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Cliff Recanzone III)

CASE # 11 - SMG 10-25-188 - NDR Pahokee LLC at 1503 S Atlantic Ave (Parcel # 5316-01-00-0022). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 303.1, 304.13, 304.13.1, 304.14, 304.2, 304.7)City Code Ch. 90 Sec. 90-297, Violation(s) – **Damaged pool & deck, boarded windows, broken windows, missing window screens, peeling paint, damaged roof, no Business Tax Receipt.**

First Notified – 4/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Cliff Recanzone III)

CASE # 12 - SMG 10-25-189 - 1500 S Atlantic Ave LLC at 1500 S Atlantic Ave (Parcel # 5316-02-00-0510). 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 rear wall.**

First Notified – 11/14/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Cliff Recanzone III)

CASE # 13 - SMG 10-25-190 - D&J Global Holding LLC at 503 N Ridgewood Ave (Parcel # 5338-39-00-0010). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.14, 302.8, 304.7, 308.2.2), Violation(s) – **Outside storage, multiple vehicles parking on unimproved surface, damaged exterior walls, damaged or missing insect screens, damaged gutters, refrigerator (life safety).**

First Notified – 7/15/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 14 - SMG 09-25-169 - Monica Vitale-Tan at 934 N Grandview Ave (Parcel # 5305-01-45-0150). 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 304.13.1, 304.14, 605.4, 304.1.1, 304.13), Violation(s) – **Railing installed (no permit), damaged and missing screens, damaged wiring from power supply pole to the building, broken and boarded windows.**

First Notified – 5/28/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 15 SMG 10-25-193 - Bay Apts LLC at 1225 S Beach St Bldgs. 1201, 1203, 1205, 1207, 1209, 1211, 1217, 1219, 1237, 1247, 1251, 1255, and 1259. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.12, 304.14, 304.2, 304.7), Violation(s) – **Damaged & missing siding, rotted wood, unsecured/loose guardrails, damaged & missing window & door screens, faded exterior doors, unpainted replaced wood, damaged roof edges and rain gutters.**

First Notified – 3/18/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 16 - SMG 10-25-194 - 1825 Brentwood Road Inc at 1541 S Ridgewood Ave (Parcel # 5340-02-00-0010). 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, 304.2, 308.1), Violation(s) – **Overgrown branches, no ground covering, damaged cement columns, trash & debris, damaged fence, dirt & grime on exterior surfaces, rubbish & garbage.**

First Notified – 6/12/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 17 - SMG 10-25-195 - Project Jupiter NLP LLC at 1420 Beville Rd (Parcel # 5330-05-00-0010). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6), Violation(s) – **Damaged exterior wall.**

First Notified – 6/23/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 18 - SMG 10-25-196 - Daytona Ridgewood LLC at 200 N Ridgewood Ave (Parcel # 5339-90-25-30080). 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) – **Overgrown landscaping, trash & debris,**

First Notified – 8/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 19 - SMG 10-25-197 - Abigail L Fichter at Tennessee St (Parcel #5238-38-00-2260). 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 – 5/8/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 20 - SMG 10-25-198 - Carol Linda & Charlie Connell Jones at 1036 Cedar Highlands Blvd (Parcel # 5211-20-00-0380). 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 – 7/2/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 21 - SMG 10-25-199 - Padmavati Three LLC at 770 N Atlantic Ave (Parcel # 5305-01-17-0110). 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), Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 7/9/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 22 - SMG 10-25-202 - GH Daytona Beach FL LLC at Magnolia Ave (Parcel # 5339-17-00-0050).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)City Code Ch. 78 Sec. 78-112, Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 8/11/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 23 - SMG 10-25-203 - Ruby Williams at **School St (Parcel # 5339-87-00-0090)**. 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), Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 8/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 24 - SMG 10-25-204 - Angela Moodie, at **Redwood St (Parcel # 5212-01-00-1050)**. 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 – 8/26/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 25 - SMG 10-25-205 - Susie May Williams at **Fulton St (Parcel # 5338-70-00-0330)**. 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), Violation(s) – **Outside storage, unmaintained vacant lot, trash & debris.**

First Notified – 8/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

Continued Cases:

CASE # 26 - SMG 08-25-152 - Linda Braxton at **Pine St (Parcel # 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 27 - SMG 09-25-165 - Deanalisa Delmoral & Joshua Bennett at Marion St (Parcel # 5339-21-02-0051). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Work without permit (fence)**.
First Notified – 3/24/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 28 - SMG 09-25-164 - Deanalisa Delmoral & Joshua Bennett at 532 Magnolia Ave (Parcel # 5339-21-02-0050). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Work without permit (fence)**.
First Notified – 5/5/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 29 - 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 August hearing: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 30 - SMG 09-25-162 - Darlene Brand Est & Steven Jelinek at 438 S Segrave St (Parcel # 5339-43-00-0020).

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.6, 304.10, 304.12, 304.13.2, 30.14, 304.15, 304.2, 304.3, 304.7, 305.2, 305.3, 305.4, 305.6, 403.5, 503.4, 504.1, 505.3, 602.3, 605.2, 704.6.1.2), Violation(s) – **Exterior sanitation, damaged fence, junk vehicle, damaged siding, dilapidated stairs, handrails missing, windows unopenable, screens missing, damaged exterior doors, peeling paint, address numbers missing or not visible, damaged/missing soffit and fascia, roof debris, damaged walls/ceiling, damaged floor tiles, damaged doors, improper dryer ventilation, damaged bathroom floor, dilapidated plumbing, no water supply, dilapidated heating unit, broken electrical outlets, no smoke alarms.**

First Notified – 7/10/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Karl Wexelberg)

CASE # 31 - 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 – 3/13/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 32 - 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 # 33 - SMG 09-25-163 - Francisco Vales at 314 University Blvd (Parcel # 5305-01-21-0180). 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, 304.12, 304.13, 304.14, 304.5, 304.7, 603.1), Violation(s) – **No permit (remodel), damaged stucco, missing exterior handrail, rotten window frames, window screens missing, damaged soffits, clogged HVAC.**

First Notified – 11/2/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mariah Quinn)

CASE # 34 - 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: Cont'd from the September hearing: Impose Fine

DISPOSITION _____

(Mariah Quinn)

CASE # 35 - 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: Compliance or Non-Compliance Zoning and no BTR violation.

DISPOSITION _____

(Lawanda Tomengo)

CASE # 36 - SMG 05-25-111 - Satwahe, LLC, series 2 at 464 S Ridgewood Ave. 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), Violation(s) – **Overgrown landscaping, weeds, trash and debris, dirt & grime, deteriorating paint (chipped/peeling/faded), damaged awnings.**

First Notified – 12/16/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Lawanda Tomengo)

CASE # 37 - 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 August hearing: Progress report and set a compliance date for remaining violations.

DISPOSITION _____

(John C. Stenson)

CASE # 38 - 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: Impose Fine

DISPOSITION _____

(John C. Stenson)

CASE # 39 - SMG 09-25-175 - Darren Ottman at 119 S Helme Pl (Parcel #

5339-01-23-0043). is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.7; Art. 5 Sec. 5.2.A.3, Violation(s) – **Pallets stored on site & loading pallets on vehicles.**

First Notified – 7/25/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 40 - SMG 09-25-176 - Daytona Universal Trucking Inc at 550 Foote

Ct (Parcel # 5339-21-01-0070). is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.7; Art. 5 Sec. 5.2.A.3, Violation(s) – **Zoning violation-storage and distribution of wood pallets.**

First Notified – 7/25/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 41 - SMG 09-25-177 - Daytona Universal Trucking Inc at Foote Ct (Parcel # 5339-23-02-0021). is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.7; Art. 5 Sec. 5.2.A.3, Violation(s) – **Pallets stored on trailer and truck, equipment and vehicles on lot.**
First Notified – 7/25/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark A. Jones)

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. First Notified – 2/9/2021. **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: