

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.

November 11, 2025 - 9:00 A.M.

1. Call to Order
2. Approval of October 14, 2025 Minutes
3. Announcements
4. Hearing of Cases

New Cases:

CASE # 1 - SMG 11-25-228 - MI Estacion LLC at **895 N Nova Rd (Parcel # 4244-01-33-0056)**. 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 108.1.2, 301.3), Violation(s) – **Unmaintained vacant/blighted property, equipment non-compliance with FDEP, transient camp sanitation/public health conditions, trip/fall hazard.**

First Notified – 4/14/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Lawanda Tomengo)

CASE # 2 - SMG 10-25-183 - Vicky Ottman at **121 S Helme Pl (Parcel # 5339-01-23-0044)**. 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) Violation(s) – **Damaged roof & missing pickets, damaged staircase.**

First Notified – 8/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 3 - SMG 11-25-209 - Thomas M & Teresa M Halstead at **230-226 N Peninsula Dr (Parcel # 5305-08-12-0031)**. is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.C.19.b, Violation(s) – **Large boat not on trailer.**

First Notified – 9/22/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 4 - SMG 11-25-210 - Oregon LLC at **1316 Cadillac Dr (Parcel # 5211-10-00-0230)**. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.2, 304.2, 304.7, 305.3, 308.3, 503.4, 504.1, 604.3.1, 704.6.1.2) Violation(s) – **Yard erosion, dilapidated porch deck, damaged roof, fascia, and soffit, broken windows and doors, garbage and rubbish, broken toilet, broken water line, damaged and exposed wires throughout the structure, no smoke detectors.**

First Notified – 8/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 5 - SMG 11-25-221 - Titan Development Partners LLC at 201 Seabreeze Blvd (Parcel # 5305-01-07-0110). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.8) Violation(s) – **Damaged awning.**
First Notified – 8/29/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark A. Jones)

CASE # 6 - SMG 11-25-211 - American Nurses ALF LLC at 700 Beville Rd (Parcel # 5340-05-18-0040). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **No permit (fence)**
First Notified – 9/16/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Cliff Recanzone III)

CASE # 7 - SMG 11-25-212 - Riverland Gas & Oil Inc, Carla C. Pfeffer Tr at 100 S Ridgewood Ave (Parcel # 5339-01-20-0050). is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 308.1) Violation(s) – **Dirt, grime, damage and rust on the building and the wall, rubbish & garbage accumulation.**
First Notified – 7/10/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Cliff Recanzone III)

CASE # 8 - SMG 11-25-222 - DTBB LLC at 129 Michigan Ave (Parcel # 5338-41-00-0210). 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, 304.10, 304.12), Violation(s) – **Dirt & grime, high grass and vines, damaged fence, damaged deck, missing railings.**
First Notified – 10/1/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Cliff Recanzone III)

CASE # 9 - SMG 11-25-216 - Elizabeth H Sampson at Lockhart St (Parcel # 5239-06-29-0160). 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 – 9/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 10 - SMG 11-25-217 - Masonic Lodge No 36 at 512 South St (Parcel # 5339-49-00-0200). 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 – 9/17/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 11 - SMG 11-25-218 - Austin Hollis at 528 Elm St (Parcel # 5338-38-00-0420). 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 – 10/7/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 12 - SMG 11-25-219 - Oleh & Viktoriia Osypchuk at Mcgee St (Parcel # 5238-21-00-0280). 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 – 9/16/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 13 - SMG 11-25-220 - Willie James Johnson Jr at Ellsworth St (Parcel # 5338-98-04-0140). 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) City Code Ch. 78 Sec. 78-112, Violation(s) – **Unmaintained vacant lot, trash & debris.**

First Notified – 9/27/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Mark Bostwick)

CASE # 14 - SMG 11-25-213 - 594 B LLC at 594 Ballough Rd (Parcel # 5338-05-00-0480). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 8 Sec 8.2.E; Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.6, 304.2), Violation(s) – **Unmaintained property, living in RV on property, unpermitted construction, unregistered vehicle, decaying wood, peeling/faded paint.**

First Notified – 9/3/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 15 - SMG 11-25-214 - Plaza Resort Atlantic Ocean LLC at 600 N Atlantic Ave #406 (Parcel # 5304-09-06-0010). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12; Art. 6 Sec 6.12.B, Violation(s) – **Beach underpass damaged (concrete spalling), graffiti on north wall.**

First Notified – 8/26/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 16 - SMG 11-25-223 - Chi-Young & Chun-Za Ham at 1208 Kennedy Rd (Parcel # 4244-01-20-0084). 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, 302.1, 302.8, 304.13.2, 304.7, 305.3, 602.1), Violation(s) – **Dirt & grime, animal waste, inoperable vehicles, unopenable windows, dilapidated gutters, water damage to ceiling, inoperable heat and cooling system.**

First Notified – 7/16/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(John C. Stenson)

CASE # 17 - SMG 11-25-224 - De Derby Park Partners LLC & Despringhill Partners LLC & DE Eli Equities LLC at 875 Derbyshire Rd (Parcel # 4244-01-19-0030). 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 605.1, 302.7, 302.8, 304.13, 308.1), Violation(s) – **Failure to conform to approved site plan, inoperable exterior lights, damaged fencing, junk vehicles (expired tags), broken window, outside storage (junk and debris).**
First Notified – 7/28/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 18 - SMG 11-25-225 - Daytona 418 Management and Investment LLC at 101 Indigo Dr (Parcel # 5227-02-00-0021). is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 111.1, 302.4, 302.8, 305.1, 305.3) Violation(s) – **Unpermitted interior renovations, unmaintained commercial property, no legal water supply, construction while students are present, unmaintained landscaping, junk vehicles, interior of structure undergoing renovations while occupied by children and employees, damaged interior surfaces.**
First Notified – 3/3/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John C. Stenson)

CASE # 19 - SMG 11-25-226 - Shahrokh Shaltouki at 726 Rawlings Ct (Parcel # 533801110032). 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. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 605.1, 302.7, 302.8, 304.13, 308.1) Violation(s) – **Outside storage, rotting wood, flaking paint, bare wood with no protective treatment or coating, dilapidated fence, missing siding, work without permits (window & fence), damaged window, damaged roof, Improper landing outside entry/exit door.**
First Notified – 7/24/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 20 - SMG 11-25-227 - First Premier Management Holdings LLC & Jason Herman at 835 S Palmetto Ave (Parcel # 5339-03-61-0040). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.7), Violation(s) – **Parking on grass, unmaintained landscaping, damaged roof/missing shingles.**
First Notified – 8/19/2025.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 21 - 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)

Continued Cases:

CASE # 22 - 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: Impose Fine

DISPOSITION _____
(Kevin Yates)

CASE # 23 - 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 # 24 - 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, dilapidated roof, soffit and facia.**

First Notified – 8/2/2025.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 25 - 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 # 26 - 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: Impose Fine

DISPOSITION _____
(Curtis Wiggins)

CASE # 27 - 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: Impose Fine

DISPOSITION _____
(Curtis Wiggins)

CASE # 28 - 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: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 29 - SMG 03-25-52 - 1995 Big Island Trust dated August 8, 2020 & Tyler Anthony Vasquez Tr at 314 Ora St. 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), Violation(s) – **Dirt and grime, peeling paint, boarded up windows, damaged fascia.**
First Notified – 10/3/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 30 - SMG 03-25-56 - 1995 Big Island Trust dated August 8, 2020 & Tyler Anthony Vasquez Tr at 123 S Wild Olive Ave & 125. 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), Violation(s) – **Peeling paint, dirt and grime, damaged exterior walls, damaged fascia.**
First Notified – 10/24/2024.

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 31 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 32 - 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:

DISPOSITION _____
(Cliff Recanzone III)

CASE # 33 - 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: Impose Fine

DISPOSITION _____
(Cliff Recanzone III)

CASE # 34 - 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: Impose Fine

DISPOSITION _____
(Cliff Recanzone III)

CASE # 35 - SMG 11-25-215 - Ryan Ahley Mowery & Tony Guerra 318 Flushing Ave (Parcel # 4236-03-07-0050). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; Art. 8 Sec. 8.2.A, at Violation(s) – **Vehicle parking on unapproved surface, unlicensed and unpermitted business being staged and or operated at residential a location.**
First Notified – 10/8/2024.

ACTION TO BE TAKEN: Impose Fine: Repeat - SMG 10-24-176

DISPOSITION _____
(John C. Stenson)

CASE # 36 - 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 # 37 - 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: Impose Fine

DISPOSITION _____
(John C. Stenson)

CASE # 38 - 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: Impose Fine

DISPOSITION _____
(John C. Stenson)

CASE # 39 - 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: Impose Fine

DISPOSITION _____
(John C. Stenson)

CASE # 40 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 41 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 42 - 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: Impose Fine

DISPOSITION _____
(Mark Bostwick)

CASE # 43 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 44 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 45 - 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: Impose Fine

DISPOSITION _____

(Mark Bostwick)

CASE # 46 - 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: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 47 - 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: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 48 - 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: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 49 - SMG 10-25-178 - Thomson Holdings Enterprises LLC, Volusia County Towing and Derek Thomson 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)

LR-1

SMG 11-21-337 - Trust Line Trucking LLC at 29 S Grandview Ave. 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. 6.8.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 304.2, 304.4, 304.6, 304.15, 308.1), Violation(s) – Damaged fence, trash and debris, exterior storage, fascia boards, cracked and damaged concrete, damaged windows, damaged doors, damaged wooden gate, dirt and grime, unmaintained landscaping. First Notified – 8/20/2021. **Order Imposing Fine/Lien effective January 6, 2022. \$100.00 a day to a maximum of \$15,000.00 + \$24.00 recording fees + interest \$832.84 = \$15,856.84. Compliance September 25, 2023.**

DISPOSITION _____
(Mark A. Jones)

MB-1

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: Additional Order to Authorize Abatement of the Violations.

DISPOSITION _____
(Mark A. Jones)

MB-2

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: Additional Order to Authorize Abatement of the Violations.

DISPOSITION _____
(Mark A. Jones)

MB-3

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: Additional Order to Authorize Abatement of the Violations.

DISPOSITION _____

(Mark A. Jones)

5. Adjournment: