

**BOARD OF BUILDING CODES
REGULAR MEETING
September 16, 2025
MINUTES**

The Regular Meeting of the Board of Building Codes was held on September 16, 2025, at 9:00 a.m. in the City Commission Chambers, 301 S. Ridgewood Avenue, Daytona Beach, Florida. The following people were present:

Board Members:

Mr. Jack Bailey, Chair
Ms. Jessica Blodgett
Mr. Scott Lee

Scott Simpson, Board Attorney

Board Members Absent:

Mr. Paul Culver

Staff Members Present:

Glen Urquhart, Chief Building Official
Anthony Jackson, Deputy City Attorney
Kim Flaherty, Project Manager

1. **Call to Order**

Mr. Bailey called the meeting to order at 9:00 a.m.

2. **Roll Call**

Roll was called with attendance as noted above.

3. **Introduction of City Staff**

Staff members in attendance were introduced and sworn in to provide testimony.

4. **Approval of Minutes**

A motion was made by Mr. Bailey, seconded by Ms. Blodgett, to approve the minutes of the June 17, 2025, Regular Board of Building Codes meeting, as presented. The motion carried (3-0).

5. **New Cases**

Case A – BP2023-0026 – 830 Berkshire Rd. – Appeal of Notice of Condemnation and Demolition Order

A request by Ezra Safdieh, as Member of 53 NAVE LLC, property owner, to appeal the City of Daytona Beach's Chief Building Official's determination to condemn the structure located at 830 Berkshire Road due to unsafe conditions; and the determination that the building must be demolished.

Staff Presentation:

Glen Urquhart, Chief Building Official, presented photos from 6-6-23 of the subject property. Mr. Urquhart showed the Board perimeter photos of soffit and fascia in a dilapidated state and interior photos of the gutted structure. Mr. Urquhart stated that the building has crossed the 50% barrier and would need to meet modern code on the whole of the facility.

John Bailey, Board Chair, stated that the current owner had the property for over a year and building permits had been issued and cancelled in April of this year. Ms. Flaherty agreed and stated that they are looking to the Board to provide deadlines if they are to be in agreement to uphold this appeal. Ms. Flaherty stated the property was initially condemned in June 2023 and the condition continues to worsen.

Mr. Bailey asked if the roof was compromised. Mr. Urquhart said the roof is compromised and needs to be replaced, including the soffit and fascia around the perimeter. Mr. Bailey asked if there was mold on the interior as a result of water intrusion. Mr. Urquhart agreed, noting that there was standing water on the inside of the structure.

Scott Simpson, Board Attorney, stated that on June 26, 2023, there was a demolition order and asked what happened after the order was issued. Ms. Flaherty stated that the current owner had made contact with her department to inquire about requirements needed to bring the property into compliance. Mr. Simpson asked if the order was issued to the previous owner. Ms. Flaherty confirmed and said the project stalled.

Appellant's Comments:

Ezra Safdief, property owner, and his contractor, Jorge, who appeared on zoom, were sworn in. Mr. Safdief stated that a full permit package was submitted, including floor plans. He stated that an engineer was advising on the structure of the property and that test pits were dug to see if the foundation was solid. Mr. Safdief stated that they found the foundation to be solid except for the front right corner, estimating that 5% to 10% would need underpinning. He also stated that the roof needs to be replaced.

Mr. Bailey said there is possibility of a timeline agreement, but that this is not a stay and the house will be torn down if guidelines are not adhered to.

A motion was made by Jessica Blodgett, Board Member, that the Condemnation Order stand with stipulations. Mr. Scott seconded the motion. Mr. Bailey asked for a vote. The Board voted to uphold the Condemnation Order for BP2023-0026 – 830 Berkshire Rd., and the motion carried (3-0).

Mr. Simpson summarized that by October 31, 2025, Mr. Safdief will have submitted his permit, within 120 days of permit issuance there will be an inspection and a roof, and within six months of the permit issuance there will be a rough-ins. Ms. Flaherty requested that permit issuance be no later than October 31, 2025. Mr. Simpson was in agreement that October 31, 2025, will be the permit issuance deadline. Mr. Simpson stated from permit issuance and within 120 days the roof and foundation will have been addressed, and six months from permit issuance there will be a rough-in final inspections.

Mr. Lee made a motion to adhere to a timeline as outlined by City staff. Ms. Blodgett seconded the motion. Mr. Bailey called for a vote. The motion carried (3-0).

Case B – BP2023-0013 – 748 Berkshire Road – Appeal of Notice of Condemnation and Demolition Order

A request by Ken Marciana, as Manager of Bark Real Estate LLC, property owner, to appeal the City of Daytona Beach's Chief Building Official's determination to condemn the structure located at 748 Berkshire Road due to unsafe conditions; and the determination that the building must be demolished.

Staff Presentation:

Glen Urquhart, Chief Building Official, presented photos of a gutted structure with fire damage before it was cleaned up and ready to enter construction phase. Mr. Urquhart said the fire engulfed the structure throughout, therefore everything is compromised and the mechanical, electrical, plumbing, roof, and framing cannot be saved. He stated that a fire with immense heat will affect structural components of the masonry block. Mr. Urquhart said that although the block is standing in the photos, it is still affected by the

heat, and in order to know if it is structurally able to support a roof, physical testing is needed, as opposed to just visual inspection.

Ms. Flaherty stated official notice of the condemnation and demolition was in April of 2023. The owners had chosen to rehabilitate the structure in order to bring it into compliance. Ms. Flaherty stated that they worked with the owners and that they had obtained a contractor. Ms. Flaherty said that a building permit was issued in September 2023, and that no work has been done other than cleaning up the property, painting a wall, and putting up a security fence.

Ms. Flaherty said that staff had provided extensions. She noted that building codes had since been updated and they were no longer approved under the current building codes. Ms. Flaherty stated that they would have to make a new submittal under the current 8th edition of building codes. Ms. Flaherty requested that the demolition be upheld and deadlines be set for the owner to follow.

Appellant's Comments:

Mr. Baily asked if the owner was present and was advised that the owner had a representative, Sid Vihlen, 1540 International Pkwy., Lake Mary, FL, counsel for the property owner.

Mr. Vihlen stated that an engineer advised the owner that the slab and concrete block was not damaged and would support structural components. Mr. Vihlen said that the intent is to rehabilitate the premises. He stated that the building codes have been updated to edition 8 and that the plans the architect submitted for the first permit was based on the previous edition. Mr. Vihlen stated that due to the new codes, the owner is redesigning and scaling back the project.

Mr. Vihlen stated that the intent is to get a new roof, windows, and doors and to have the permit applied for and issued. He requested more time.

Jack Bailey, Board Chair, stated that his concern is the same as Mr. Urquhart's regarding heat and concrete and that the added weight of a new roof structure could potentially compromise the structure. Mr. Bailey asked about the engineer and testing that had been done. Mr. Vihlen stated an engineer gave an initial opinion and that the building permit was submitted. Scott Lee, Board Member, stated that if there was a structural engineering report, it was never provided to the City and that getting that report would be appropriate to see if this project can move forward. Mr. Vihlen stated that he understands the concerns and is willing to do what is needed.

Mr. Lee made a motion to uphold the condemnation and demolition order. Jessica Blodgett, Board Member, seconded the motion. Mr. Bailey called for a vote. The motion carried (3-0) to uphold the condemnation and demolition order for BP2023-0013 – 748 Berkshire Road.

Mr. Urquhart stated that he would like a structural report within 60 days, not just an opinion but with physical testing, determining if the walls would sustain the roof components. He also stated that within 60 days he would like new plans submitted that will comply with the 8th edition of the building codes. Mr. Vihlen agreed. Mr. Urquhart then stated that if they did not meet the deadlines at that time, then the demolition would be move forward.

Mr. Lee made a motion to give the owner 60 days to obtain a structural engineering report, which is to include testing of the concrete, and to apply for permits under the 8th edition building codes. Ms. Blodgett seconded the motion. The motion carried (3-0).

Case C – BP2022-0008 – 1045 Peter Road – Appeal of Notice of Condemnation and Demolition Order

A request by Christine Eunzell Hadley, property owner, to appeal the City of Daytona Beach's Chief Building Official's determination to condemn the structure located at 1045 Peter Road due to unsafe conditions; and the determination that the building must be demolished.

Staff Presentation:

Glen Urquhart, Chief Building Official, presented photos from 2-14-2022 showing posted condemned signs, a dilapidated roof, and plant growth over most of the house. Mr. Urquhart stated that once plants get into the soffit, it begins to cause failure and water damage. Mr. Urquhart noted that the pictures depict how long the tarps had been on the roof as the tarps were falling apart. He also stated that there was no power.

Mr. Urquhart showed photos from 9-9-2025 that exhibited water damage to the bottom of the door as a result of water flowing from inside to the outside. The pictures also depicted more photos of plant growth, which Mr. Urquhart noted that for plants to grow upwards in that manner would indicate a lot of water accumulating in the roof. Mr. Urquhart said the plants have taken over the structure.

Mr. Urquhart then showed photos of the interior showing that the ceiling had caved in, which dated back to 2022. Mr. Urquhart said he had visited the site with John Cecil, Demolition and Building Rehabilitation Inspector. The photos also showed insulation sagging from the ceiling and the actual components of the roof.

Mr. Urquhart stated that he had spoken with the property owner regarding her demolishing the roof and the perimeter concrete. He further stated that there have been a lot of complaints from neighbors who were very unhappy that the structure attracted a lot of vermin and rats. The neighbors also complained that vagrants gather in the backyard.

John Bailey, Board Chair, asked if the structure was condemned in 2022. Mr. Urquhart stated February 2022.

Appellant's Comments:

Chris Hadley, the homeowner, stated that she would like to personally thank Ms. Flaherty for giving her directions and information on what to do. Ms. Hadley stated that this was her mother's home and that she had been taking care of both her mother and husband, who have since passed. She also stated that she became ill herself and was hospitalized for three weeks.

Ms. Hadley stated that she has asthma and needs to be very careful around this house. She said she has spoken with roofers and requested three more months.

John Bailey, Board Chair, asked Mr. Urquhart when the last site inspection was. Mr. Urquhart stated he was out there last week and that the photos from 9-9-25 show the current condition of the structure and interior. Mr. Urquhart said that the structure is attracting rats, which is a concern of the neighbors. Mr. Bailey stated that he can see mold. Mr. Urquhart said that masks would be needed to enter the structure now.

Mr. Urquhart stated that with the demolition order staying in place, he would like to see some progress with the structure. He stated that if she could get someone to get all the debris and insulation from the interior out, then they could readdress the Board with progress. Ms. Hadley stated that she is afraid to send someone in there to get it cleaned up due to the condition of the roof.

Mr. Urquhart stated that as of August 1, 2025, a structural report had not been submitted and a roof replacement is needed. Mr. Urquhart stated that with the health hazards relating to mold, the structure is a concern to the neighbors and is not a stable environment that one would want to enter.

Mr. Bailey stated the property has over 50% damage and would need to be brought up to all new code. Mr. Bailey stated there is a substantial amount of work to be done.

Jessica Blodgett, Board Member, made a motion to uphold the condemnation order. Mr. Lee seconded the motion. Mr. Bailey called for a vote. All voted in favor to uphold the condemnation and demolition order for BP2022-0008 – 1045 Peter Road. The motion passed 3-0.

Scott Lee, Board Chair, stated that a timeframe will be to allow 90 days for the demolition permit to be obtained, noting that the work will be completed and the vegetation cleared before returning to the Board. Mr. Lee stated to Ms. Hadley that the condemnation order will remain in place, and if the obligations have not been met, the house will be torn down.

Ms. Blodgett made a motion to allow 90 days for the owner to demolish the roof and the interior, get rid of the rodents and rotted materials, and maintain the yard. Mr. Lee seconded the motion. Mr. Bailey called a vote. All voted in favor of the motion 3-0.

New Business

There was no new business.

8. **Adjournment**

There being no further business, the meeting was adjourned at 10:08 a.m.



Jack Bailey, Chair



Melissa Janssens, Board Secretary