

S. Alderman (14) B. Collins (9) M. Ellison (9) & 1 LR M. Fitzgerald (4)
D. Garcia (2) R. Kish (4) & 1 LR V. Lankford (1) J. Stenson (1)

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

Agenda

CODE ENFORCEMENT BOARD

CITY OF DAYTONA BEACH

Date: April 8, 2010

9:00 A.M.

NOTICE: Any person who decides to appeal any decision made by the Code Enforcement Board will need a record of the proceedings and for such purpose he may need to insure, at his own expense, for the taking and preparation of a verbatim record of all testimony and evidence of the proceeding upon which the appeal is to be based. The City does not prepare or provide such record. Any discussion or contact outside the Code Enforcement Board meeting with members of the Board concerning any quasi-judicial matter which is, or will come, before the Board for a vote are to be disclosed and made part of the record prior to or at the hearing on the matter.

**Members: Larry J. Stephens, Chairman; Dr. James Bannerman
Vice Chairman, Lawrence Borns, Rico Brown, Neil Harrington,
Turner Hymes, and T.A.D. Jones**

1. Call to Order
2. Roll Call
3. Approval of March 11, 2010 Minutes
4. Disclosure of Ex Parte Communications
5. Lien Reviews

LR-1

CEB 02-08-42 – 1300 3rd Street: Natalie James: Order Imposing Fine/Lien of \$50.00 per day imposed 4/2/08. Compliance 2/11/09; 315 days @ \$50.00 per day = **\$15,750.00.**

(R. Kish)

LR-2

CEB 02-03-13 – 950 W. Millard Court: Nevela S. Allen: Order Imposing Fine/Lien of \$100.00 per day imposed 3/13/03. Compliance 4/4/03; 22 days @ \$100.00 per day = **\$2,200.00.**

(M. Ellison)

6. Hearing of Cases

CONTINUED CASES:

1 **CASE NO CEB 05-05-215 – Masonic Lodge** has been cited for failure to correct violations of
Mark The Land Development Code, City Code of Ordinances, Chapter 22-28, at **512 South Street**
Ellison Violation(s) – **Failure to repair or demolish (see attached report)**
First Notified – 9/26/2003

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

2 **CASE NO CEB 11-09-200 – Downtown Daytona 2000, Inc.** has been cited for failure to
Robert Kish correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1), at **861**
Ballough Road
Violation(s) – **Asphalt parking lot built without permits**
First Notified – 8/3/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

3 **CASE NO CEB 12-09-215 – Karen Gaynair** has been cited for failure to correct violations of
Vicki City Ordinance 90-297, at **800 Derbyshire Road**
Lankford Violation(s) – **No occupational license for renting**
First Notified – 9/11/2009

COMPLIANCE 3/17/2010

4 **CASE NO CEB 12-09-224 – GEA Seaside Investments, Inc.** has been cited for failure to
Michael P. correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp. IPMC
Fitzgerald 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.13.1, 304.13.2, 304.14, 304.15,
304.16, 304.17), at **37 S Grandview**
Violation(s) – **Roofs and drainage; Decorative features (trim); Overhang extensions;**
Stairways, decks, and balconies; Chimneys and towers; Handrails and guards; Window,
skylight and door frames; Glazing; Openable windows; Insect Screens; Exterior Doors;
Basement hatchways; and guards for basement windows
First Notified – 7/27/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

5 Robert Kish **CASE NO CEB 01-10-11 – Segrave Properties, LLC** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.1 & 304.2), at **403 Dr. Mary M. Bethune Blvd.**
Violation(s) – **Failure to maintain sanitation (maintain clean exterior) for vines/weeds growth on building; Failure to correct peeling paint exterior West side of building**
First Notified – 4/30/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

6 Mark Ellison **CASE NO CEB 02-10-27 – Candace K. Grindstaff** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC - see attached housing inspection report), at **306 Hobart Avenue**
Violation(s) – **Failure to repair or demolish unsafe structure; Failure to repair items listed on long form; Failure to obtain permits for work on structure**
First Notified – 11/25/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

7 Mark Ellison **CASE NO CEB 02-10-30 – Richard M. Matte** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 304.1, 304.2, 304.14, 305.1 & 604.3), at **311 San Juan Avenue**
Violation(s) – **Failure to maintain exterior walls and trim; Failure to replace missing window screens; Failure to repair damaged ceiling and leak; Failure to repair faulty electrical system**
First Notified – 12/8/2009

COMPLIANCE 3/22/10

8 Barbara Collins **CASE NO CEB 02-10-32 – Ajit Dodani** has been cited for failure to correct violations of Ch. 90 Sec. 90-297 Code of Ordinances, at **108 Joyelle Circle**
Violation(s) – **Failure to obtain an occupational license for the rental property**
First Notified – 11/23/2009

COMPLIANCE 3/24/10

9 Barbara Collins **CASE NO CEB 02-10-33 – Marsha C. Johnson Harpole** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1), at **121 Jubilee Circle**
Violation(s) – **Failure to obtain a permit for the 4ft installed fence in the backyard**
First Notified – 9/8/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

10
Barbara
Collins

CASE NO CEB 02-10-35 – Robert and Heather Caliendo has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1), at **173 Perfect Drive**
Violation(s) – **Failure to obtain a permit for the wrought iron fence installed**
First Notified – 11/3/2009

COMPLIANCE 3/23/10

11
Barbara
Collins

CASE NO CEB 03-10-45 – John M. Cicero has been cited for failure to correct violations of Ch. 90 Sec. 90-297 Code of Ordinances, at **311 Fletcher Avenue**
Violation(s) – **No occupational license**
First Notified – 12/28/2009

ACTION TO BE TAKEN: Impose Fine (one-time \$250.00).

DISPOSITION _____

12
Steve
Alderman

CASE NO CEB 03-10-49 – Daytona Ocean Sands, LLC has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 305.3, 505.4, 604.1, 604.3, 605.1, 304.15, 702.1, 704.1, 704.2, 304.14, 304.2, 304.6, 603.1); Art. 18 Sec. 4-4g, 4, 4.1, 4.2, 4.4(a)(b)(c)(d)(e)(f)(h)(i), at **1024 N. Atlantic Avenue**
Violation(s) – **Gutters/down spouts; graffiti; exterior damage; peeling paint; loose wires; broken windows; damaged awning; dumpster enclosure; landscape; no hot water; electrical plug hazards; wiring; exterior doors; blocked aisles; damaged fire system; missing smoke detectors**
First Notified – 7/24/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

13
John C.
Stenson

CASE NO CEB 03-10-58 – David Mayhew has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 7.3; Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.8, 304.13, 604.3, 605.1, 504.1, 504.3, 305.3, 302.7) and Ch. 90 Sec. 90-297 Code of Ordinances, at **865 Winchester Street**
Violation(s) – **Outside storage; no permits; junk vehicles; windows/doors; electrical system hazards; electrical fixtures; plumbing fixtures; plumbing hazards; interior surfaces; fencing; non-conforming use (living in detached garage); no occupational license**
First Notified – 12/29/2009

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

NEW CASES:

14 Daniel Garcia **CASE NO CEB 04-10-60 – Daytona Self Storage, Inc., Clark Properties Corporation** has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **145 N. Charles Street**
Violation(s) – **Doing business without an occupational license**
First Notified – 2/10/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

15 Daniel Garcia **CASE NO CEB 04-10-61 – Angelo M.L. Trudel** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1), at **321 Gull Drive South**
Violation(s) – **No permit for tree removal**
First Notified – 2/4/2010

COMPLIANCE 3/23/2010

16 Robert Kish **CASE NO CEB 04-10-62 – Lee Eugene Harrold** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp. IPMC 304.1 & 304.15), at **1429 Edgewater Road**
Violation(s) – **Failure to maintain exterior structure as screen door to front of garage; Failure to maintain overhead garage door with paint and free of holes**
First Notified – 12/29/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

17 Robert Kish **CASE NO CEB 04-10-63 – Christopher P. Keating** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp. IPMC 302.8), at **600 S. Lanvale Avenue**
Violation(s) – **Failure to remove junk vehicle**
First Notified – 1/27/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

18 Michael Fitzgerald **CASE NO CEB 04-10-64 – Shanta Sarran** has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 303.7) & Art. 18 Sec. 7.4.3, at **121 N. Hollywood Avenue**
Violation(s) – **Roof in need of repair and removal of blue tarp**
First Notified – 2/1/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

19 Michael Fitzgerald
CASE NO CEB 04-10-65 – Bryan D. Seaman has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 602.1), at **608 Butler Blvd.**
Violation(s) – **No heating facilities in some units**
First Notified – 1/25/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

20 Michael Fitzgerald
CASE NO CEB 03-10-44 – Robert L. Honeycutt, Jr. & Pamela S. Honeycutt has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 303.2); Art. 18 Sec. 4.3(c) 7, at **319 5th Avenue Main & 160 S. Hollywood Avenue**
Violation(s) – **Peeling, flaking, chipped and omitted paint**
First Notified – 1/26/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

21 Barbara Collins
CASE NO CEB 04-10-66 – Paul M. Protentis has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **528 Fairmont Road**
Violation(s) – **Failure to obtain an occupational license for rental property**
First Notified – 1/19/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

22 Barbara Collins
CASE NO CEB 04-10-67 – Caroline Daytona Properties, LLC has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **1304 Idlewild Drive**
Violation(s) – **Failure to obtain an occupational license for rental property**
First Notified – 1/14/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

23 Barbara Collins
CASE NO CEB 04-10-68 – Lillie M. Barron Bell Estate has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **1432 Illinois Street**
Violation(s) – **Failure to obtain an occupational license for rental property**
First Notified – 2/2/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

24 Barbara Collins
CASE NO CEB 04-10-69 – Leo Montanez has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **157 Perfect Drive**
Violation(s) – **Failure to obtain an occupational license for rental property**
First Notified – 12/8/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

25
Barbara
Collins

CASE NO CEB 04-10-70 – Alberto & Anna Palomo has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **232 Pefect Drive**
Violation(s) – **Failure to obtain an occupational license for rental property**
First Notified – 12/1/2009

COMPLIANCE 3/29/10

26
Mark
Ellison

CASE NO CEB 04-10-71 – Doreen Cameron has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 6; Art. 17 Sec. 2.111, at **108 Bay Street**
Violation(s) – **Erecting banner without a permit; signed on City property no permit; Outside activity no permit**
First Notified – 3/1/2010

COMPLIANCE 3/29/10

27
Mark
Ellison

CASE NO CEB 04-10-72 – Burgoyne Properties, Inc. has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 6, at **132 N. Beach Street**
Violation(s) – **Erecting sign with no permit; failure to obtain permit**
First Notified – 1/22/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

28
Mark
Ellison

CASE NO CEB 04-10-73 – Galaxy Buick, Inc. has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 4 & 5, at **521 N. Beach Street**
Violation(s) – **Failure to maintain commercial property, failure to maintain landscaping, and building appearance**
First Notified – 11/4/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

29
Mark
Ellison

CASE NO CEB 04-10-74 – 330 Loomis Land Trust has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 4 & 5; Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 301.3, 301.2, 302.4, 304.1 & 304.7), at **330 Loomis Avenue**
Violation(s) – **Failure to maintain vacant structure or land; failure to correct exterior violations; peeling paint, mildew structural elements**
First Notified – 12/28/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

30
Mark
Ellison

CASE NO CEB 04-10-75 – Assad O. & Selma Knio has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 4 & 5, at **280 N. Ridgewood Avenue**
Violation(s) – **Failure to remove outside storage; Failure to paint to cover peeling paint; failure to maintain property standards within the district**
First Notified – 1/28/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

31
Mark
Ellison

CASE NO CEB 04-10-76 – 502 Rio Vista Land Trust dated 2/3/06 has been cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 2.7; City Ordinance 90.297, at **502 Rio Vista Avenue**
Violation(s) – **Parking in the yard; No rental license**
First Notified – 1/4/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

32
Steve
Alderman

CASE NO CEB 04-10-77 – Jay Prabhu, Inc. has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 4.4(h), at **1001 N. Atlantic Avenue**
Violation(s) – **Trash containment area damaged/removed**
First Notified – 2/25/2010

COMPLIANCE 3/30/10

33
Steve
Alderman

CASE NO CEB 04-10-78 – Tom E. Cooper & Kelly E. Scofield has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1 Supp IPMC 303.10) & Ch. 90 Sec. 297(a), at **438 Golf Blvd.**
Violation(s) – **Rear deck needs repair; no rental license**
First Notified – 11/23/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

34
Steve
Alderman

CASE NO CEB 04-10-79 – Drymonis Georgas, LLC has been cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 3.1 & 3.1 (b), at **619 N. Grandview Avenue**
Violation(s) – **Barb wire fence on front gate**
First Notified – 8/14/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

35
Steve
Alderman

CASE NO CEB 04-10-80 – Darvesh Plaza, Inc. has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC 105.1), at **637 N. Grandview Avenue**
Violation(s) – **No permit for demo/removal of interior wall**
First Notified – 2/19/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

36
Steve
Alderman

CASE NO CEB 04-10-81 – Shandra Carreira has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 301.2, 302.7, 304.2, 304.10, 304.14); Art. 18 Sec. 7.3.1, at **802 N. Halifax Avenue**
Violation(s) – **Temporary tarp still on the roof; missing door; accessory structure maintenance; outside storage; damaged porch screens**
First Notified – 11/25/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

37
Steve
Alderman

CASE NO CEB 04-10-82 – Kenneth B. Sexton has been cited for failure to correct violations of The Land Development Code, Art. 1 Sec. 4.3 (c), at **312 Jessamine Blvd.**
Violation(s) – **Dorm living**
First Notified – 12/15/2009

COMPLIANCE 3/26/10

38
Steve
Alderman

CASE NO CEB 04-10-83 – Vincent Schettino, Jr. & Lisa Soriano, JTRS has been cited for failure to correct violations of Ch. 90 Sec. 90-297(a) Code of Ordinances, at **724 N. Oleander Avenue**
Violation(s) – **No occupational license**
First Notified – 7/27/2009

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

39
Steve
Alderman

CASE NO CEB 04-10-84 – Geraldine H. Fields Revocable Living Trust dated 2/10/98 has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 7.3.3 & Art. 18 Sec. 2.9.1, at **231 Pelican Avenue**
Violation(s) – **Over grown thorny bush obstruction public access to sidewalk**
First Notified – 10/30/2009

COMPLIANCE 3/10/2010

40
Steve
Alderman

CASE NO CEB 04-10-85 – Daniel L. Blank has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 2.7(a), at **258 Pelican Avenue**
Violation(s) – **Parking two trailers in front of residence**
First Notified – 1/5/2010

COMPLIANCE 3/26/10

41
Steve
Alderman

CASE NO CEB 04-10-86 – Adel Demetrious & Samia Morcos has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.1); Art. 18 Sec. 3.3; Ch. 90-297(a) Code of Ordinances, at **336 Plaza Blvd.**
Violation(s) – **Yard and landscape maintenance; no occupational license**
First Notified – 1/13/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

42
Steve
Alderman

CASE NO CEB 04-10-87 – Adel Demetrious & Samia Morcos has been cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 3.3; Ch. 90-297(a) Code of Ordinances, at **337 Plaza Blvd.**
Violation(s) – **Yard maintenance; no occupational license**
First Notified – 1/13/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

43
Steve
Alderman

CASE NO CEB 04-10-88 – Adel Demetrious & Samia Morcos has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.1, 302.2); Art. 8 Sec. 2.7(a); Art. 18 Sec. 3.3; Ch. 90-297(a) Code of Ordinances, at **341 Plaza Blvd.**
Violation(s) – **Illegal trailer parking; eroding front yard soil due to parking; no landscape maintenance; outside storage; no occupational license**
First Notified – 1/13/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

44
Steve
Alderman

CASE NO CEB 04-10-89 – Pede J. Miller has been cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.1, 302.2) Art. 18 Sec. 7.3 & 7.3(3), at **347 Plaza Blvd.**
Violation(s) – **Lack of yard maintenance and parking in the yard that caused erosion; trash and debris; outside storage on east side of residence**
First Notified – 1/13/2010

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

7. **Miscellaneous Business**

8. **Adjournment**