

Agenda



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

SPECIAL MAGISTRATE PROCEEDING

CITY OF
DAYTONA BEACH

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.

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 1-800-955-9771.

July 9, 2019 - 9:00 A.M.

1. **Call to Order**
2. **Approval of May 14, 2019 and June 11, 2019 Minutes**
3. **Announcements**
4. **Lien Reviews**

LR-1

LR-1 - SMG 11-13-60 - 123 S. Coates - M N M S Holdings, LLC is cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 5.16 (c); Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 304.13 and 307.1); Further reference to Chapter 22 Section 22-27 and 22-27(a)3. Violation(s) – Structure damage by fire, broken windows, trash & debris; repair or demolish. First Notified – 7/24/2013. **Order imposing Fine-Lien of \$100.00 per day, effective January 8, 2014. Compliance – February 25, 2014 through demolition. \$4,800.00 plus \$24.00 recording costs = \$4,824.00.**

DISPOSITION _____

(Daniel Garcia)

5. Hearing of Cases

CONTINUED CASES:

CASE # 1 - SMG 06-19-125 - New Leaf Real Estate LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **323 Taylor**. Violation(s) – **Failure to obtain Rental License (RTL)**. First Notified – 2/8/2019.

ACTION TO BE TAKEN: Progress Report. Compliance set for August 1, 2019.

DISPOSITION _____

(Mark A. Jones)

CASE # 2 - SMG 05-19-101 - GEA Seaside Investments, Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.2.H.7.A; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.2, 302.3, 304.6, 304.7, 302.1, 304.14, 304.2, 304.9), at **231 N. Hollywood Ave.** Violation(s) – **Trash and debris, landscape, exterior siding, window frames & doors, paint, roof, screens, parking and overhangs.** First Notified – 1/22/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Steve Alderman)

CASE # 3 - SMG 02-19-25 - 504 Main St LLC 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 108.1.5, 301.1, 304.1.1, 304.6, 304.7, 304.9, 304.10, 304.12, 304.13.1, 306.1.1, 308.1, 604.3), at **504 Main St.**

Violation(s) – **Structural Appearance Standards - dangerous stairs, roof leaks, unsafe masonry, exterior walls, roof and drainage, dangerous fire escape, broken windows, unsafe stairs and brick walls cracking, rubbish accumulation and electrical hazard.**
First Notified – 10/10/2018.

ACTION TO BE TAKEN: Con't. for progress report.

DISPOSITION _____
(Steve Alderman)

CASE # 4 - SMG 06-19-121 - Calvary Global Ministries, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7 and 304.13), at **301 Earl St. (210 N Peninsula Dr - 5305-08-12-0051).**

Violation(s) – **Damaged concrete deck entrance, guard/hand rail, obtain permit, unsafe pillar, debris/obstruction of sidewalk and structural members.**
First Notified – 1/24/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____
(Steve Alderman)

CASE # 5 - SMG 06-19-142 - Elephant Group Hotel 7 Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art 6 Sec 6.8.F; Art. 6 Sec. 6.8.C; Art. 6 Sec. 6.8.D; Art. 3 Sec. 3.4.S.1, at **2401 N Atlantic Ave.**

Violation(s) – **Rotted illegal sign, sign maintenance, no permit for sign, no permit for fences, outside storage and property landscape.**
First Notified – 4/10/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____
(Steve Alderman)

CASE # 6 - SMG 06-19-136 - Joseph Dirsa is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 302.7, 304.13, 304.12, 304.10, 304.8, 304.7, 304.6, 304.4 and 304.2), at **1209 S Peninsula Dr.**

Violation(s) – **Garage paint, trash and debris, window frames, rotted wood on porch, ADA access and upper deck, rotted railings, roof damage, support columns rotted and main structure paint.**

First Notified – 2/12/2019.

ACTION TO BE TAKEN: Progress Report and the determination of a compliance date.

DISPOSITION _____

(Steve Alderman)

CASE # 7 - SMG 04-19-97 - Herbert S. B. and Lorin Kawesch is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **536 Ruth.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 2/13/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 8 - SMG 06-19-124 - FC Resi 1 LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1218 Sunset Cir.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 3/8/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 9 - SMG 06-19-115 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **432 Auburn #101.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).** First Notified – 3/8/2019.

Compliance 7-3-2019

CASE # 10 - SMG 06-19-116 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **432 Auburn #104**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 3/8/2019.

Compliance 7-3-2019

CASE # 11 - SMG 06-19-117 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **428 Auburn #202**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/6/2019.

Compliance 7-3-2019

CASE # 12 - SMG 06-19-118 - KCVL Investments, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **428 Auburn #203**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/6/2019.

Compliance 7-3-2019

CASE # 13 - SMG 12-18-162 - Krisztian Guti 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 305.1, 304.14, 304.13, 304.6, 304.2); City Code Ch. 26 Sec. 26-294, at **615 Tanglewood St**. Violation(s) – **Work without permit, interior finishes, exterior finishes, screens, windows, exterior walls, paint and failure to obtain Rental License (RTL)**. First Notified – 8/27/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 14 - SMG 04-19-80 - Leslie J. Tiffany is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **344 Pierce Avenue**. Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**. First Notified – 1/25/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 15 - SMG 05-19-108 - Stonegate Properties, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **166 Kingston Ave.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 2/28/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 16 - SMG 04-19-84 - Suzanne N. Slaughter, Trustee of the Suzanne N. Slaughter Revocable Trust No. 1 is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **425 University.**
Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**
First Notified – 1/15/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 17 - SMG 06-19-110 - WMA Properties, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **517 Westmoreland.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 3/4/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 18 - SMG 06-19-111 - WMA Properties, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1166 Bryn Mawr.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 3/5/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Mark A. Jones)

CASE # 19 - SMG 05-19-104 - ACL Realty LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **319 San Juan Ave.**
Violation(s) – **Working without permits.**
First Notified – 1/24/2019.

ACTION TO BE TAKEN: Progress Report and the determination of a compliance date.

DISPOSITION _____
(Daniel Garcia)

CASE # 20 - SMG 04-19-96 - Christina T. Chau is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.1.A; Art. 3 Sec. 3.4.S.1, at **155 Michigan Ave.**
Violation(s) – **No permits for renovation.**
First Notified – 11/23/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____
(Daniel Garcia)

CASE # 21 - SMG 05-19-113 - Gold Label Holdings, LLC is cited for failure to correct violations of The Land Development Code, Art 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 704.1, 704.2, 302.7, 302.8, 304.2, 304.6, 304.7, 304.13, 304.14, 304.15, 305.3, 305.6, 603.1, 605.1, 607.1), at **550 N Ridgewood Ave.**
Violation(s) – **Damaged interior and exterior surfaces, windows, doors, missing screens, roof, soffit and fascia, exposed wires, damaged fence, no smoke detectors, missing knobs for stove and exhaust vent covers.**
First Notified – 4/2/2019.

ACTION TO BE TAKEN: Impose Fine. (Ordered to continue to maintain exterior and secure to city standards.)

DISPOSITION _____
(Daniel Garcia)

CASE # 22 - SMG 06-19-119 - Joseph A. Giallanza is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.12, 308.1), at **825 N Ridgewood Ave.**
Violation(s) – **No permit for fence, rear enclosure, no address numbers, dilapidated pole/sign, missing handrails, outside storage, trash and debris.**
First Notified – 1/16/2019.

Compliance 7/2/2019

CASE # 23 - SMG 06-19-114 - JFK Capital Group, LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **509 Braddock Ave.**
Violation(s) – **Property renovations without permits.**
First Notified – 4/17/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(John C. Stenson)

CASE # 24 - SMG 05-19-106 - JKM/ECM Properties, LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. Chapter 78 Sec. 78-7(a) of the Code or Ordinances), at **951 Dr Mary M Bethune Blvd.**
Violation(s) – **Outside storage, lack of building permit, landscaping and refuse from construction work.**
First Notified – 2/25/2019.

ACTION TO BE TAKEN: Impose Fine. (Must obtain all required permits by July 9.) Con't for the determination of a compliance date.

DISPOSITION _____

(John C. Stenson)

CASE # 25 - SMG 05-18-52 - Margaret Ellen Eberwein is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.4, 302.8, 304.7); Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.8.G, at **348 Jackson Ave.**
Violation(s) – **Damaged roof, outside storage, boarded windows, inoperable vehicle and scooters, overgrown shrubs and dilapidated fence.**
First Notified – 2/13/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(John C. Stenson)

CASE # 26 - SMG 06-19-134 - 507 Loomis Land Trust, Trustee Services LLC as Trustee

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.2.H.4; Art 8. Sec. 8.2.A; Art. 8 Sec. 8.2.B; Art. 8 Sec. 8.2.D; Art. 8 Sec. 8.2.E; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.4, 302.7, 302.8, 302.9, 304.1, 304.2, 304.3, 304.15, 304.19); City Code Ch. 90 Sec. 90-297 at **507 Loomis Ave.**
Violation(s) – **Zoning - commercial property violations; failure to obtain Business Tax Receipt (BTR); non-conforming use; non-conforming accessory; discontinued use; expansion of use - non-functional elements; exterior gates - hardware missing or condition; exterior doors; door assemblies missing or broken; exterior property in disrepair; missing premises identification; peeling and fading paint; outside storage, trash and debris; graffiti; junk vehicles; dilapidated exterior accessory structures; noxious weeds and grounds maintenance - exterior hardscapes damaged.**

First Notified – 1/17/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 27 - SMG 06-19-130 - Amelia J. Mecklem & Charles W. Mecklem as trustees of the Amelia J. Mecklem Revocable Trust Dated September 26, 2003

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at **1106 Lewis Dr.**

Violation(s) – **Maintenance Code - rotten wood, damaged fascia board and faded and peeling paint.**

First Notified – 1/14/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 28 - SMG 06-19-137 - C. Ann Carlson 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 302.1), at **345 N Seneca St.**

Violation(s) – **Outside storage, trash and debris and parking in the grass.**

First Notified – 1/17/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 29 - SMG 06-19-141 - Gerard Victor McKown Trust is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2 A (Ref. FBC Supp. IPMC 304.2 and 304.13), at **2115 N Halifax Ave.**

Violation(s) – **Faded and peeling paint, exterior, windows, doors, torn soffit and screen vents.**

First Notified – 2/6/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 30 - SMG 02-19-33 - Jo-Ann M. Teel is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.5, 304.13, 304.15, 305.1.1, 305.3, 305.6, 309.1, 504.3, 602.3, 603.1, 605.2, 605.4); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **633 Florence St.**

Violation(s) – **Rodents, damaged windows and doors, damaged and unsafe interior surfaces, bug infestation, plumbing hazards, no heating supply, broken mechanical appliances, broken receptacles, damaged electrical wiring, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL).**First Notified – 9/17/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 31 - SMG 06-19-138 - Jose F. & Blanca G Arevalo is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13.1), at **1082 Sheridan Rd.**

Violation(s) – **Broken glass in window - boarded up.**

First Notified – 1/23/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 32 - SMG 06-19-129 - Olivia Vanessa Lloyd is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7, 304.8), at **521 Tomoka Rd.**

Violation(s) – **Maintenance Code - damaged soffit and fascia, rotten wood, peeling and faded paint.**

First Notified – 1/24/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 33 - SMG 03-19-52 - Rebuild the Block, LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A; Art. 3 Sec. 3.4.S.1; Art. 3 Sec. 3.4.S.2; Art. 3. Sec. 3.4.S.3, at **735 Mercedes Dr.**

Violation(s) – **Property renovations without permits.**

First Notified – 1/14/2019.

ACTION TO BE TAKEN: Impose Fine. (ordered exterior work to be done within 14 days).

Compliance date 8/1/2019.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 34 - SMG 04-19-94 - Reed Murril Hayse 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 302.1, 302.7), at **128 Kingston Ave.**

Violation(s) – **Outside storage, trash and debris, damaged chain link fence and car parked in the front yard grass.**

First Notified – 11/14/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 35 - SMG 06-19-135 - Remco LLC 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, 304.2, 304.6, 304.13 and 304.15), at **397 Jefferson St.**

Violation(s) – **Dilapidated, unoccupied structure, outside storage, trash and debris, landscaping, damaged shed, paint fading and peeling, exterior surfaces, broken windows and broken doors.**

First Notified – 10/26/2018.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 36 - SMG 06-19-126 - Surfside Villas Condominium Association, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.2, 302.3), at **101 S Peninsula Dr.**

Violation(s) – **Sidewalks - hazardous conditions, rotting wood and foundation wall on the north side of the property dilapidated.**

First Notified – 2/26/2019.

ACTION TO BE TAKEN: Progress Report and the determination of a compliance date.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 37 - SMG 06-19-128 - Varnita M. Smith is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1,302.7, 304.3, 304.7, 304.8, 304.13, 304.13.1, 304.13.2, 304.15, 305.3, 604.2, 604.3), at **539 S Keech St.**

Violation(s) – **Maintenance Code - Appearance standards/Abandoned property, no address numbers, unmaintained landscaping, electrical system hazard (power line laying on the ground on side of house), unsecure property (side door and rear door), damaged interior surfaces (ceilings, walls), outside storage, dilapidated fencing, broken windows, damaged exterior doors, damaged roof, unregistered vacant property.**

First Notified – 1/25/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 38 - SMG 06-19-140 - Walter H. & Mildred Fields 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 302.7, 304.2 and 304.5), at **548 Ruth St.**

Violation(s) – **Missing paint, rotten wood and damaged fencing.**

First Notified – 1/24/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 39 - SMG 06-19-139 - Wayne Allen & Andra Lee McDowell is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2, 304.6), at **336 Morningside Ave.**

Violation(s) – **Faded and peeling paint, exterior wall, missing siding, peeling paint on fascia and soffit, junk vehicle with no tag and outside storage, trash and debris.**

First Notified – 2/7/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 40 - SMG 06-19-133 - Jonathan Rowe is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.E.1; Art. 8 Sec. 8.2.A; City Code Ch. 90 Sec. 90-297, at **724 George W Engram Blvd.**

Violation(s) – **Illegal sign, non-conforming use and failure to obtain Business Tax Receipt (BTR).**

First Notified – 3/4/2019.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____

(Tom L. Clig)

NEW CASES:

CASE # 41 - SMG 07-19-163 - GEA Seaside Investments Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at **121 S Grandview Ave.**

Violation(s) – **Maintenance Code - damaged roof partially covered by tarp, paint fading and peeling and missing sides & back of building.**

First Notified – 2/19/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 42 - SMG 07-19-165 - Herbert S B & Lorin Kawesch is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.3), at **536 Ruth St.**

Violation(s) – **Maintenance Code - Missing address numbers, faded and peeling paint, mold and mildew.**

First Notified – 1/31/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 43 - SMG 07-19-166 - Mark C & Kimberly C Avery is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **123 Sea Spray St.**

Violation(s) – **Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accomodations" are not a permitted use in the zoning district.**

First Notified – 5/1/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 44 - SMG 07-19-164 - Mt Carmel Homes Inc 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, 304.2, 304.10, 304.13, 304.13.1, 305.1, 305.3, 309.1, 309.4, 402.2, 402.3), at **372 N Lincoln St.**

Violation(s) – **Maintenance Code - paint fading and peeling, exterior property - fascia missing pieces, damaged exterior decorative features, broken or missing overhang extensions, damaged soffit, damaged concrete stairs, damage to interior surfaces, holes, paint, non-working exterior lighting, pest infestation, broken glass in window, damaged playground structure, dirt and grime, trash and debris and damaged exterior doors.**

First Notified – 4/10/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 45 - SMG 07-19-146 - TRSTE LLC TR 531 Model Land Trust 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, 304.3 and 505.3), at **531 Model St.**

Violation(s) – **Maintenance Code - someone living in a tent on the property, no water, outside storage, trash and debris and missing address numbers.**

First Notified – 4/10/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 46 - SMG 07-19-158 - Wal-Mart Stores East LP is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7), at **949 Mason Ave.**

Violation(s) – **Maintenance Code - Damaged chain-link fence, vacant lot maintenance.**
First Notified – 4/16/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Michael P. Fitzgerald)

CASE # 47 - SMG 07-19-144 - Indigo Lakes Golf Club LP is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.2, 304.9, 304.13.2, 604.3), at **312 Indigo Dr.**

Violation(s) – **Failure to maintain exterior protective treatment, overhang extensions, windows, electrical systems hazards, weeds in parking lot, failure to remove closed business sign.**

First Notified – 4/4/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Tom L. Clig)

CASE # 48 - SMG 06-19-132 - Raquel S Trout is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **101 Flicker Way.**

Violation(s) – **Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 4/8/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Tom L. Clig)

CASE # 49 - SMG 07-19-148 - BMS Holdings LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **736 Alabama St.**

Violation(s) – **Failure to obtain Rental License (RTL).**

First Notified – 2/12/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 50 - SMG 07-19-147 - Promo 05 LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **439 Auburn #101**.

Violation(s) – **Failure to obtain Rental License (RTL)**.

First Notified – 1/2/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Mark A. Jones)

CASE # 51 - SMG 07-19-150 - Common Wealth Trust Services LLC TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **757 Terrace Ave**.

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.

First Notified – 5/2/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 52 - SMG 07-19-161 - Gibson Family Investments LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1117 S Ridgewood Ave**.

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.

First Notified – 5/23/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 53 - SMG 07-19-159 - Real Wealth Trustee Services, LLC as Trustee of the 321-323 S Adams Street Land Trust is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **321 S Adams St**.

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**.

First Notified – 5/1/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 54 - SMG 07-19-160 - Real Wealth Trustee Services, LLC as Trustee of the 321-323 S Adams Street Land Trust is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **323 S Adams St.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 5/1/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 55 - SMG 07-19-157 - Studner DMI LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **120 Tarragona Way.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 2/15/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 56 - SMG 07-19-149 - Viva Homes LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **280 S Seneca Blvd.**

Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).**

First Notified – 4/23/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Jerome O. McCoy)

CASE # 57 - SMG 07-19-154 - 1024 Atlantic Ave LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 7 Sec. 7.2.M.9; Art. 8 Sec. 8.2.C, at **833 N Atlantic Ave.**

Violation(s) – **Violation of Approved Site Plan, non-conforming use.**

First Notified – 6/6/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 58 - SMG 07-19-155 - 900 North Atlantic Ave LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 7 Sec. 7.2.M.9, at **918 N Atlantic Ave.**

Violation(s) – **Violation of approved zoning site plan.**

First Notified – 6/6/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 59 - SMG 07-19-153 - 919 North Atlantic LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 7 Sec. 7.2.M.9; Art. 8 Sec. 8.2.C, at **919 N Atlantic Av.**

Violation(s) – **Violation of Approved Site Plan, non-conforming use.**

First Notified – 5/10/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 60 - SMG 07-19-162 - Boardwalk at Daytona Development, LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.12.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1, 302.9, 302.1), at **25 Boardwalk.**

Violation(s) – **Rubbish & garbage; trash & debris, outside storage and graffiti.**

First Notified – 1/28/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 61 - SMG 07-19-143 - Daytona Thunder LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13), at **820 Main St.**

Violation(s) – **Roof repair, sheetrock damage and plywood over window.**

First Notified – 3/11/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____

(Steve Alderman)

CASE # 62 - SMG 07-19-145 - Adventure Estates LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **1450 S Palmetto Ave.**
Violation(s) – **Removed trees without a permit – irreparable damage.**
First Notified – 1/19/2019.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____
(Daniel Garcia)

CASE # 63 - SMG 07-19-156 - Hecks Property Management LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.13), at **217 Lynne Dr.**
Violation(s) – **Broken window and damage to column-post.**
First Notified – 11/6/2018.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____
(Daniel Garcia)

CASE # 64 - SMG 07-19-152 - Nova 1210 Enterprise LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A; City Code Ch. 90 Sec. 90-297, at **1210 N Nova Rd (violation at 1186 N Nova Rd).**
Violation(s) – **Failure to obtain Business Tax Receipt (BTR).**
First Notified – 7/12/2018.

ACTION TO BE TAKEN: Compliance or Non-compliance.

DISPOSITION _____
(John C. Stenson)

6. **Miscellaneous Business**

7. **Adjournment**