

# Agenda

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

DATE: TUESDAY, FEBRUARY 13, 2018

9:00 A.M.

## SPECIAL MAGISTRATE PROCEEDING

NOTICE: Any person who decides to appeal any decision made by the Special Magistrate 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 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 Vukelja, Special Magistrate

1. Call to Order
2. Approval of January 9, 2018 Meeting Minutes
3. Announcements
4. Lien Review
5. Hearing of Cases

### Continued Cases:

1  
Glejuanda  
Davis

**CASE NO SMG 12-17-91 – Daryl L. Jones** 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), at **Homes Ave - Vacant Lot Parcel # 5238-13-06-0310**  
Violation(s) – **Junk vehicles - bucket truck; car and commercial trailer storage.**  
First Notified – 8/31/2017.

Compliance – 1/23/2018

2  
Glejuanda  
Davis

**CASE NO SMG 08-17-69 – Carolyn Ricany** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.2, 304.6, 304.7, 304.13, 304.14), at **1225 Waverly**  
Violation(s) – **Broken windows; exterior rotten wood; peeling & chipped paint; missing screens; roof and drainage system.**  
First Notified – 4/14/2017.

*ACTION TO BE TAKEN:* Impose Fine Con't to 2-13-18.

DISPOSITION \_\_\_\_\_

3  
Glejuanda  
Davis

**CASE NO SMG 05-17-46 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of the Land Development Code, City Code Ch. 26 Sec. 26-294, at **232 N. Peninsula Dr**  
Violation(s) – **Failure to obtain required residential rental license (RTL).**  
First Notified – 1/30/2017.

Compliance – 1/30/2018

4  
Glejuanda  
Davis  
**CASE NO SMG 05-17-47 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of the Land Development Code, City Code Ch. 26 Sec. 26-294, at **236 N. Peninsula Dr**  
Violation(s) – **Failure to obtain required residential rental license (RTL).**  
First Notified – 1/30/2017.

**Compliance 1/30/2018**

5  
Tom Clig  
**CASE NO SMG 01-18-16 – GEA Seaside Investment, Inc.** is cited for failure to correct violations of the Land Development Code, Art. 3 Sec. 3.4.S.1, at **358 Nautilus Avenue**  
Violation(s) – **No permit for roof.**  
First Notified – 11/2/2017.

**Compliance 1/26/2018**

6  
Steve  
Alderman  
**CASE NO SMG 12-17-97 – George McLendon, Jr. & Ida M. McLendon** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.1, 304.2, 304.6); Art. 6 Sec. 6.19.A.4, at **751 Bellevue Avenue**  
Violation(s) – **Exterior paint and masonry joints; trash and debris and garbage.**  
First Notified – 8/15/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

7  
Steve  
Alderman  
**CASE NO SMG 12-17-96 – Jong Soo Yoon & Lee OK** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7); Art. 6 Sec. 6.19.B, at **309 N. Atlantic Avenue**  
Violation(s) – **Metal roofing sections missing and existing metal rusting.**  
First Notified – 7/25/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

8  
Steve  
Alderman  
**CASE NO SMG 11-17-85 – Hope T. & Kenneth H. Lindsey** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8 and 304.3); Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a, at **909 Lockhart Street**  
Violation(s) – **Outside storage; parking on yard; boat storage; inoperative vehicles parked on sidewalk; no address numbers.**  
First Notified – 9/1/2017.

**Compliance 1/30/2018**

9  
Steve  
Alderman  
**CASE NO SMG 11-17-86 – Beverly Shearer** 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, 304.7), at **1215 Golfview Drive**  
Violation(s) – **Swimming pools, spas and hot tubs; exterior windows, skylight and door frames; roofs and drainage.**  
First Notified – 6/26/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

10  
Steve  
Alderman  
**CASE NO SMG 01-18-07 – Michael K. Toole** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.8 and 304.9), at **138 W. International Speedway Blvd.**  
Violation(s) – **Exterior structure overhang extensions; exterior structure decorative features; damaged awning.**  
First Notified – 9/5/2017.

**Compliance 1/26/2018**

11  
Steve  
Alderman  
**CASE NO SMG 01-18-08 – Delbert D. Gayle & Kerriann Gayle** 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. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.8), at **925 Niles Street**  
Violation(s) – **Site appearance standards; structural appearance standards; off-street parking; junk vehicles.**  
First Notified – 9/1/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

12  
Steve  
Alderman  
**CASE NO SMG 01-18-09 – L.J. Freeman & Robin Spencer** is cited for failure to correct violations of the Land Development Code, Art. 3 Sec. 3.4.S.1, at **1232 Peachtree Road**  
Violation(s) – **No permit for post fire demolition/construction.**  
First Notified – 11/10/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

13  
Steve  
Alderman  
**CASE NO SMG 01-18-10 – US Bank Trust NA as Trustee for LSF9 Master Participation Trust** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.3, 302.3, 302.7, 303.2, 304.1, 304.6, 304.7, 304.9), at **1200 Sunland Road**  
Violation(s) – **Vacant structure and land; exterior property areas; swimming pool enclosure; exterior structure general; exterior structure walls; roofs and drainage; overhang extensions.**  
First Notified – 10/13/2017.

*ACTION TO BE TAKEN:* Secure pool within 10 days; Impose Fine.

DISPOSITION \_\_\_\_\_

14  
Jerome O.  
McCoy  
**CASE NO SMG 01-18-02 – Andrew Phillips** 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 302.4, 302.8, 304.2), at **625 Loomis Avenue**  
Violation(s) – **Outside storage; junk vehicle; protective treatment; high weeds.**  
First Notified – 10/2/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

15  
Michael  
Fitzgerald  
**CASE NO SMG 01-18-03 – Dexter Hawkins** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 505.3), at **2 Debiassi Lane**  
Violation(s) – **No water service.**  
First Notified – 11/28/2017.

**Compliance 1/9/2018**

16  
Michael  
Fitzgerald

**CASE NO SMG 01-18-04 – Ejaz Ahmed** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 504.1, 305.3, 309.4) City Code Ch. 90 Sec. 90-297, at **1370 S. Palmetto Avenue**  
Violation(s) – **Damaged plumbing; damaged walls; proof of pest elimination; failure to obtain business tax receipt (BTR).**  
First Notified – 7/28/2017.

**Compliance 1/23/2018**

17  
Michael  
Fitzgerald

**CASE NO SMG 01-18-05 – Douglas R. Miles and Patricia R. Miles Trust Agreement dated 6-2-2016** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8); Art. 6 Sec. 6.2.H.7.a, at **2628 S. Peninsula Drive**  
Violation(s) – **Junk vehicle; parking vehicle on the front lawn.**  
First Notified – 6/14/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

18  
Michael  
Fitzgerald

**CASE NO SMG 01-18-06 – Helena W. Montgomery Revocable Trust dated 12/17/09** 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, 304.12, 304.14, 305.3, 309.1), at **405 Wisteria Road**  
Violation(s) – **Rental Inspection - damaged roof; damaged walls; handrails; damaged windows.**  
First Notified – 11/17/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

19  
John C.  
Stenson

**CASE NO SMG 10-17-80 – Kinsey & Debbie Whaley** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.2, 304.8, 304.10, 304.13, 304.15, 305.1,305.3, 305.4, 404.4.3, 404.6, 504.1, 601.2, 603.1, 605.1, 704.1); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **152 Madison Avenue**  
Violation(s) – **Protective treatment; decorative features; stairways, decks, porches and balconies; windows; exterior doors; general interior; interior surfaces; stairs and walking surfaces; Water closet accessibility; Efficiency unit requirements; general plumbing fixtures; failure to maintain mechanical and electrical requirements; mechanical appliances; electrical installation in disrepair; missing smoke detectors; failure to obtain required residential rental license (RTL); failure to obtain business tax receipt (BTR).**  
First Notified – 8/2/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

20  
John C.  
Stenson

**CASE NO SMG 09-17-72 – Terry Tejeram Sitaram & Bibi N. Sitaram** is cited for failure to correct violations of the Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8, and 304.7); City Code Ch. 90 Sec. 90-297 and City Code Ch. 26 Sec. 26-294, at **326 Jefferson Street**  
Violation(s) – **Outside storage; Junk vehicles; dilapidated roof; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL).**  
First Notified – 6/24/2017.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_

21  
John C.  
Stenson

**CASE NO SMG 01-18-11 – Budget Builders Wholesale Lumber Company** is cited for failure to correct violations of the Land Development Code, City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **120 Tarracina Way**  
Violation(s) – **Failure to obtain business tax receipt (BTR); Failure to obtain required residential rental license (RTL).**  
First Notified – 11/22/2017.

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

DISPOSITION \_\_\_\_\_

22  
John C.  
Stenson

**CASE NO SMG 01-18-12 – Budget Builders Wholesale Lumber Company** is cited for failure to correct violations of the Land Development Code, City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **124 Tarracina Way**  
Violation(s) – **Failure to obtain business tax receipt (BTR); Failure to obtain required residential rental license (RTL).**  
First Notified – 11/22/2017.

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

DISPOSITION \_\_\_\_\_

23  
John C.  
Stenson

**CASE NO SMG 01-18-13 – Budget Builders Wholesale Lumber Company** is cited for failure to correct violations of the Land Development Code, City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **132 Tarracina Way**  
Violation(s) – **Failure to obtain business tax receipt (BTR); Failure to obtain required residential rental license (RTL).**  
First Notified – 11/22/2017.

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

DISPOSITION \_\_\_\_\_

24  
John C.  
Stenson

**CASE NO SMG 01-18-14 – Budget Builders Wholesale Lumber Company** is cited for failure to correct violations of the Land Development Code, City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **144 Tarracina Way**  
Violation(s) – **Failure to obtain business tax receipt (BTR); Failure to obtain required residential rental license (RTL).**  
First Notified – 11/22/2017.

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

DISPOSITION \_\_\_\_\_

25  
John C.  
Stenson

**CASE NO SMG 01-18-15 – Budget Builders Wholesale Lumber Company** is cited for failure to correct violations of the Land Development Code, City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **196 Tarracina Way**  
Violation(s) – **Failure to obtain business tax receipt (BTR); Failure to obtain required residential rental license (RTL).**  
First Notified – 11/22/2017.

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

DISPOSITION \_\_\_\_\_

**NEW CASES:**

26  
Glejuanda  
Davis  
**CASE NO SMG 02-18-18 – Harold Long Jr** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.3), at **Loomis Ave - Parcel #39-15-33-82-01-0150**  
Violation(s) – **Junk Vehicles - RV & boat parked on vacant lot.**  
First Notified – 8/31/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

27  
Glejuanda  
Davis  
**CASE NO SMG 02-18-19 – Sarolea Trust** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 403.1), at **882 E Coquina Dr**  
Violation(s) – **Windows covered with plywood.**  
First Notified – 11/30/2017.

**Compliance 1/30/2018**

28  
Glejuanda  
Davis  
**CASE NO SMG 02-18-20 – Carolyn R Frazier** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 604.2; 604.3; 302.5; 303.1; 304.7; 309.1; 309.2); City Code Ch. 26 Sec. 294, at **1657 Lawrence Cir**  
Violation(s) – **Maintenance Code – Electric facilities – electric system hazards; Electrical equipment – receptacles, smoke alarms; infestation of bugs; broken screen enclosure; roof & drainage; failure to obtain Rental License (RTL).**  
First Notified – 12/1/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

29  
Steve  
Alderman  
**CASE NO SMG 02-18-21 – Roosevelt Taylor & Mary V** 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; 304.4; 304.6; 304.7; 304.9; 304.13), at **617 Bellevue Ave**  
Violation(s) – **Exterior Structure - protective treatment, premise identification; Structural Members - exterior walls, roofs and drainage & overhang extensions.**  
First Notified – 11/28/2017.

**Compliance 1/30/2018**

30  
Steve  
Alderman  
**CASE NO SMG 02-18-22 – Lynda Greene** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8), at **616 Shady PI**  
Violation(s) – **Junk vehicle/No tags.**  
First Notified – 11/14/2017.

**Compliance 1/30/2018**

31  
Steve  
Alderman  
**CASE NO SMG 02-18-23 – Jaman Brundage & Priscilla** 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. 6 Sec. 6.2.H.7.a (Ref. FBC Supp IPMC 302.1; 302.4; 302.7; 302.8; 304.1; 304.8; 304.9), at **925 Benecia Ave**  
Violation(s) – **Junk vehicle; off street parking; site appearance standards; Exterior structural appearance standards; Exterior Property - weeds and storage; Exterior Structure - decorative features & overhang extensions.**  
First Notified – 11/22/2017.

**Compliance 2/5/2018**

32  
John  
Stenson

**CASE NO SMG 02-18-24 – Bhadresh I Patel & Bharti B** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **104 Fernwood Cir**  
Violation(s) – **Dilapidated fence; failure to obtain business tax receipt (BTR); failure to obtain Rental License (RTL) and inspection.**  
First Notified – 11/30/2017.

**Compliance 1/30/2018**

33  
John  
Stenson

**CASE NO SMG 02-18-26 – Alban Metani** is cited for failure to correct violations of the Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 8 Sec. 8.2.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7; 304.2; 304.7; 304.10; 304.13; 305.3; 605.1; 704.1; 704.2; 305.6); City Code Ch. 26 Sec. 294; City Code Ch. 90 Sec. 90-297, at **822 Forest Ln**  
Violation(s) – **Outside storage; nonconforming use (illegal duplex); Accessory structure - fence; peeling paint; junk vehicles; dilapidated roof; dilapidated decking; damaged windows; damaged interior surfaces; damaged electrical wiring; missing smoke detectors; missing interior doors; failure to obtain Business Tax Receipt (BTR); failure to obtain Rental License (RTL) & inspection.**  
First Notified – 7/3/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

34  
John  
Stenson

**CASE NO SMG 02-18-27 – Fred L Bowman** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 303.2), at **204 Pleasant Valley Dr**  
Violation(s) – **lack of pool enclosure.**  
First Notified – 12/13/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

35  
Jerome  
McCoy

**CASE NO SMG 02-18-28 – Anthony Reaves** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 604.3; 605.2; 704.2); Art. 6 Sec. 6.19.A.4; (Ref. FBC Supp IPMC 302.1; 302.4; 304.2; 304.7; 304.13; 504.3); City Code Ch. 26 Sec. 294; City Code Ch. 90 Sec. 90-297, at **386 Jefferson St**  
Violation(s) – **Maintenance Code - Electric facilities - electrical system hazards; Electrical Equipment - receptacles, smoke alarms, protective treatment; Structural appearance standards; plumbing systems and fixtures; plumbing system hazards; roofs and drainage; failure to obtain Business Tax License (BTR); failure to obtain Rental License (RTL).**  
First Notified – 9/20/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

36  
Daniel  
Garcia

**CASE NO SMG 02-18-29 – Clarence & Ursula Singletary** is cited for failure to correct violations of the Land Development Code, City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **630 Tarragona Way**  
Violation(s) – **Failure to obtain Business Tax License (BTR); failure to obtain rental license (RTL).**  
First Notified – 11/3/2017.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance.

DISPOSITION \_\_\_\_\_

6. **MISCELLANEOUS BUSINESS**

7. **ADJOURNMENT**