



The CITY OF DAYTONA BEACH BOARD OF BUILDING CODES MEETING MINUTES

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, October 20, 2020
9:00 AM

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.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		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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Board Members:

Mr. Jack Bailey, Chair
Mr. Thomas Brown
Mr. Paul Culver
Mr. Vernon Weatherholtz

Charles Cine, Board Attorney

Staff Members Present:

Glen Urquhart, Chief Building Official
Robert Jagger, City Attorney
John Cecil, Demolition and Building Rehabilitation Inspector
Kim Flaherty, Project Manager
Becky Groom, Board Secretary

Call to Order

Mr. Bailey called the meeting to order at 9: 10 a.m.

Roll Call

Roll was called with attendance as noted above.

Introduction of City Staff

Staff members in attendance were introduced.

Approval of Minutes

A motion was made by Mr. Weatherholtz, seconded by Mr. Brown, to approve the minutes of the September 15, 2020 Regular Board of Building Codes meeting, as presented. The motion carried (4-0).

New Cases:

Case A - BP2020-0042 - 623 S. Ridgewood Avenue - Appeal of Notice of Condemnation and Demolition Order

A request by Kelly Riley, relative of the deceased property owner, to appeal the City of Daytona Beach's Chief Building Official's determination to condemn the structure located at 623 S. Ridgewood Avenue due to unsafe conditions; and the determination that the building must be demolished. Robert Jagger, City Attorney, stated he has spoken with Kelly Riley, relative of the deceased property owner, and the case will have to be re-noticed since there are other heirs to the property. Mr. Jagger stated Ms. Riley has indicated that she has a contractor and is willing to move forward with some repairs.

Glen Urquhart, Chief Building Official, stated he is agreeable to moving the case to the next agenda. Mr. Urquhart stated the issue of the sinking porch will have to be addressed as well as the broken windows. Mr. Urquhart stated there is also an issue with vagrants entering the property. Mr. Urquhart stated he would like to schedule a site visit inside the structure in order to determine the structural stability of the interior.

Mr. Weatherholtz asked if there is a contract with a structural engineer.

Mr. Urquhart stated no. Mr. Urquhart stated the property owner's plans to proceed will be presented at the next meeting.

Respondent Presentation:

Kelly Riley, relative of the deceased property owner, stated the property is still in her father's name and the property has not gone through probate. Ms. Riley stated there is an issue with the mortgages on the property. Ms. Riley stated the deck on the rear of the house has disintegrated and she has the means to make the property look nice again. Ms. Riley stated the property has been vacant for a while and the street people know that. Ms. Riley stated she does tell the vagrants to leave and they do but they keep coming back.

Mr. Jagger asked what work Ms. Riley could have completed in the next month.

Ms. Riley stated she could have windows installed and work could start on the rear of the structure. Ms. Riley asked if permits are required.

Mr. Urquhart stated permits cannot be issued until the property owner has been determined. Mr. Urquhart stated he could coordinate with Public Works to have the rear deck removed; and the owner could pay the lien for that work once ownership has been determined.

Mr. Jagger stated it is a dangerous condition and the city has the authority to remove dangerous structures, and that can be done with or without Ms. Riley's approval. Mr. Jagger stated the city could do a summary administration and probate the property but that is a lengthy process. Mr. Jagger stated he agrees with Mr. Urquhart that the city should remove the collapsing porch structure and re-set this case for the next meeting to hear the appeal at that time.

Board Action:

A motion was made by Mr. Brown, seconded by Mr. Weatherholtz, to continue BP2020-0042 - 623 S. Ridgewood Avenue - Appeal of Notice of Condemnation and Demolition Order to the November 17, 2020 regular meeting. The motion carried (4-0).

Review Cases

Case A - BP2019-0094 - 925 S. Glenwood Street - Appeal of Notice of Condemnation and Demolition Order

A request by Jay Frazier, on behalf of Williamsburg Painting Services, Inc., property owner, to appeal the city of Daytona Beach's Chief Building Official's determination to condemn the structure located at 925 s. Glenwood Street due to unsafe conditions; and the determination that the building must be demolished.

Mr. Urquhart stated the property owner that attended the last Board meeting did get a permit to remove the structure and that work has been done.

Mr. Jagger stated the appeal will be dismissed and the demolition order will be rescinded.

Case B - BP2018-0046 - 622 Clark Street - Appeal of Notice of Condemnation and Demolition Order

A request by Michael Alvarez, property owner, to appeal the City of Daytona Beach's Chief Building Official's determination to condemn the structure located at 622 Clark Street due to unsafe conditions; and the determination that the building must be demolished.

Mr. Urquhart stated the owner has been issued a permit for the porch repairs. Mr. Urquhart stated the property owner was to provide the city with a letter regarding structural stability, and the permit will not be finalized until the city receives that letter. Mr. Urquhart stated he would like the demolition order rescinded and the work completed through a building permit.

Mr. Jagger stated the demolition and condemnation order will be rescinded and the case will be dismissed.

Michael Alvarez, property owner, was in attendance; and Mr. Urquhart advised Mr. Alvarez that a stipulation will be placed on the permit that it cannot be finalized until a letter is received from a structural engineer. Mr. Urquhart stated the letter from the structural engineer must be provided to the city before a Certificate of Completion can be issued.

New Business

There was no new business presented.

Adjournment

There being no further business, the meeting was adjourned at 9:25 a.m.