



**VOLUSIA COUNTY CODE ENFORCEMENT BOARD MINUTES**

**January 17, 2024**

**Chairman Chad Lingenfelter called the regularly scheduled, Code Enforcement Board Meeting to order at 9:00 a.m. in the County Council Chambers, Second Floor, Thomas C Kelly Administration Building**

**MEMBERS PRESENT**

**Chad Lingenfelter, Chair  
Clay Meek, Board Attorney  
Pete Zahn  
Rick Dwyer**

**MEMBERS ABSENT**

**Jami Gallegos**

**STAFF PRESENT**

**Kerry Leuzinger, Chief Building Official  
Nicholas Ventura, Activity Project Manager  
Jacquie Fleming, Code Board Clerk  
Chris Hutchison, Code Compliance Manager  
Peter Hinson, Code Compliance Officer  
Fred Eastwood, Code Compliance Officer  
Robert Chayer, Code Compliance Officer  
Debbie Zechnowitz, Code Compliance Officer  
Chris Ryan, Assistant County Attorney  
Julie McCrystal, Environmental Specialist II  
Todd Hannah, Environmental Specialist III  
Danielle Gadzala, Environmental Specialist II  
Paul Traider, Building Inspector II  
Nicole Weiss, Environmental Specialist II**

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## APPROVAL OF MINUTES

Member Zahn moved to APPROVE the December 20, 2023 and the January 17, 2024, Code Enforcement Board minutes at the February 21, 2024. Member Dwyer SECONDED the motion that CARRIED unanimously by voice vote.

\* \* \* \* \*

All parties and witnesses who were to provide testimony were sworn in by the Clerk prior to any testimony being presented.

Audio from this meeting can be found at <https://www.volusia.org/services/growth-and-resource-management/code-enforcement/code-enforcement-board.stml>

\* \* \* \* \*

## UNFINISHED BUSINESS

### **TRUE NORTH PROPERTY OWNER B LLC**

**Property Location: 220 Valencia Ct, Deland 32724**

**Parcel No. 700433000390      Zoning: R-4A**

**1: CEB2019399      Served**

Complaint No. 20190815049

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

### **Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on Feb 09, 2021

\*Order of Non-Compliance issued at the April 21, 2021 hearing:

\*Final Order Imposing Fine Lien issued at the May 19, 2021 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of December 21, 2023:

### **Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**FRANK P LALASHUIS JR**

**Property Location: 1578 Bear Paw Ln, Deland 32720**

**Parcel No. 694401000868      Zoning: A-2**

**1: CEB2022072      Served**

Complaint No. 20211207021

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s)

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on January 31, 2022

\*Order of Non-Compliance issued at the May 18, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the June 15, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the September 21, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the February 15, 2023 hearing:

\*6th Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

\*Final Order Imposing Fine Lien issued at the July 19, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 10, 2024:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance.**

**After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**2: CEB2022073      Served**

Complaint No. 20211213009

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering any Volusia County jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on December 15, 2021

\*Order of Non-Compliance issued at the May 18, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the June 15, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the September 21, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the February 15, 2023 hearing:

\*6th Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

\*Final Order Imposing Fine Lien issued at the July 19, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 10, 2024:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance.**

**After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**LEWIS EDWARD SEXTON**

**Property Location: 995 E Washington Ave, Pierson 32180**

**Parcel No. 48250000052      Zoning: A-3**

**1: CEB2023035**

Complaint No. 20220825014

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Shipping container on site.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 27, 2022

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 4, 2024:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**2: CEB2023037**

Complaint No. 20210303108

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-287 Living in RV or RV connected to water, sewer or electric lines, where not permitted.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 27, 2022

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 4, 2023:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**STREAM HOLDINGS LLC**

**Property Location: 3565 John Anderson Dr, Ormond Beach 32176**

**Parcel No. 321605010140      Zoning: R-4**

**1: 20230310021      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Hotel/Motel where not permitted and use of premises where not permitted. Allowing rentals less than 30 days with 2 documented stays Mar 2023. Appears future rentals booked on calendar for Apr 1-9 and May 17-19. Advertising less than 30-night minimum stay on Airbnb. May not be a complete list. Link to Airbnb - <https://www.airbnb.com/rooms/83480325734030837>

STR Short Term Rental Violations

**Code Compliance Officer – Peter Hinson**

Property owner was first notified of the violation on April 6, 2023

\*Order of Non-Compliance issued at the June 21, 2023 hearing:

\*Final Order Imposing Fine Lien issued at the July 19, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of December 28, 2023:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**E&E BUSINESS VENTURE INC**

**Property Location: 308 Albany Ave, Deland 32724**

**Parcel No. 701519040370      Zoning: R-4A**

**1: 20230316001-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on May 18, 2023

\*Order of Non-Compliance issued at the Sep 20, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Oct 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the February 21, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**PROPERTY INVESTMENTS MH LLC**

**Property Location: 412 Warren Ave, New Smyrna Beach 32168**

**Parcel No. 741801230050      Zoning: R-4A**

**1: 20230522073-VN2      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE Improperly Maintained structure(s) and/or system(s). VN2 Improperly maintained conditions

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on May 31, 2023

\*Order of Non Compliance issued at the Sept 20, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Oct 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

Two gentlemen were present for the case, the names were not given.

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 58, ARTICLE I SECTION 58-3 with a Hearing to Impose Fine is set for the February 21, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **20230817030-VN1**      **Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). SWO posted Construction which requires permitting and inspections with no evidence of required permits, inspections, or approvals. Interior exterior renovations, structural alterations, electrical, plumbing, windows, exterior doors may not be a complete list. Building, mechanical, electrical, plumbing, permitting & inspections required. 412 WARREN AVE, NEW SMYRNA BEACH 32168. 8/17/23. 1135 VN1 Building without a permit

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 17, 2023

\*Order of Non Compliance issued at the Sep 20, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Oct 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

Two gentlemen were present for the case, the names were not given.

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the February 21, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**33 HOLDINGS LLC**

**Property Location: 1884 Hazen Rd, Deland 32720**

**Parcel No. 60310000037C      Zoning: A-3**

**1: 20230714044-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on July 17, 2023

\*Order of Non Compliance issued at the Oct 18, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Dec 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Laura (last name was not provided) was present for the hearing.

Debbie Zechnowitz, Code Compliance, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**



**R & J ESTATES LLC**

**Property Location: 309 N Kepler Rd, Deland 32724**

**Parcel No. 701111050041      Zoning: R-3A**

**1: 20230831020-VN2      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE Improperly Maintained structure(s) and/or system(s). VN2 Improperly maintained conditions

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Sept 8, 2023

\*Order of Non Compliance issued at the Oct 18, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Dec 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Rosa Epanado was present for the hearing

Debbie Zechnowitz, Code Compliance, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 58, ARTICLE I SECTION 58-3 with a Hearing to Impose Fine is set for the February 21, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**2: 20230831020-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

VN1 Building without a permit

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Sept 8, 2023

\*Order of Non Compliance issued at the Oct 18, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the Dec 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Rosa Epanado was present for the hearing

Debbie Zechnowitz, Code Compliance, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the February 21, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**JASON COURVILLE**

**Property Location: 115 E Washington Ave, Deland 32724**

**Parcel No. 700416040100      Zoning: R-6A**

**1: 20230918002-A/V      Posted**

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA CHAPTER 118-  
TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 Vehicle(s)  
that is inoperative and/or without current state license tag. A/V Abandoned Vehicles

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Sept 18, 2023

\*Order of Non Compliance issued at the Oct 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for this hearing.

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of \$100.00 per day, with a cap of \$12,000, commencing February 22, 2024, and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 118 ARTICLE II SECTION. 118.34 After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**SEAN HUGHES**

**Property Location: 1373 Beacon Dr, Daytona Beach 32117**

**Parcel No. 523729000380      Zoning: R-6A**

**1: CEB2021380      Served**

Complaint No. 20210922072

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

**Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on 12-22-21

\*Order of Non-Compliance issued at the February 16, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the April 20, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the July 20, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

\*6th Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

Sean Hughes was present for the hearing.

Peter Hinson, Code Compliance, presented the case. Peter went over the case details, showing photos. There was a discussion between Peter and Mr. Hughes and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue a 7th Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the May 15, 2024, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**2: CEB2021381 Served**

Complaint No. 20210923050

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE Improperly Maintained structure(s) and/or system(s).

**Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on 12-22-21

\*Order of Non-Compliance issued at the February 16, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the April 20, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the July 20, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

\*6th Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

Sean Hughes was present for the hearing.

Peter Hinson, Code Compliance, presented the case. Peter went over the case details, showing photos. There was a discussion between Peter and Mr. Hughes and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue a 7th Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 58, ARTICLE I SECTION 58-3 with a Hearing to Impose Fine is set for the May 15, 2024, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**SUNROCK CAPITAL LLC**

**Property Location: 1431 General Custer Ave, Daytona Beach 32124**

**Parcel No. 620601210420      Zoning: R-4(5)A**

**1: CEB2022069      Posted**

Complaint No. 20210707001

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Jul 09, 2021

\*Order of Non-Compliance issued at the May 18, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the February 15, 2023 hearing:

\*4th Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Francisco was present for the hearing.

Debbie Zechnowitz, Code Compliance, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie, Francisco and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 6<sup>th</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the May 15, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2022070**      **Posted**

Complaint No. 20211110038

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-280 Two principal structures on one lot.

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Lexi Burnel 3-28-22

\*Order of Non-Compliance issued at the May 18, 2022 hearing:

\*1st Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the February 15, 2023 hearing:

\*4th Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

\*5th Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Francisco was present for the hearing.

Debbie Zechnowitz, Code Compliance, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie, Francisco and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 6<sup>th</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-280 with a Hearing to Impose Fine is set for the May 15, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**CHRISTOPHER R & COLETTE M LINSLEY**

**Property Location: 3728 W Intl Speedway Blvd, Daytona Beach 32124**

**Parcel No. 620601360240      Zoning: R-2C(5)A**

**1: CEB2022210**

Complaint No. 20210112042

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Heavy equipment stored/parked where not  
permitted.

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Jun 16, 2021

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Christopher Linsley was present for the hearing.

Chris Hutchison presented the case. Chris went over the case details, showing photos.  
There was a discussion between Chris, Mr. Linsley and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 with a Hearing to Impose Fine is set for the June 19, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2022212**

Complaint No. 20210112047

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287 (A) Parking truck tractor, semi-trailer, commercial bus, cutaway van, or chassis cab, truck where not permitted.

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Jun 16, 2021

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Christopher Linsley was present for the hearing.

Chris Hutchison presented the case. Chris went over the case details, showing photos. There was a discussion between Chris, Mr. Linsley and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287 with a Hearing to Impose Fine is set for the June 19, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**



**AKIN SHENBANJO**

**Property Location: 4410 Beacon Light Rd, Edgewater 32141**

**Parcel No. 844301000990      Zoning: A-1,MH-3,RC**

**1: CEB2022271**

Complaint No. 20220121017

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering any Volusia County jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on Jan 21,2022

\*The Enforcement Official continued this case from the February 15, 2023 hearing:

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the August 16, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details, showing photos. There was a discussion between Danielle and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the July 17, 2024, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**BRANDON JAMES & RANI K NEGRICH**

**Property Location: 1201 Tall Pine Dr, Osteen 32764**

**Parcel No. 922300010750      Zoning: RC**

**1: CEB2022285**

Complaint No. 20200823003

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering a wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Julie McCrystal**

Property owner was first notified of the violation on Aug 26, 2020

\*Order of Non-Compliance issued at the March 15, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Brandon James and Mark Jones were present for the hearing

Julie McCrystal, Environmental Specialist II, presented the case. Julie went over the case details, showing photos. There was a discussion between Julie and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the April 17, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2023013**

Complaint No. 20200924048

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). (accessory structures, enclosed porch, may not be a complete list)

**Code Compliance Officer – Fred Eastwood**

Property owner was first notified of the violation on Sep 26, 2020

\*Order of Non-Compliance issued at the March 15, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

Brandon James and Mark Jones were present for the hearing

Fred Eastwood, Code Compliance, presented the case. Fred went over the case details, showing photos. There was a discussion between Fred and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the April 17, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**RICHARD TODD JR & MICHELLE RENEE KENNEDY**

**Property Location: 1207 Tall Pine Dr, Osteen 32764**

**Parcel No. 922300010740      Zoning: RC**

**1: CEB2022287**

Complaint No. 20220708049

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, c Description: Altering any Volusia County jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Julie McCrystal**

Property owner was first notified of the violation on Jul 20, 2022

\*Order of Non-Compliance issued at the March 15, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Julie McCrystal, Environmental Specialist II, presented the case. Julie went over the case details, showing photos. There was a discussion between Julie and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**CONFIDENTIAL DATA**

**Property Location: 235 Golden Saddle Ln, Ormond Beach 32174**

**Parcel No. 402501000230      Zoning: A-3**

**1: CEB2023028**

Complaint No. 20220606053

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering any Volusia County jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on March 15, 2023

\*The Enforcement Official continued this case from the June 21, 2023 hearing:

\*Order of Non-Compliance issued at the November 15, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details, showing photos. There was a discussion between Danielle and the board.

**After discussion and based on the testimony and evidence presented, Member Dwyer MOVED to issue a 1<sup>st</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**SASHA & NERO KATIE NICHOLE URBAN**

**Property Location: No Street , New Smyrna Beach 32168**

**Parcel No. 72300000890      Zoning: A-1,RC**

**1: CEB2023031**

Complaint No. 20220606007

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering any Volusia County jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration permit.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on March 15, 2023

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

Sasha Urban was present for the hearing.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details, showing photos. There was a discussion between Danielle, Mr. Urban and the board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the April 17, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**LEWIS EDWARD SEXTON JR**

**Property Location: 995 E Washington Ave, Pierson 32180**

**Parcel No. 48250000052      Zoning: A-3**

**1: CEB2023033**

Complaint No. 20220825017

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Junk yard where not permitted.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 27, 2022

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Brouillette MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241, with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**2: CEB2023034**

Complaint No. 20220825016

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-287(B) Maintaining a r/v, boat and/or trailer  
without current tags/validation sticker.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 27, 2022

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Brouillette MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287, with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

3: **CEB2023036**

Complaint No. 20210303110

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 Vehicle(s) that is inoperative and/or without current state license tag.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 27, 2022

\*Order of Non-Compliance issued at the July 19, 2023 hearing:

\*1st Amended Order of Non-Compliance issued at the October 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing

Robert Chayer, Code Compliance, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the board.

**After discussion and based on the testimony and evidence presented, Member Brouillette MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 118 ARTICLE II SECTION 118.34 with a Hearing to Impose Fine is set for the March 20, 2024, hearing. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**X. Hearings and Presentation of Filed Notices of Violations**

**LAS BRISAS CONDO HOA Of NSB Aka CLUB OCEANIA CONDO PH 1-2**

**Property Location: 3001 S Atlantic Ave, New Smyrna Beach 32169**

**Parcel No. 74220800001 Zoning: City Limit / Beach**

**1: 20230509085-STV**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924 Description: STV Sea turtle violation

**ENVIRONMENTAL SPECIALIST II – Nicole Weiss**

Property owner was first notified of the violation on May 18, 2023

There was no one present for this hearing.

Nicole Weiss, Environmental Specialist II, presented the case. Nicole went over the case details, showing photos. There was a discussion between Nichole and the Board

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924, With a compliance date of May 1, 2024 and a Hearing to Impose Fine is set for the May 15 2024 hearing After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**



**OCEANS EAST CLUB ASSOC**

**Property Location: 867 S Atlantic Ave, Ormond Beach 32176**

**Parcel No. 42240400001      Zoning: City Limit / Beach**

**1: 20230724063-STV**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE III DIVISION 12 SECTION 72-924 Description: STV Sea turtle violation

**ENVIRONMENTAL SPECIALIST II – Nicole Weiss**

Property owner was first notified of the violation on July 24, 2023

**Continued 2-21-24**

**SANDALS US LLC**

**Property Location: 133 S Ocean Ave, Daytona Beach 32118**

**Parcel No. 530401030050      Zoning: City Limit / Beach**

**1: 20230817057-STV**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE III DIVISION 12 SECTION 72-924 Description: STV Sea turtle violation

**ENVIRONMENTAL SPECIALIST II – Nicole Weiss**

Property owner was first notified of the violation on August 22, 2023

There was no one present for this hearing.

Nicole Weiss, Environmental Specialist II, presented the case. Nicole went over the case details, showing photos. There was a discussion between Nichole and the Board

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924, With a compliance date of May 1, 2024 and a Hearing to Impose Fine is set for the May 15 2024 hearing After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**GODSEND LLC**

**Property Location: 307 Routh Ave, New Smyrna Beach 32168**

**Parcel No. 731302000170      Zoning: R-4A**

**1: 20230111051-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Jan 11, 2023

There was no one present for this hearing.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1, With a compliance date of February 2, 2024 and a Hearing to Impose Fine is set for the February 21, 2024 hearing After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**JAMES ROGER WILSON**

**Property Location: 1204 Leon Ln, Daytona Beach 32117**

**Parcel No. 523705000160      Zoning: R-5**

**1: 20230524011-J/Y      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Junk yard where not permitted.

J/Y Junk Yard where not Permitted

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on Oct 5, 2023

There was no one present for this hearing.

Chris Hutchison, Code Compliance Officer, presented the case. Chris went over the case details, showing photos. There was a discussion between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241, With a compliance date of February 2, 2024 and a Hearing to Impose Fine is set for the February 21, 2024 hearing After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **20230524011-A/V**      **Posted**

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 Vehicle(s) that is inoperative and/or without current state license tag. A/V Abandoned Vehicles

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on Oct 5, 2023

There was no one present for this hearing.

Chris Hutchison, Code Compliance Officer, presented the case. Chris went over the case details, showing photos. There was a discussion between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 118 ARTICLE II SECTION 118.34, With a compliance date of February 2, 2024 and a Hearing to Impose Fine is set for the February 21, 2024 hearing After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**CUI XIA ZHU**

**Property Location: 1498 Old Kings Rd, Daytona Beach 32117**

**Parcel No. 424219050150      Zoning: R-5**

1: **20230623043-EXO**      **Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). EXO Expired Permit

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on Sept 11, 2023

**CONTINUED 2-21-24**

**SARA VILLAFUERTE**

**Property Location: Central Parkway, Deland 32724**

**Parcel No. 700103410440      Zoning: R-4A**

1: **20230227012**      **Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(2) Removal of any tree without first obtaining a tree removal permit from the County Forester.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on May 16, 2023

**Continued 6-17-24**

**KENNETH O WEILDER**

**Property Location: 114 Astor St, Daytona Beach 32117**

**Parcel No. 523702000210      Zoning: R-5**

**1: 20230726013-J/Y      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Junk yard where not permitted.

J/Y Junk Yard where not Permitted

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on Aug 10, 2023

**CONTINUED 2-21-24**

**ROBERT D WHEALEN**

**Property Location: 1532 Primrose Ln, Daytona Beach 32117**

**Parcel No. 423303000090      Zoning: R-4**

**1: 20230817002-J/Y      Served**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Junk yard where not permitted.

J/Y Junk Yard where not Permitted

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on November 14, 2023

**CONTINUED 2-21-24**

**DAVID LALONDE**

**Property Location: 59 Brooks Dr, Ormond Beach 32176**

**Parcel No. 420310000520      Zoning: R-5**

**1: 20230821084-A/V      Posted**

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA CHAPTER 118-  
TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 Vehicle(s)  
that is inoperative and/or without current state license tag.

A/V Abandoned Vehicles

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on November 13, 2023

There was no one present for this hearing.

Chris Hutchison, Code Compliance Officer, presented the case. Chris went over the case details, showing photos. There was a discussion between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 118 ARTICLE II SEC. 118.34, With a compliance date of February 2, 2024 and a Hearing to Impose Fine is set for the February 21, 2024 hearing After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**JOSHEPH N BAZEMORE**

**Property Location: 111 Lynnhurst Dr, Ormond Beach 32176**

**Parcel No. 420304050100      Zoning: R-5**

**1: 20230822013-VN2      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE (a)All buildings, structures, electrical, gas, mechanical and plumbing systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition required by the current Florida Building Code or under the code which the structure or premises was constructed, altered or repaired. All devices or safeguards which are required by the technical codes when constructed, altered or repaired, shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures, electrical, gas, mechanical and plumbing systems.

VN2 Improperly maintained conditions

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on August 23, 2023

**CONTINUED 2-21-24**

**LAWRENCE GALLIK**

**Property Location: 1727 Tallahassee Dr, Daytona Beach 32117**

**Parcel No. 423301030130      Zoning: R-4**

**1: 20230830041**

Violation of CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE. Improperly Maintained structure(s) and/or system(s).

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on October 10 2023

Lawrence Gallik was present for this hearing.

Chris Hutchison, Code Compliance Officer, presented the case. Chris went over the case details, showing photos. There was a discussion between Chris, Mr Gallik and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 58, ARTICLE I SECTION 58-3, With a compliance date of April 12, 2024 and a Hearing to Impose Fine is set for the April 17, 2024 hearing After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**DLR REALTY FL LLC**

**Property Location: 1020 Bobbie Lee Dr, Daytona Beach 32117**

**Parcel No. 523703050030      Zoning: R-4**

**1: 20230928003**

Violation of CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE. Improperly Maintained structure(s) and/or system(s).

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on September 28, 2023

**Continue 2-21-24**

**GAUDENCIO SANCHEZ**

**Property Location: 2504 Old New York Ave, Deland 32720**

**Parcel No. 791304000073      Zoning: I-1**

**1: 20230912042-VN2      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE Improperly Maintained structure(s) and/or system(s).

VN2 Improperly maintained conditions

**Code Compliance Officer - Fred Eastwood**

Property owner was first notified of the violation on Dec 5, 2023

There was no one present for this hearing.

Fred Eastwood, Code Compliance Officer, presented the case. Fred went over the case details, showing photos. There was a discussion between Fred and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance, Order of Dismissal and referred to the CLCA for demolition, of Volusia County Code of Ordinances, CHAPTER 58, ARTICLE I SECTION 58-3, After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**SPINNAKER OF ORMOND CONDO ASSOC**

**Property Location: 2450 Ocean Shore Blvd, Ormond Beach 32176**

**Parcel No. 32281400002      Zoning: B-4,R-4,R-8,RC**

**1: 20230926034-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). Construction / reconstruction of storm damage condominium building which requires permitting and inspections with no required permits, inspections, or approvals. Exterior sheathing / siding, structural framing / alterations / reconstruction, interior renovations multiple units may not be a complete list. VN1 Building without a permit

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on Sept 27, 2023

**Continue 2-21-24**

**MARIAM REALTY GROUP LLC**

**Property Location: 1008 10th St, Daytona Beach 32117**

**Parcel No. 424401040099      Zoning: R-7(3)**

**1: 20231117009-FNP      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 9 SECTION 72-341(b) Fence erected, moved, or altered without a permit. FNP Fence w/o Permit

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on November 17, 2023

**Continued 2-21-24**

**2: 20231009014-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on November 17, 2023

**Continued 2-21-24**

**NICHOLAS PYLE**

**Property Location: 507 W Wisconsin, Orange City 32763**

**Parcel No. 800300000060      Zoning: R-4**

**1: CEB 2020151**

Complaint No. 20190508040

Violation of CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110. Construction without the required permit(s) and/or inspection approval.

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on July 15, 2019

**Continue 2-21-24**

**KENNY & SHANIE GANGA**

**Property Location: 3695 Old Deland Rd, Daytona Beach 32124**

**Parcel No. 620601380250      Zoning: I-1(5)A**

**1: CEB2023003**

Complaint No. 20210112033

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-291. Contractor Storage Yard without Final Site  
Plan approval

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Sept 22, 2022

**Continue 2-21-24**

**JOHNNY BARETT**

**Property Location: 3421 Hickory Creek Rd, Deltona 32738**

**Parcel No. 811303020330      Zoning: FR**

**1: CEB2023030**

Complaint No. 20220902051

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72,  
ARTICLE III, DIVISION 11 SECTION 72-884 Description: Altering any Volusia County  
jurisdictional wetland and/or wetland buffer without first obtaining a wetland alteration  
permit.

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on July 19, 2023

**Withdrawn**



**NICHOLAS QUINONES & STACEY TORREZ**

**Property Location: 1613 Old Daytona Rd, Deland 32724**

**Parcel No. 603503000070      Zoning: R-4A**

**1: CEB2023048**

Complaint No. 20220603008

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Jul 01, 2022

Nicholas Quinones was present for the hearing.

Debbie Zechnowitz, Code Compliance Officer, presented the case. Debbie went over the case details, showing photos. There was a discussion between Debbie, Mr. Quinones and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1, With a compliance date of April 12, 2024 and a Hearing to Impose Fine is set for the April 17, 2024 hearing After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.**

**JOHN & MARY CHURCH, JOHN P BENKENSTEIN, STEWART & TERESA & ROJO**

**Property Location: 4207 S Atlantic Ave, Port Orange 32127**

**Parcel No. 631204003090      Zoning: R-9(S)**

**1: CEB2023061**

Complaint No. 20221026031

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s).

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Sept 18, 2023

There was no one present for the hearing.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the case details, showing photos. There was a discussion between Robert and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1, With a compliance date of April 5, 2024 and a Hearing to Impose Fine is set for the April 17, 2024 hearing After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.**

**CITY LIMITS DELAND LLC**

**Property Location: 4425 N Us Hwy 17, Deland 32724**

**Parcel No. 603908000114      Zoning: B-4A,R-3A**

**1: 20230217005**

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA, CHAPTER 26, BUSINESSES, ARTICLE III, ITINERANT MERCHANTS Itinerant merchant host license violation HLV Host License Violation

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on May 30, 2023

\*Order of Non-Compliance issued at the July 19, 2023, hearing:

\*Amended Order issued at the October 18, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 11, 204:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**2: 20230217005**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287 (A) Parking truck tractor, semi trailer, commercial bus, cutaway van, or chassis cab, truck where not permitted T/T Big Trucks, Buses

**Code Compliance Officer - Margaret Godfrey**

Property owner was first notified of the violation on May 30, 2023

\*Order of Non-Compliance issued at the July 19, 2023, hearing:

\*Amended Order issued at the October 18, 2023 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 11, 204:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**HENDRICKS CATHERINE W**

**Posted**

**Property Location: 34 Plaza Dr, Ormond Beach 32176**

**Parcel No. 420327000320**

**Zoning: R-4**

**CEB2017285**

Complaint No. 20170627016

Violation of CODE OF ORDINANCES-COUNTY OF VOLUSIA CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 Vehicle(s) that is inoperative and/or without current state license tag

**Code Compliance Officer – Peter Hinson**

Property owner was first notified of the violation on August 10, 2017.

\*Order of Non-Compliance issued at the December 20, 2017 hearing:

\*Final Order Imposing Fine Lien issued at the February 21, 2018 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 12, 2024:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

**CATHERINE W HENDRICKS**

**Posted**

**Property Location: 34 Plaza Dr, Ormond Beach 32176**

**Parcel No. 420327000320**

**Zoning: R-4**

**1: CEB2019407**

Complaint No. 20190711031

Violation of ORDINANCE: Code OF Ordinance-County Of Volusia Chapter 58, Health & Sanitation SEC. 58-36: Violations And Declaration Of Nuisance. Article II Grass/weeds in excess of 12 inches, yard trash, rubble, debris, and/or waste

**Code Compliance Officer – Peter Hinson**

Property owner was first notified of the violation on November 13, 2019

\*Order of Non-Compliance issued at the January 15, 2020 hearing:

\*Final Order Imposing Fine Lien issued at the February 19, 2020 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 12, 2024:

**Order of Compliance**

**Based on a submitted Report and Affidavit of Compliance, Member Zahn MOVED to issue an Order of Compliance as the Respondent(s) has achieved compliance. After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members**

- A. Tally Sheets (Quarterly)**
- B. As Entertained by Chairman  
New appointments to the Board, Andrew Hall and  
Matthew Johnson**
- C. As Entertained by Board Attorney**
- D. As Entertained by Staff Attorney**
- E. As Entertained By Staff**

\* \* \* \* \*

**ADJOURNMENT**

There being no further business to discuss before the Board, the meeting was adjourned at 11:39 p.m.

Respectfully submitted,

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**Jacque Fleming  
Code Enforcement Board Clerk**

**CERTIFICATE**

**STATE OF FLORIDA:  
COUNTY OF VOLUSIA:**

**I, Jacquie Fleming, Code Enforcement Board Clerk, do hereby certify that the foregoing pages constitute a true and accurate transcript of the minutes of the Volusia County Code Enforcement Board taken on January 17, 2024, at 123 West Indiana Avenue, Deland, Florida.**

**WITNESS MY HAND this 17<sup>th</sup> day of January, in the City of DeLand, County of Volusia, State of Florida.**

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**Jacquie Fleming  
Code Enforcement Board Clerk**

January 17, 2024