



VOLUSIA COUNTY CODE ENFORCEMENT BOARD MINUTES

December 20, 2023

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
Jami Gallegos

MEMBERS ABSENT

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
Margaret Godfrey, Code Compliance Officer
Debbie Zechnowitz, Code Compliance Officer
Sebrina Slack, Assistant County Attorney
Julie McCrystal, Environmental Specialist II
Todd Hannah, Environmental Specialist III
Danielle Gadzala, Environmental Specialist II
Paul Traider, Building Inspector II

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APPROVAL OF MINUTES
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Member Zahn moved to APPROVE the October 18, 2023, and November 15, 2023, Code Enforcement Board minutes. Member Dwyer SECONDED the motion that CARRIED unanimously by voice vote.

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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>

IX. UNFINISHED BUSINESS

ALMA K PRATT

Property Location: 1146 13th St, Daytona Beach 32117

Parcel No. 424286030220

Zoning: R-5

CEB2017336

Complaint No. 20171012005

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.

Zoning Compliance Officer - Margaret Godfrey

Property owner was first notified of the violation on October 12, 2017

*Order of Non-Compliance issued at the January 17, 2018 hearing:

*Final Order Imposing Fine Lien issued at the February 18, 2018 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of November 7, 2023:

Order of Compliance

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

LAURA HEATH

Property Location: 130 Shadowood Dr, Enterprise 32725

Parcel No. 910901000161

Zoning: RREA

CEB2019113

Complaint No. 20180726027

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 – Fred Eastwood

Property owner was first notified of the violation on Jul 30, 2018

*Order of Non-Compliance issued at the February 19, 2020 hearing:

*1st Amended Order of Non-Compliance issued at the May 20, 2020 hearing:

*Final Order Imposing Fine Lien issued at the June 17, 2020 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of December 6, 2023

Order of Compliance

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

FRANK D JESKE ETAL

Property Location: 3216 S Peninsula Dr, Daytona Beach 32118

Parcel No. 533501100230 Zoning: R-3

1: CEB2020237 Served

Complaint No. 20200821017

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 – Todd Hannah

Property owner was first notified of the violation on October 5, 2020

*Order of Non-Compliance issued at the November 18, 2020 hearing:

*1st Amended Order of Non-Compliance issued at the December 16, 2020 hearing:

*2nd Amended Order of Non-Compliance issued at the January 20, 2021 hearing:

*3rd Amended Order of Non-Compliance issued at the June 16, 2021 hearing:

*4th Amended Order of Non-Compliance issued at the December 15, 2021 hearing:

*5th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

*6th Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

*7th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

*8th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

*9th Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

*Final Order Imposing Fine Lien issued at the October 18, 2023 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of November 27, 2023:

Order of Compliance

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

2: **CEB2020239** Served

Complaint No. 20200626026

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 Oct 03, 2020

*Order of Non-Compliance issued at the November 18, 2020 hearing:

*1st Amended Order of Non-Compliance issued at the December 16, 2020 hearing:

*2nd Amended Order of Non-Compliance issued at the January 20, 2021 hearing:

*3rd Amended Order of Non-Compliance issued at the June 16, 2021 hearing:

*4th Amended Order of Non-Compliance issued at the December 15, 2021 hearing:

*5th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

*6th Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

*7th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

*8th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

*8th Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

*Final Order Imposing Fine Lien issued at the October 18, 2023 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of November 27, 2023:

Order of Compliance

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

RICHARD & DEBORAH KIESER, BUSBEE ROSEMARY EST

Property Location: 1206 San Jose Blvd, Daytona Beach 32117

Parcel No. 424219230230 Zoning: R-5

1: **CEB2022061** Served

Complaint No. 20190812004

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 March 15, 2022

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

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

*Final Order Imposing Fine Lien issued at the November 15, 2023 hearing:

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

Order of Compliance

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

2: **CEB2022062** **Served**

Complaint No. 20210430064

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 July 10, 2021

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

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

*Final Order Imposing Fine Lien issued at the November 15, 2023 hearing:

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

Order of Compliance

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

WILL-BEA INVESTMENTS LLC

Property Location: 3714 W Intl Speedway Blvd, Daytona Beach 32124

Parcel No. 620601390010 Zoning: I-1C(5)A

1: **CEB2022211**

Complaint No. 20210112037

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-291 CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 3, SECTION 72-576 I-1(5)A Light Industrial DESCRIPTION: Contractor storage yard without final site plan approval.

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:

*3rd 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 November 3, 2023:

Order of Compliance

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

MALVIN CABRERA OJEDA & WENDY ZULEYKA RIOS VARGAS

Property Location: 39 Alamanda Dr, Ormond Beach 32176

Parcel No. 420313000200 Zoning: R-5

1: CEB2022233

Complaint No. 20220809064

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

Code Compliance Officer - Peter Hinson

Property owner was first notified of the violation on August 9, 2022

*Order of Non-Compliance issued at the December 21, 2022 hearing:

*Final Order Imposing Fine Lien issued at the January 18, 2023 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of December 6, 2023:

Order of Compliance

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

PAUL DEROSBY

Property Location: 1980 Hazen Rd, Deland 32720

Parcel No. 603106000040 Zoning: A-3

1: 20230601061-MIS Posted

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Accessory use without a principal structure

Code Compliance Officer - Debbie Zechnowitz

Property owner was first notified of the violation on August 17, 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.

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 an Order Imposing Fine/Lien with an assessed fine in the
amount of \$100.00 per day, per case, with no cap, commencing January 18, 2024,
and to continue until compliance is achieved, for violation of VOLUSIA COUNTY
CODE OF ORDINANCES, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241
After Member Gallegos SECONDED the motion, it CARRIED unanimously by
voice vote.**

2: **20230601061-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.

Code Compliance Officer - Debbie Zechnowitz

Property owner was first notified of the violation on August 17, 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.

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 an Order Imposing Fine/Lien with an assessed fine in the amount of \$100.00 per day, per case, with no cap, commencing January 18, 2024, and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 After Member Gallegos 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). Accessory structure

Code Compliance Officer - Debbie Zechnowitz

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

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

Hearing to Impose Fine/Lien

Gene Evans 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, Mr. Evans and the board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 1st 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 January 17, 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). Single family residence

Code Compliance Officer - Debbie Zechnowitz

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

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

Hearing to Impose Fine/Lien

Rosa Elderado 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, Ms. Elderado and the board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 1st 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 January 17, 2024, hearing. After Member Gallegos 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). Renovation/remodel

Code Compliance Officer - Debbie Zechnowitz

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

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

Hearing to Impose Fine/Lien

Rosa Elderado 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, Ms. Elderado and the board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 1st 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 January 17, 2024, hearing. After Member Gallegos SECONDED the motion, it CARRIED unanimously by voice vote.

GERARDO CASTANEDA HERNANDEZ

Property Location: 200 W Baxter St, Deleon Springs 32130

Parcel No. 69410000021 Zoning: R-3

1: CEB2023040

Complaint No. 20221104037

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). Renovation/remodel

Code Compliance Officer - Debbie Zechnowitz

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

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

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

*2nd Amended Order of Non-Compliance issued at the November 15, 2023 hearing:

Hearing to Impose Fine/Lien

There was no one 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, Ms. Elderado and the board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3rd 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 January 17, 2024, hearing. After Member Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.

LAMCO ASSET COMPANY 1 LLC

Property Location: 2040 10th Ave, Deland 32724

Parcel No. 700102040340 Zoning: R-4A

1: CEB2023047

Complaint No. 20220426013

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). Renovation/remodel

Code Compliance Officer - Robert Chayer

Property owner was first notified of the violation on May 10, 2022

*Order of Non-Compliance issued at the November 15, 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 1st 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 Brouillette SECONDED the motion, it CARRIED unanimously by voice vote.

ROBERT & CAROL MILLENSON

Property Location: 1503 Pioneer Tr, New Smyrna Beach 32168

Parcel No. 741916020010 Zoning: R-4A

1: CEB2023056

Complaint No. 20220923043

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). Renovation/remodel

Code Compliance Officer - Robert Chayer

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

*Order of Non-Compliance issued at the November 15, 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 an Order Imposing Fine/Lien with an assessed fine in the amount of \$250.00 per day, with a cap of \$21,000.00, commencing January 18, 2024, and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 After Member Dwyer SECONDED the motion, it CARRIED unanimously by voice vote.

FRANK D JESKE ETAL

Property Location: 3216 S Peninsula Dr, Daytona Beach 32118

Parcel No. 533501100230 Zoning: R-3

1: CEB2020237 Served

Complaint No. 20200821017

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 – Todd Hannah

Property owner was first notified of the violation on October 5, 2020

*Order of Non-Compliance issued at the November 18, 2020 hearing:

*1st Amended Order of Non-Compliance issued at the December 16, 2020 hearing:

*2nd Amended Order of Non-Compliance issued at the January 20, 2021 hearing:

*3rd Amended Order of Non-Compliance issued at the June 16, 2021 hearing:

*4th Amended Order of Non-Compliance issued at the December 15, 2021 hearing:

*5th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

*6th Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

*7th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

*8th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

*9th Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

*Final Order Imposing Fine Lien issued at the October 18, 2023 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of November 27, 2023:

Request for Reduction \$2,750.00

No one was present for the hearing.

Todd Hannah, Environmental Specialist, presented the case. Todd went over the case details, showing photos. There was a discussion between Todd and the board.

After discussion and based on the testimony and evidence presented, Member Gallegos MOVED to Deny, without prejudice for the request for a reduction of fine/liens After Member Zahn SECONDED the motion, it CARRIED with a 4 to 1 vote with Member Dwyer opposing by voice vote.

2: **CEB2020239** **Served**

Complaint No. 20200626026

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 Oct 03, 2020

*Order of Non-Compliance issued at the November 18, 2020 hearing:

*1st Amended Order of Non-Compliance issued at the December 16, 2020 hearing:

*2nd Amended Order of Non-Compliance issued at the January 20, 2021 hearing:

*3rd Amended Order of Non-Compliance issued at the June 16, 2021 hearing:

*4th Amended Order of Non-Compliance issued at the December 15, 2021 hearing:

*5th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

*6th Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

*7th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

*8th Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

*8th Amended Order of Non-Compliance issued at the July 19, 2023 hearing:

*Final Order Imposing Fine Lien issued at the October 18, 2023 hearing:

*A Report and Affidavit of Compliance was submitted with a compliance date of November 27, 2023:

Request for Reduction \$2,750.00

No one 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 Gallegos MOVED to Deny, without prejudice for the request for a reduction of fine/liens After Member Zahn SECONDED the motion, it CARRIED with a 4 to 1 vote with Member Dwyer opposing by voice vote.

CLEM & CO PROPERTY INVESTMENTS LLC

Property Location: 135 Lake Molly Ave, Deland 32724

Parcel No. 603301000050 Zoning: R-3(3)A

1: CEB2022228

Complaint No. 20220712051

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 July 14, 2022

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

*A Report and Affidavit of Compliance was submitted with a compliance date of December 18, 2023:

Order of Compliance

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

XII. New Business

- A. Tally Sheets (Quarterly)**
- B. As Entertained by Chairman**
Approval of 2024 Code Board Hearing Dates- Member Zahn made a motion and Member Gallegos Seconded the motion.
- C. As Entertained by Board Attorney**
- D. As Entertained by Staff Attorney**
- E. As Entertained By Staff – Member Gallegos will not be at the January 17, 2024 meeting. Member Brouillette will not be at the February 21, 2024 meeting.**

XIII. ADJOURNMENT

There being no further business to discuss before the Board, the meeting adjourned at 10:05 a.m.

Respectfully submitted,

**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 June 21, 2023, at 123 West Indiana Avenue, Deland, Florida.

WITNESS MY HAND this 20th day of December, 2023, in the City of DeLand, County of Volusia, State of Florida.

**Jacquie Fleming
Code Board Clerk**

December 20, 2023