VOLUSIA COUNTY CODE ENFORCEMENT BOARD MINUTES

February 15, 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
Andrew Hall, Vice-Chair
Donald Needham
Pete Zahn
Clement Nadeau
Clay Meek, Board Attorney

MEMBERS ABSENT

STAFF PRESENT
Kerry Leuzinger, Chief Building Official
Chris Hutchison, Code Compliance Manager
Isiah Pitts, Code Compliance Officer
Fred Eastwood, Code Compliance Officer
Robert Chayer, Code Compliance Officer
Margaret Godfrey, Code Compliance Officer
Peter Hinson, Code Compliance Officer
Debbie Zechnowitz, Code Compliance Officer
Sebrina Slack, Assistant County Attorney
Julie McCrystal, Environmental Specialist II
Todd Hannah, Environmental Specialist II
Danielle Gadzala, Environmental Specialist II
Paul Traider, Contractor Licensing Investigator
Nicole Weiss, Sea Turtle Lighting Specialist
Nicholas Ventera

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February 15, 2023
APPROVAL OF MINUTES

Member Nadeau moved to approve the minutes from the February 15, 2023. Member Needham seconded the motion which carried unanimously by voice votes.

*     *     *     *     *

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

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IX. Unfinished Business

RAMIREZ LUCIO
Property Location: 100 E Gardenia Dr, Orange City 32763
Parcel No. 801403070010         Zoning: B-4
4: 20230103006
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 9 SECTION 72-341(B) Fence with no permit
Code Compliance Officer - Isiah Pitts
Property owner was first notified of the violation on September 7, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:
*Report and Affidavit of Compliance issued with a compliance date of Feb 1, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.
Complaint No. 20211122047
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 - Robert Chayer
Property owner was first notified of the violation on Dec 01, 2021
*Order of Non-Compliance issued at the March 16, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the May 18, 2022 hearing:
*2nd Amended Order of Non-Compliance issued at the June 15, 2022 hearing:
*3rd Amended Order of Non-Compliance issued at the September 21, 2022 hearing:
*A Report and Affidavit of Compliance was submitted with a compliance date of January 24, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by
the rest of the Board Members.

Complaint No. 20220131011
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 21, 2022
*Order of Non-Compliance issued at the March 16, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the May 18, 2022 hearing:
*2nd Amended Order of Non-Compliance issued at the June 15, 2022 hearing:
*3rd Amended Order of Non-Compliance issued at the September 21, 2022 hearing:
*A Report and Affidavit of Compliance was submitted with a compliance date of January 24, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by
the rest of the Board Members.
SIMONE, MICHAEL STEPHEN & KRISTEN MARIE
Property Location: 106 Coquina Key Dr, Ormond Beach 32176
Parcel No. 320901000510         Zoning: R-4
1: CEB2022269
Complaint No. 20220110013
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-842 Description: Failure to comply with tree replacement requirements.
Environmental Specialist II - Danielle Gadzala
Property owner was first notified of the violation on February 3, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:
*A Report and Affidavit of Compliance was submitted with a compliance date of February 13, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.

ARGUETA-OSORIO, JUAN
Property Location: 200 Lake Gertie Rd, Deland 32720
Parcel No. 700407000010         Zoning: R-4A
1: 20221219017        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). Power run to storage building and pool and pool screen erected without permit, expired pool permit
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on December 19, 2023
*Order of Non Compliance issued at the Jan 18, 2023 hearing:
There was no one present for this case.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the case details, showing photos. A discussion was had between Robert, Paul Trader and the Board.

After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing March 16, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Use where not permitted in R4-A zoning.
Contractor storage yard and living in storage building.
MIS Miscellaneous Violations

Code Compliance Officer - Robert Chayer

Property owner was first notified of the violation on December 19, 2023
*Order on non-compliance issued at the Jan 18, 2023 hearing:

Hearing to Impose Fine/Liens

There was no one present for this case.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the case details, showing photos. A discussion was had between Robert, Paul Trader and the Board.

After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing March 16, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.
ROCKWELL, ARTHUR JOSEPH
Property Location: 123 N Cucumber Ln, New Smyrna Beach 32168
Parcel No. 722401020080        Zoning: A-1C
1: CEB2021275        Served
Complaint No. 20210713007
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 Permitting – Todd Hannah
Property owner was first notified of the violation on 9-17-21
*Order of Non-Compliance issued at the January 18, 2023 hearing:
There was no one present for this case.

Todd Hannah, Environmental Management, 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
Zahn MOVED to issue an 1st Amended Order of Non-Compliance for violation of
VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER
72, ARTICLE III, DIVISION 11 SECTION 72-884, With a Hearing to Impose Fine/Lien
set for the April 19, 2023 hearing. After Member Zahn SECONDED the motion, and
it CARRIED unanimously by voice vote.

2: CEB2021291        Served
Complaint No. 20210712057
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Use where not permitted (vehicle, equipment
storage)
Code Compliance Officer - Debbie Zechnowitz
Property owner was first notified of the violation on Sep 17, 2021
*Order of Non-Compliance issued at the January 18, 2023 hearing:
There was no one present for this case.

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

Hearing to Impose Fine/Liens
After discussion and based on the testimony and evidence presented, Member
Hall MOVED to issue an 1st Amended Order of Non-Compliance for violation of
VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241, With a Hearing to Impose Fine/Lien set
for the April 19, 2023 hearing. After Member Zahn SECONDED the motion, and it
CARRIED unanimously by voice vote.

February 15, 2023
OTWAY, MICHAEL
Property Location: 1705 N Sparkman Ave, Orange City 32763
Parcel No. 800302000430 Zoning: R-4

1: CEB2022255
Complaint No. 20220404053
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 - Isiah Pitts
Property owner was first notified of the violation on Apr 08, 2022
*Order of Non-Compliance issued at the December 21, 2022 hearing:

Hearing to Impose Fine/Lien
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details, showing photos. There was a discussion between Isiah 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, with a cap of $4,000.00, commencing March 16, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

2: CEB2022261
Complaint No. 20220405067
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 - Isiah Pitts
Property owner was first notified of the violation on Apr 08, 2022
*Order of Non-Compliance issued at the December 21, 2022 hearing:

*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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.
WHITTAKER, JILL
Property Location: 1120 Lake Harney Woods Blvd, Mims 32754
Parcel No. 031601000190 Zoning: FR,RC
1: CEB2021308 Sheriff Served
Complaint No. 20210929082
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Excavation without the required permits, exemptions and/or approval

Code Compliance Manager - Chris Hutchison
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:
There was no one present for this case.

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 Nadeau 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 May 18, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
2: CEB2021310        Sheriff Served
Complaint No. 20210929080
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 Manager - Chris Hutchison
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
There was no one present for this case.

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
Nadeau 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 May 18, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.
WHITTAKER, COURTNEY
Property Location: 1140 Lake Harney Woods Blvd, Mims 32754
Parcel No. 031601000180 Zoning: FR,RC
1: CEB2021306
Complaint No. 20210929077
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Excavation without the required permits,
exemptions and/or approval

Code Compliance Manager - Chris Hutchison
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
There was no one present for this case.

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
Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the
amount of $100.00 per day, per case, with a cap of $13,250.00 per case,
commencing May 18, 2023 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 Hall SECONDED the motion, it
CARRIED unanimously by voice vote.
2: CEB2021307
Complaint No. 20210929076
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). (shed, wrap around patio/porch, pole barn, awning over pool deck, electrical and may not be a complete list

Code Compliance Manager - Chris Hutchison
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
There was no one present for this case.

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 Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $100.00 per day, per case, with a cap of $13,250.00 per case, commencing May 18, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

3: CEB2021309
Complaint No. 20211007050
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Shipping container converted to storage:

Code Compliance Manager - Chris Hutchison
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
There was no one present for this case.

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 Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $100.00 per day, per case, with a cap of $13,250.00 per case, commencing May 18, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
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 - Julie McCrystal
Property owner was first notified of the violation on October 8, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
There was no one present for this case.

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

After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $100.00 per day, per case, with a cap of $13,250.00 per case, commencing May 18, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.
COOMBS, DOUGLAS H EST  
Property Location: 128 N 1st St, Oak Hill 32759  
Parcel No. 950600000720    Zoning: MH-5  
1: CEB2021314    Served  
Complaint No. 20210707020  
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 without permits and inspection approvals.  
siding, windows, bathroom, room off the porch, carport, roof, may not be a complete list  

**Code Compliance Coordinator - Margaret Godfrey**  
Property owner was first notified of the violation on Elizabeth Coombs October 21, 2021  
*Order of Non-Compliance issued at the July 20, 2022 hearing:  
*1st Amended Order of Non-Compliance issued at the December 21, 2022 hearing:  
**Hearing to Impose Fine/Lien**  
Sadie Coombs was present at the hearing and provided information.  

Margaret Godfrey, Code Compliance Coordinator, presented the case. Margaret went  
over the case details, showing photos. There was a discussion between Margaret,  
Sadie 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, with a cap of $10,000.00, commencing June 22, 2023  
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 Needham 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  
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 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:  

Hearing to Impose Fine/Lien  
Francisco Ortero-Casio was present at the hearing and provided information.  

Debbie Zechnowitz, Code Compliance Officer, presented the two cases. Debbie went  
over the case details, showing photos. There was a discussion between  

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 June 21, 2023, hearing. After Member Needham  
SECONDED the motion, it CARRIED unanimously by voice vote.  

2: CEB2022070        Posted  
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 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:  

Hearing to Impose Fine/Lien  
Francisco Ortero-Casio was present at the hearing and provided information.  

Debbie Zechnowitz, Code Compliance Officer, presented the two cases. Debbie went  
over the case details, showing photos. There was a discussion between  

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 72 ARTICLE II DIVISION 8 SECTION 72-280 with a  
Hearing to Impose Fine is set for the June 21, 2023, hearing. After Member  
Needham SECONDED the motion, it CARRIED unanimously by voice vote.  

February 15, 2023
EPSTEIN, RICHARD A
Property Location: 2210 N Woodland Blvd, Deland 32720
Parcel No. 603300000721         Zoning: B-4CA
1: CEB2021374        Served
Complaint No. 20210308034
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 8 SECTION 72-291 No Final Site Plan
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Apr 30, 2021
*Order of Non-Compliance issued at the February 16, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the May 18, 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:
*A Report and Affidavit of Compliance was submitted with a compliance date of February 15, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.

2: CEB2021375        Served
Complaint No. 20210308035
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 8 SECTION 72-277 You have failed to observe the required setbacks (accessory structures)
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Apr 30, 2021
*Order of Non-Compliance issued at the February 16, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the May 18, 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:
*A Report and Affidavit of Compliance was submitted with a compliance date of February 15, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.
3: CEB2021376 Served
Complaint No. 20210308036
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)
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Apr 30, 2021
*Order of Non-Compliance issued at the February 16, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the May 18, 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:
*A Report and Affidavit of Compliance was submitted with a compliance date of February 15, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote by the rest of the Board Members.

MENDOZA, JOSE
Property Location: 910 S Florida Ave, Deland 32720
 Parcel No. 702113000030 Zoning: B-4,MH-5
1: CEB20222239 Posted
Complaint No. 20220901002
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 - Isiah Pitts
Property owner was first notified of the violation on September 1, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:

Hearing to Impose Fine/Lien
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos.

After discussion and based on the testimony and evidence presented, Member Hall
MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of
$100.00 per day with a cap of $4,000.00 to commence March 16, 2023 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 Nadeau
SECONDED the motion, it CARRIED unanimously by voice vote.
LALASHUIS, FRANK P 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 Jan 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:

Hearing to Impose Fine/Liens
There was no one present for this case.

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

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an 5th Amended Order of Non-Compliance for violation of
VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER
22-2 SECTION 105.1 AND 110.1, With a Hearing to Impose Fine/Lien set for the
May 17, 2023 hearing. After Member Hall SECONDED the motion, and it CARRIED
unanimously by voice vote.

February 15, 2023
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 Dec 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:

Hearing to Impose Fine/Liens
There was no one present for this case.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details, showing photos. A discussion was had between Danielle and the Board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an 5th Amended Order of Non-Compliance for violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884, With a Hearing to Impose Fine/Lien set for the May 17, 2023 hearing. After Member Hall SECONDED the motion, and it CARRIED unanimously by voice vote.
LYNCH, DANNY
Property Location: No Street, County 32759
Parcel No. 944401030211  Zoning: RC
1: CEB2022149
Complaint No. 20211229008
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 June 17, 2022
*Order of Non-Compliance issued at the July 20, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

Hearing to Impose Fine/Lien
There was no one present for this case.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details, showing photos. A discussion was had between Danielle and the Board.

After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $100.00 per day, with no cap, commencing March 16, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.
TROMBLEY, ROBERT WILLIAM & TERESA
Property Location: 265 Dixon Lake Rd, Osteen 32764
Parcel No. 920800000122 Zoning: OCR-5
CEB2022160 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).

Code Compliance Officer - Isiah Pitts
Property owner was first notified of the violation on Jul 13, 2021
*Order of Non-Compliance issued at the January 18, 2023 hearing:

Hearing to Impose Fine/Lien
Robert Trombley were present for the hearing.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos. There was a discussion between Isiah, Mr Trombley and the Board.

After discussion and based on the testimony and evidence presented, Member
Hall MOVED to issue an 1st Amended Order of Non-Compliance for violation of
VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER
22-2, SECTIONS 105.1 AND 110.1, With a Hearing to Impose Fine/Lien set for the
March 15, 2023 hearing. After Member Zahn SECONDED the motion, and it
CARRIED unanimously by voice vote.
DAYTONA SEA BREEZE 3299 LLC
Property Location: 4043 S Atlantic Ave, Port Orange 32127
Parcel No. 631202000870     Zoning: R-9(S)
1: CEB2022195
Complaint No. 20220629029
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 June 29, 2022
*Order of Non-Compliance issued at the September 21, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Lien
There was no one present for this case.

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 an 1st Amended Order of Non-Compliance for violation of
VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER
22-2, SECTIONS 105.1 AND 110.1. With a Hearing to Impose Fine/Lien set for the
April 15, 2023 hearing. After Member Nadeau SECONDED the motion, and it
CARRIED unanimously by voice vote.
MOSLEY, RALPH & SHEPARD, TATIANA
Property Location: 2275 7th Ave, Deland 32724
Parcel No. 700101420040         Zoning: R-4A
1: CEB2022215
Complaint No. 20220511014
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 25, 2022
*Order of Non-Compliance issued at the November 16, 2022 hearing:
*First Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

Hearing to Impose Fine/Lien
There was no one was present for this hearing.

Robert Chayer, Code Compliance, presented the case. Robert presented the case showing photos.

After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue an 2nd Amended Order of Non-Compliance for violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 22-2, SECTIONS 105.1 AND 110.1, With a Hearing to Impose Fine/Lien set for the March 15, 2023 hearing. After Member Hall SECONDED the motion, and it CARRIED unanimously by voice vote.
KILGORE, LISA
Property Location: 4151 Swamp Deer Rd, New Smyrna Beach 32168
Parcel No. 820101060290 Zoning: RA
1: CEB2022196
Complaint No. 20211025025
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 May 10, 2022
*Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
Lisa Kilgore & Robert Kupke were present at the hearing for this case.

Fred Eastwood, Code Compliance, presented the two cases. Fred went over the case details, showing photos. There was a discussion between Fred, Lisa Kilgore, Robert Kupke, Sebrina Slack and the Board.

After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing April 20, 2023 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote.
Complaint No. 20210208020
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 May 10, 2022
*Order of Non-Compliance issued at the November 16, 2022 hearing:

Hearing to Impose Fine/Liens
Lisa Kilgore & Robert Kupke were present at the hearing for this case.

Fred Eastwood, Code Compliance, presented the two cases. Fred went over the case details, showing photos. There was a discussion between Fred, Lisa Kilgore, Robert Kupke and the Board.

After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing April 20, 2023 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
BOGETVEIT, MARY
Property Location: 3790 Cardinal Blvd, Port Orange 32127
Parcel No. 630211000030         Zoning: R-9
1: CEB2022268
Complaint No. 20220809079
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 August 9, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:

Hearing to Impose Fine/Lien
There was no one present for this case.

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 an 1st Amended Order of Non-Compliance for violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 22-2, SECTIONS 105.1 AND 110.1, With a Hearing to Impose Fine/Lien set for the May 17, 2023 hearing. After Member Nadeau SECONDED the motion, and it CARRIED unanimously by voice vote.
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE III PUD #86-18, as amended, reads that a recorded easement, through Lot #12, also known as 1310 Niatross, Astor, FL, is for ingress, egress, and utility use for the residents of the PUD. The right of way/easement is to be maintained and used by all of the residents of the PUD. Lot#12 is for accessory use only. Any residential living requires an amendment to the PUD

Code Compliance Coordinator - Margaret Godfrey
Property owner was first notified of the violation on September 1, 2022
*The Enforcement Official continued this case from the November 16, 2022 hearing:
*Order of Non-Compliance issued at the December 21, 2022 hearing:

Hearing to Impose Fine/Lien
Nika Hosseini was present at the hearing and provided information.

Margaret Godfrey, Code Compliance Coordinator, presented the case. Margaret went over the case details, showing photos. There was a discussion between Margaret, Nika and the Board. After the discussion it was added that the gates must remain open and the Right-of-Way remain unblocked.

After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing March 16, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES CHAPTER 72 ARTICLE III PUD #86-18, After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.


**2: CEB2022218**

Complaint No. 20220803071
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). (Appears that a residential addition was added to one of the barns. Lot #12, also known as 1310 Niatross St. Astor, FL, is for accessory use only.

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on September 1, 2022
*The Enforcement Official continued this case from the November 16, 2022 hearing:
*Order of Non-Compliance issued at the December 21, 2022 hearing:

**Hearing to Impose Fine/Lien**

Nika Hosseini was present at the hearing and provided information

Margaret Godfrey, Code Compliance Coordinator, presented the case. Margaret went over the case details, showing photos. There was a discussion between Margaret, Nika and the Board. After the discussion it was added that the gates must remain open and the Right-of-Way remain unblocked.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of $250.00 per day, per case, with no cap, commencing March 16, 2023 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 Zahn SECONDED the motion, it CARRIED unanimously by voice vote.

**RAMIREZ, LUCIO**

Property Location: 100 E Gardenia Dr, Orange City 32763
Parcel No. 801403070010 Zoning: B-4

1: CEB2022240
Complaint No. 20220914005
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 - Isiah Pitts**

Property owner was first notified of the violation on September 13, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:
*Report and Affidavit of Compliance issued with a compliance date of Feb 7, 2023

**Hearing to Impose Fine/Lien**

**Order of Compliance**

February 15, 2023
NEAL, BARRY
Property Location: 1190 Gopher Slough Rd, Mims 32754
Parcel No. 031602000970         Zoning: FR
1: CEB2021361        Posted
Complaint No. 20210726052
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 Nov 10, 2021
*Order of Non-Compliance issued at the January 19, 2022 hearing:
*1st Amended Order of Non-Compliance issued at the March 16, 2022 hearing:
*2nd Amended Order of Non-Compliance issued at the May 18, 2022 hearing:
*3rd Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

Hearing to Impose Fine/Lien
Ed Infantolio, Attorney, was present at the hearing and is contesting.

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

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue a 4th 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 17, 2023, hearing. After Member Needham
SECONDED the motion, it CARRIED unanimously by voice vote.
LEHECKA, GARY & JESSICA  
Property Location: 255 Mitnik Dr, Deltona 32738  
Parcel No. 910302020030   Zoning: RAE,RAEA  

1: CEB2022250  
Complaint No. 20220818043  
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 - Isiah Pitts**  
Property owner was first notified of the violation on August 18, 2022  
*Order of Non-Compliance issued at the January 18, 2023 hearing:  
**Hearing to Impose Fine/Liens**  
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details, showing photos.

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 a cap of $45,000.00 per case to commence March 16, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

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2: CEB2022251  
Complaint No. 20220818059  
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 - Isiah Pitts**  
Property owner was first notified of the violation on August 18, 2022  
*Order of Non-Compliance issued at the January 18, 2023 hearing:  
**Hearing to Impose Fine/Liens**  
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details, showing photos.

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 a cap of $45,000.00 per case to commence March 16, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.

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February 15, 2023
3: CEB2022252
Complaint No. 20220818062
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 8 SECTION 72-287 (E) Parking motor vehicle(s) on front yard,
other than on driveway
Code Compliance Officer - Isiah Pitts
Property owner was first notified of the violation on August 18, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:
Hearing to Impose Fine/Liens
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos.

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 a cap of $45,000.00 per case to commence March 16,
2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY
CODE OF ORDINANCES CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287. After
Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.

4: CEB2022253
Complaint No. 20220818065
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 - Isiah Pitts
Property owner was first notified of the violation on August 18, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing:
Hearing to Impose Fine/Liens
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos.

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 a cap of $45,000.00 per case to commence March 16,
2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY
CODE OF ORDINANCES Chapter 58, Health & Sanitation SEC. 58-36. After Member
Hall SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
Complaint No. 20220818069
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 - Isiah Pitts
Property owner was first notified of the violation on August 18, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing: Hearing to Impose Fine/Liens
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details, showing photos.

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 a cap of $45,000.00 per case to commence March 16, 2023 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.

BARNARD, LLOYD GLYNN
Property Location: 3866 S Atlantic Ave, Daytona Beach 32118
Parcel No. 630205070340   Zoning: R-9

Complaint No. 20221006038
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Maintaining a (duplex/multi family) dwelling and/or use where not permitted

Code Compliance Officer - Fred Eastwood
Property owner was first notified of the violation on September 26, 2022
*Order of Non-Compliance issued at the January 18, 2023 hearing: Hearing to Impose Fine/Lien
Lloyd Barnard was present for this hearing.

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

After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue a 1st 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 April 19, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.
X. Hearings and Presentation of Filed Notices of Violations

THE PETER A VEGA AND KAREN E YOUNG LIV TR
Location: 6901 S Atlantic Ave, New Smyrna Beach 32169
Parcel No.: 850501170010 — Zoning: R-9W
REPEAT VIOLATION, ALL CASES

1: 20221129061 — 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
STR Short Term Rental Violations Sept 11-17, 2022
Code Compliance Coordinator — Margaret Godfrey
Property owner was first notified of the violation on December 5, 2022

2: 20221130034 — 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
STR Short Term Rental Violations Sept 3-7, 2022
Code Compliance Coordinator — Margaret Godfrey
Property owner was first notified of the violation on December 5, 2022

3: 20221202031 — 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
STR Short Term Rental Violations Oct 9-15, 2022
Code Compliance Coordinator — Margaret Godfrey
Property owner was first notified of the violation on December 5, 2022
Continued to April 19, 2023
BLUE LAKE TRIANGLE HOLDING CO., LLC
Property Location: E New York Ave, Deland 32724
Parcel No. 701407000010    Zoning: B-4C,B-4CA
1: 20230110001        Posted
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 REPEAT VIOLATION. Use where not
permitted in B-4 Zoning. Storage of RVs
***REPEAT VIOLATION***
Code Compliance Officer – Robert Chayer
Property owner was first notified of the violation on August 11, 2022
Joseph was present at the hearing for this case.

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

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue a Order of Non-Compliance, with a one-time fine of $100.00
and a Order of Dismissal for violation of Volusia County Code of Ordinances,
CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241. After Member Hall
SECONDED the motion, it CARRIED unanimously by voice vote.

BLUE LAKE TRIANGLE HOLDING CO., LLC
Property Location: Property Location Is Not Avail, Deland 32724
Parcel No. 701407000440    Zoning: B-4
1: 20230110009        Posted
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 REPEAT VIOLATION Use where not
permitted in B-4 Zoning. Storage of RVs
***REPEAT VIOLATION***
Code Compliance Officer – Robert Chayer
Property owner was first notified of the violation on August 11, 2022
Joseph was present at the hearing for this case.

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

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue a Order of Non-Compliance, with a one-time fine of $100.00
and a Order of Dismissal for violation of Volusia County Code of Ordinances,
CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241. After Member Hall
SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
CERAME, ROBERT
Property Location: 6113 Ridgewood Ave, Port Orange 32127
Parcel No. 632301000060 — Zoning: B-4
1: CEB2021062 — Served
Complaint No. 20191204003
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 8 SECTION 72-294
Code Compliance Officer — Debbie Zechnowitz
Property owner was first notified of the violation on March 23, 2021
Continue to April 19, 2023

LLB PROPERTY LLC
Property Location: 2245 Old Train Rd, Deltona 32738
Parcel No. 820600000090 — Zoning: RC
1: CEB2022120
Complaint No. 20220413071
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241 Excavation without the required permits,
exemptions and/or approval
Code Compliance Officer - Isiah Pitts
Property owner was first notified of the violation on April 13, 2022
Nika Hosseini was present for the hearing.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos. There was a discussion between Isiah, Nika and the Board

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia
County Code of Ordinances CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241
With a compliance date of May 10, 2023 and a Hearing to Impose Fine is set for
the May 17, 2023 hearing. After Member Needham SECONDED the motion, it
CARRIED unanimously by voice vote.

February 15, 2023
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 April 11, 2022
Nika Hosseini 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, Nika & the Board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72 ARTICLE III DIVISION 11 SECTION 72-884 With a compliance date of May 10, 2023 and a Hearing to Impose Fine is set for the May 17, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.

WALTHER, PETER A
Property Location: 1440 Annapolis Ave, Daytona Beach 32124
Parcel No. 620602250040 Zoning: R-4(5)A

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(2) Description: 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 June 7, 2022
Continued to March 15, 2023
MOCCIA, URSULA A
Property Location: 251 Bissit Bay Rd, Oak Hill 32759
Parcel No. 853801000072         Zoning: MH-5W
1: CEB2022270
Complaint No. 20220103011
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 January 3, 2022
There was no one present at the hearing for this case.

Danielle Gadzala, Environmental Specialist I, presented the case. Danielle went over the case details, showing photos.
After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72 ARTICLE III DIVISION 11 SECTION 72-884 With a compliance date of April 14, 2023 and a Hearing to Impose Fine is set for the April 19, 2023 hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.

DURBIN, CHRISTOPHER JAMES
Property Location: 582 S Shell Rd, Deland 32720
Parcel No. 791401050380         Zoning: R-4
1: CEB2022277
Complaint No. 20220126067
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-842 Description: Failure to comply with tree replacement requirements.
Environmental Specialist II - Julie McCrystal
Property owner was first notified of the violation on January 31, 2022
Withdrawn
BROUSSEAU, KAILIN
Property Location: 408 N Boundary Ave, Deland 32720
Parcel No. 700827000530 Zoning: I-1(3),I-1(3)A

1: CEB2022278
Complaint No. 20220908032
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 September 14, 2022
Kailin Brousseau was present for this case. Mailing address: 186 Laurel Wood Ln,
Ormond Beach, FL 32174

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the
case details, showing photos. A discussion was had between Robert, Paul Trader,
Kailin and the Board.

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia
County Code of Ordinances CHAPTER 22-2, SECTIONS 105.1 AND 110.1 With a
compliance date of August 10, 2023 and a Hearing to Impose Fine is set for the
August 16, 2023 hearing. After Member Needham SECONDED the motion, it
CARRIED unanimously by voice vote.

2: CEB2022279
Complaint No. 20220913016
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 - Robert Chayer
Property owner was first notified of the violation on September 14, 2022
Kailin Brousseau was present for this case.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the
case details, showing photos. A discussion was had between Robert, Paul Trader,
Kailin and the Board.

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia
County Code of Ordinances CHAPTER 58, ARTICLE I SECTION 58-3 With a
compliance date of August 10, 2023 and a Hearing to Impose Fine is set for the
August 16, 2023 hearing. After Member Needham SECONDED the motion, it
CARRIED unanimously by voice vote.

February 15, 2023
SHREYATECH INC
Property Location: 2105 3rd Ave, Deland 32724
Parcel No. 700101190130         Zoning: R-4A
1: CEB2022280
Complaint No. 20220823007
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 Aug 30, 2022
There was no one present at the hearing for this case.

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 of Non-Compliance of Volusia County Code of
Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 With a compliance date
of March 10, 2023 and a Hearing to Impose Fine is set for the March 15, 2023,
hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by
voice vote.

1971 CORP
Property Location: 107 Oakland Dr., Deland 32720
Parcel No. 702800000740         Zoning: B-9
1: 20221130063
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 58,
ARTICLE I, SECTION 58-3 MAINTENANCE ORDINANCE, Improperly Maintained
structure(s) and/system(s). (Single family residence).
Code Compliance Officer – Isiah Pitts
Property owner was first notified of the violation on Jan 10, 2023
There was no one present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details,
showing photos. There was a discussion between Isiah 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
March 10, 2023 and a Hearing to Impose Fine is set for the March 15, 2023,
hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by
voice vote.

February 15, 2023
MIC PROPERTY, LLC
Property Location: 2375 Old Train Rd., Deltona 32738
Parcel No. 820600000070 Zoning: RC
1: 20230109005
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE II, DIVISION 7, SECTION 72-241 Excavation without the required permits, exemptions, and/or approvals.
Code Compliance Officer – Isiah Pitts
Property owner was first notified of the violation on Jan 09, 2023
Nika Hosseini was present at the hearing for this case.

Isiah Pitts, Code Compliance, presented the case. Isiah went over the case details, showing photos. There was a discussion between the Isiah, Nika and the Board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72, ARTICLE II, DIVISION 7, SECTION 72-241 With a compliance date of May 10, 2023 and a Hearing to Impose Fine is set for the May 17, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.

STRICKLAND, STEPHEN
Property Location: Clough Ave, Deleon Springs 32130
Parcel No. 693801160070 Zoning: I-1,R-3
1: CEB2022282
Complaint No. 20220620030
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241. Vehicle storage yard without special exception/site plan/land development approval
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Jun 30, 2022
Stephen Strickland was present for the case and provided information.

Robert Chayer, Code Compliance, presented the 3 cases Robert went over the details for all of the cases, showing photos. There was a discussion between Robert, Stephen Strickland and the Board.

After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72, ARTICLE II, DIVISION 7, SECTION 72-241 With a compliance date of June 15, 2023 and a Hearing to Impose Fine is set for the June 21, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
STRIKLAND, STEPHEN
Property Location: 5711 Lake Winona Rd, Deleon Springs 32130
Parcel No. 693801160031   Zoning: I-1
1: CEB2022283
Complaint No. 20220620017
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241. Vehicle storage yard without special
exception/site plan/land development approval
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Jun 30, 2022
Stephen Strickland was present for the case and provided information.

Robert Chayer, Code Compliance, presented the 3 cases Robert went over the details
for all of the cases, showing photos. There was a discussion between Robert, Stephen
Strickland and the Board.

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia
County Code of Ordinances CHAPTER 72, ARTICLE II, DIVISION 7, SECTION 72-241 With a compliance date June 15, 2023 and a Hearing to Impose Fine is set for the June 21, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.

February 15, 2023
STRICKLAND, STEPHEN
Property Location: 5707 Lake Winona Rd, Deleon Springs 32130
Parcel No. 693801160030 Zoning: I-1,R-3
1: CEB2022284
Complaint No. 20220620020
Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72
ARTICLE II DIVISION 7 SECTION 72-241. Vehicle storage yard without special
exception/site plan/land development approval
Code Compliance Officer - Robert Chayer
Property owner was first notified of the violation on Jun 30, 2022
Stephen Strickland was present for the case and provided information.

Robert Chayer, Code Compliance, presented the 3 cases Robert went over the details
for all of the cases, showing photos. There was a discussion between Robert, Stephen
Strickland and the Board.

After discussion and based on the testimony and evidence presented, Member
Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia
County Code of Ordinances CHAPTER 72, ARTICLE II, DIVISION 7, SECTION 72-
241 With a compliance date of May 10, 2023 and a Hearing to Impose Fine is set
for the May 17, 2023 hearing. After Member Needham SECONDED the motion, it
CARRIED unanimously by voice vote.

HRABAL, JUSTIN
Property Location: 322 Creek Ln, Ormond Beach 32174
Parcel No. 412403000050 Zoning: MH-4A
1: CEB2022291
Complaint No. 20210712083
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 February 3, 2022
Continued to April 19, 2023
UNFINISHED BUSINESS

X. Hearings and Presentation of Filed Notices of Violations

IX. Requests for Discussion of Fines

A. Tally Sheets (Quarterly)
B. As Entertained by Chairman
C. As Entertained by Board Attorney
D. As Entertained by Staff Attorney
E. As Entertained By Staff

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ADJOURNMENT

There being no further business to discuss before the Board, the meeting adjourned at 11:54 a.m.

Respectfully submitted,

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Jacquie Fleming
Code Enforcement Board Clerk

February 15, 2023
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 February 15, 2023 at 123 West Indiana Avenue, Deland, Florida.

WITNESS MY HAND this 15th day of February, 2023, in the City of DeLand, County of Volusia, State of Florida.

__________________________
Jacquie Fleming
Code Board Clerk