



**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**

\* \* \* \* \*

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>

\* \* \* \* \*

## **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.**

February 15, 2023

## **SALMON PROPERTIES, LLC**

Property Location: 2133 5th Ave, Deland 32724

Parcel No. 700101290130      Zoning: R-4A

### **1: CEB2022035**

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.**

### **2: CEB2022036**

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.**

February 15, 2023

**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

**2: 20221219024 Posted**

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.**

February 15, 2023

**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 1<sup>st</sup> 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 Hall 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 1<sup>st</sup> 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:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 14, 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.

February 15, 2023

**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.**

February 15, 2023

**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.**

February 15, 2023

**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

**4: CEB2021311**

Complaint No. 20210927035

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 Julie 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.**

February 15, 2023

**COOMBS, DOUGLAS H EST**

Property Location: 128 N 1st St, Oak Hill 32759

Parcel No. 95060000720      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.**

February 15, 2023

## **SUNROCK CAPITAL, LLC**

Property Location: 1431 General Custer Ave, Daytona Beach 32124

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

1: **CEB2022069**      Posted

Complaint No. 20210707001

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s) (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 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the June 21, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2022070**      Posted

Complaint No. 20211110038

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

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on 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 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-280 with a Hearing to Impose Fine is set for the 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. 60330000721      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.

February 15, 2023

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: **CEB2022239**      **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.**

February 15, 2023



**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 5<sup>th</sup> 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

**2: CEB2022073 Served**

Complaint No. 20211213009

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

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on 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 5<sup>th</sup> 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.**

February 15, 2023

**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.**

February 15, 2023

**TROMBLEY, ROBERT WILLIAM & TERESA**

Property Location: 265 Dixon Lake Rd, Osteen 32764

Parcel No. 92080000122      Zoning: OCR-5

1: **CEB2022160**      Posted

Complaint No. 20210309077

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 1<sup>st</sup> 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.**

February 15, 2023

**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 1<sup>st</sup> 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.**

February 15, 2023

**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 2<sup>nd</sup> 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.**

February 15, 2023

**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.**

February 15, 2023

**2: CEB2022197**

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 1<sup>st</sup> 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.**

February 15, 2023

**HARTUNG, ARMAN TR SHARILYN CARMICKLE**

Property Location: 1310 Niatross St, Astor 32102

Parcel No. 582802000120      Zoning: PUD

1: **CEB2022217**

Complaint No. 20220803068

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 know 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.**

February 15, 2023

**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 4<sup>th</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the May 17, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

February 15, 2023

**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.**

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.**

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

5: **CEB2022254**

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

1: **CEB2022274**

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 1<sup>st</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 with a Hearing to Impose Fine is set for the April 19, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

February 15, 2023

## 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. 70140700010      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 72-291~~

~~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

**2: CEB2022143**

Complaint No. 20220215022

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

**1: CEB2022225**

Complaint No. 20220429033

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**

February 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**

February 15, 2023

**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. 82060000070      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

**STRICKLAND, 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**

February 15, 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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**Jacque Fleming  
Code Enforcement Board Clerk**

February 15, 2023

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

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

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**Jacquie Fleming  
Code Board Clerk**

February 15, 2023