



## VOLUSIA COUNTY CODE ENFORCEMENT BOARD MINUTES

March 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  
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

\* \* \* \* \*

### APPROVAL OF MINUTES

Member Needham moved to approve the minutes from the February 15, 2022. Member Nadeau 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>

March 15, 2023

## IX. Unfinished Business

### K1J6 LLC

Property Location: 4111 Airport Rd, Deland 32724

Parcel No. 601700000050 Zoning: A-2

1: CEB2016085 Served

Complaint No. 20160311005

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

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on Mar 24, 2016

\*Order of Non-Compliance issued at the October 19, 2016 hearing:

\*Final Order Imposing Fine Lien issued at the November 16, 2016 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 16, 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: CEB2016178

Complaint No. 20150805011

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 - Debbie Zechnowitz**

Property owner was first notified of the violation on March 24, 2016

\*Order of Non-Compliance issued at the October 19, 2016 hearing:

\*Final Order Imposing Fine Lien issued at the November 16, 2016 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 16, 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.**

March 15, 2023

## **KELLY ANDERSON**

**Property Location: 1612 Granada Ave, Daytona Beach 32117**

**Parcel No. 424219100120      Zoning: R-5**

**1: CEB2020033      Served**

Complaint No. 20191008042

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

### **Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Oct 16, 2019:

\*Order of Non-Compliance issued at the February 17, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the May 19, 2021 hearing:

\*2nd Amended Order of Non-Compliance issued at the August 18, 2021 hearing:

\*Final Order Imposing Fine Lien issued at the September 15, 2021 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of January 31, 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.**

## **231 W Carter St LLC**

**Property Location: 231 W Carter St, Deland 32720**

**Parcel No. 702113000200      Zoning: MH-1,MH-5**

**1: CEB2020065      Served**

Complaint No.

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 Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Mar 13, 2020

\*Order of Non-Compliance issued at the September 16, 2020 hearing:

\*1st Amended Order of Non-Compliance issued at the October 21, 2020 hearing:

\*2nd Amended Order of Non-Compliance issued at the November 18, 2020 hearing:

\*Final Order Imposing Fine Lien issued at the December 16, 2020 hearing:

\*1st Amended Order Imposing Fine Lien issued at the December 16, 2020 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 8, 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.**

March 15, 2023

## **T S GROUP 2020 LLC**

**Property Location: 320 W Palmetto Ave, Deland 32720**

**Parcel No. 700501000080      Zoning: R-4A**

**1: CEB2021323      Served**

Complaint No. 20210816047

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 renovation and or remodel with no evidence of required permits, inspections or approvals. Building, Mechanical, Electrical, Plumbing Permitting & inspections required. May not be a complete list.

### **Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Aug 28, 2021

\*Order of Non-Compliance issued at the December 15, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

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

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

### **Order of Compliance**

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

## **BAF 3 LLC**

**Property Location: 136 Grace St, Deland 32724**

**Parcel No. 603308000190      Zoning: R-4(3)A**

**1: CEB2021329      Served**

Complaint No. 20210714039

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 Jul 30, 2021

\*Order of Non-Compliance issued at the December 15, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the January 19, 2022 hearing:

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

\*Final Order Imposing Fine Lien issued at the July 20, 2022 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 6, 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.**

March 15, 2023

**BRIAN & TINA VON HEIN**

**Property Location: 303 Pine Cone Dr, Ormond Beach 32174**

**Parcel No. 403501000870            Zone: RR**

**1: CEB2022171    Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10, SECTION 72-834(2)

RR Rural Residential

**Environmental Specialist II – Julie McCrystal**

Property owner was first notified of the violation on June 1, 2022

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

\*1st 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 February 28, 2023:

**Order of Compliance**

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

**BLAINE BAUGHMAN**

**Property Location: 54 Plaza Dr, Ormond Beach 32176**

**Parcel No. 420300030133            Zoning: R-4**

**1: CEB2020054**

Complaint No. 20190530081

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 Sep 06, 2019

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

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

\*2nd Amended Order of Non-Compliance issued at the March 17, 2021 hearing:

\*3rd Amended Order of Non-Compliance issued at the September 15, 2021 hearing:

\*4th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

\*5th Amended Order of Non-Compliance issued at the September 21, 2022 hearing:

\*Report and Affidavit of Compliance issued with a compliance date of March 7, 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.**

March 15, 2023

## **SOUTH MOON ROAD LLC**

**Property Location: 1675 Camp South Moon Rd, Astor 32102**

**Parcel No. 581900010031      Zoning: A-2,B-7,RC**

**1: CEB2021039**

Complaint No. 20200323027

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 Apr 21, 2020

\*Order of Non-Compliance issued at the August 18, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the October 20, 2021 hearing:

\*2nd Amended Order of Non-Compliance issued at the January 19, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the June 15, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

### **Hearing to Impose Fine/Lien**

Jordan John 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 and the Board.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a 5<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 July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

2: **CEB2021040**

Complaint No. 20200325005

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

**Code Compliance Officer – Todd Hannah**

Property owner was first notified of the violation on Apr 21, 2020

\*Order of Non-Compliance issued at the August 18, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the October 20, 2021 hearing:

\*2nd Amended Order of Non-Compliance issued at the January 19, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the June 15, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

**Hearing to Impose Fine/Lien**

Jordan John was present for this case.

Todd Hannah, Environmental Specialist presented the case. Todd went over the case details, showing photos. A discussion was had between Todd and the Board.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a 5<sup>th</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**LINDA C DOWD**

**Property Location: 1215 Avenue E , Ormond Beach 32174**

**Parcel No. 422901140010      Zoning: MH-5**

1: **CEB2021048**

Complaint No. 20200415004

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 June 18, 2020

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

\*1st Amended Order of Non-Compliance issued at the July 21, 2021 hearing:

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

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

\*4th Amended Order of Non-Compliance issued at the March 16, 2022 hearing:

\*5th Amended Order of Non-Compliance issued at the June 15, 2022 hearing:

\*6th Amended 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 16, 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.**

March 15, 2023

**TERESA ANTHONY**

**Property Location: 206 Evergreen Ter, Deland 32724**

**Parcel No. 603812000280      Zoning: MH-5A**

**1: CEB2021344      Served**

Complaint No. 20211005006

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). (2 sheds, roof, AC, may not be a complete list

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on November 1, 2021

\*Order of Non-Compliance issued at the November 17, 2021 hearing:

\*1st Amended Order of Non-Compliance issued at the January 19, 2022 hearing:

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

\*3rd Amended Order of Non-Compliance issued at the April 20, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the July 20, 2022 hearing:

\*5th Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case showing photos. There was a discussion between Robert and the Board.

**After discussion and based on the testimony and evidence presented, Member Nadeau MOVED to issue a 6<sup>th</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the September 20, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023



**EDELGARD B PIERCE**

**Property Location: 6468 River Rd, New Smyrna Beach 32169**

**Parcel No. 850501720110      Zoning: R-9W**

**1: CEB2021385      Served**

Complaint No. 20211214002

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

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on January 4, 2022

\*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 June 15, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the August 17, 2022 hearing:

\*4th Amended Order of Non-Compliance issued at the September 21, 2022 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Robert Chayer, Code Compliance Coordinator, 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 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 \$80,000.00, commencing April 20, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 72 ARTICLE II DIVISION 9 SECTION 72-341(b) After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

## **HIGHPOINT HOLDINGS GROUP LLC**

**Property Location: 2322 Nectarine Rd, Deland 32724**

**Parcel No. 700103470070      Zoning: R-4A**

**1: CEB2022058**

Complaint No. 20220119118

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 24, 2022

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

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

\*2nd Amended Order of Non-Compliance issued at the October 19, 2022 hearing:

### **Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Robert Chayer, Code Compliance Coordinator, 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 Hall 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 May 17, 2023, hearing. After Member Nadeau SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**RICHARD AND DEBORAH KIESER, BUSBEE ROSEMARY EST**

Property Location: 1206 San Jose Blvd, Daytona Beach 32117

Parcel No. 424219230230      Zoning: R-5

1: **CEB2022061**      Served

Complaint No. 20190812004

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

**Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on March 15, 2022

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

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

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

**Hearing to Impose Fine/Lien**

Richard Kieser was present for this case.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine/Lien is set for the June 21, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2022062**      Served

Complaint No. 20210430064

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

**Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on July 10, 2021

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

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

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

**Hearing to Impose Fine/Lien**

Richard Kieser was present for this case.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine/Lien is set for the June 21, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**JAMES G LECAKIS EST**

**Property Location: 4625 Audubon Ave, Deleon Springs 32130**

**Parcel No. 694313020160      Zoning: R-3**

**1: CEB2022080**

Complaint No. 20210412058

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72

ARTICLE II DIVISION 7 SECTION 72-241 Junk yard where not permitted

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on October 25, 2021

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

\*1st Amended Order of Non-Compliance issued at the September 21, 2022 hearing:

\*2nd Amended Order of Non-Compliance issued at the January 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Robert Chayer, Code Compliance Coordinator, 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 Nadeau MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 with a Hearing to Impose Fine/Lien is set for the July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**ROBERT WILLIAM TROMBLEY**

**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:

\*1st Amended Order of Non-Compliance issued at the February 15, 2023 hearing:

**Hearing to Impose Fine/Lien**

Robert Trombley 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 Isiah, Robert and the Board.

**After discussion and based on the testimony and evidence presented, Member Hall 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 May 17, 2023 hearing. After Member Nadeau SECONDED the motion, and it CARRIED unanimously by voice vote.**

March 15, 2023

## **WELLS MASON LESLIE**

**Property Location: 5797 Lake Winona Rd, Deleon Springs 32130**

**Parcel No. 693801210010      Zoning: I-1**

**1: CEB2022185**

Complaint No. 20220310015

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 Mar 11, 2022

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

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

### **Hearing to Impose Fine/Lien**

Mason Wells was present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case 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 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 May 17, 2023 hearing. After Member Hall SECONDED the motion, and it CARRIED unanimously by voice vote.**

**2: CEB2022187**

Complaint No. 20220310007

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

### **Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Mar 11, 2022

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

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

### **Hearing to Impose Fine/Lien**

Mason Wells was present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case 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 2<sup>nd</sup> Amended Order of Non-Compliance for violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 118 ARTICLE II SEC. 118.34, 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.**

March 15, 2023

3: **CEB2022188**

Complaint No. 20220310006

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

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Mar 11, 2022

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

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case 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 2<sup>nd</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 May 17, 2023 hearing. After Member Hall SECONDED the motion, and it CARRIED unanimously by voice vote.**

4: **CEB2022189**

Complaint No. 20210301026

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-284.06 Where landscaped areas are required by  
this ordinance they must be maintained

**Code Compliance Officer - Robert Chayer**

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

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

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case 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 2<sup>nd</sup> Amended Order of Non-Compliance for violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-284.06, 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.**

March 15, 2023

**TATIANA SHEPARD & RALPH MOSLEY**

**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)

**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:

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

**Hearing to Impose Fine/Lien**

Bobby Mosley was present for the hearing.

Robert Chayer, Code Compliance, presented the 4 cases. Robert presented the case 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 3<sup>rd</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 Hall SECONDED the motion, and it CARRIED unanimously by voice vote.**

March 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

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

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Robert Chayer, Code Compliance, presented the case. Robert presented the case showing photos. There was a discussion between Robert 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, 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**1971 Corp**

**Property Location: 107 Oakland Dr, Deland 32720**

**Parcel No. 702800000740      Zoning: B-9**

**1: 20221130063**

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

**Code Compliance Coordinator – Isiah Pitts**

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

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

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Isiah Pitts, Code Compliance, presented the case. Isiah presented the case showing photos. There was a discussion between Isiah 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, with no cap, commencing April 20, 2023 and to continue until compliance is achieved, for violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 After Member Nadeau SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

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

### **RAINFOREST POOLS**

**Property Location: 5797 Lake Winona Rd, Deleon Springs 32130**

**Parcel No. 693801210010      Zoning: I-1**

**1: 20230220015      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Use where not permitted in I-1 zoning.

#### **Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on February 21, 2023

Joseph Bailey and Ricky owners of Rainforest Pools

Sondra McCullough, Environmental Management

Mark Edgil, Fire Services

Cara Leon, Karen Clark, Kyle Burklow, neighbors were all present for the hearing.

All gave information about the case.

Robert Chayer, Code Compliance Officer, presented the case. Robert went over the case details, showing photos. A discussion was had between Robert, Sondra McCullough, Mark Edgil, the neighbors 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 April 15, 2023 and a Hearing to Impose Fine is set for the April 19, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

## **LENNAR HOMES LLC**

**Property Location: 4130 Clifden Dr, Ormond Beach 32174**

**Parcel No. 310208000220      Zoning: R-3**

**1: 20230224053      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(1) Description: Removal of any historic tree without first obtaining approval from the Development Review Committee.

HTR Historic tree removal without permit

### **Environmental Permitting – Todd Hannah**

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

There was no one present for the hearing.

Todd Hannah, Environmental Permitting, presented the case. Todd presented the case 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 Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(1) With a compliance date of April 10, 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.**

## **HUSTON PROPERTIES LLC**

**Property Location: 1475 Warrior Tr, Enterprise 32725**

**Parcel No. 910805000740      Zoning: R-3(1)EA,RCEA**

**1: CEB2022128      Served**

Complaint No. 20220321051

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 Mar 25, 2022

**CONTINUED TO 6-21-23**

March 15, 2023

**PLAKON INVESTMENTS LLC**

**Property Location: 227 E Fern Dr, Orange City 32763**

**Parcel No. 801412010060      Zoning: R-4**

**1: CEB2022131      Served**

Complaint No. 20220411021

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 May 27, 2022

There was no one present for this case.

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

**After discussion and based on the testimony and evidence presented, Member Hall 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 April 14, 2023 and a Hearing to Impose Fine is set for the April 19, 2023 hearing. After Member Nadeau SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

## **CHRISTOPHER E ROMERO**

**Property Location: 2170 E Dale Cir, Deland 32720**

**Parcel No. 703206000250      Zoning: RA**

**1: CEB2022153**

Complaint No. 20220616058

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-293 A landfill without the required permits, exemptions, and or approvals

**Code Compliance Officer - Isiah Pitts**

Property owner was first notified of the violation on April 18, 2022

Christopher Romero was present at this hearing to contest the findings.

Isiah Pitts, Code Compliance presented the case. Isiah went over the case details, showing photos. There was a discussion between Isiah and the Board. Mr Romero left the hearing before a final decision was made.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-293 with a Hearing to Impose Fine is set for the April 19, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**2: CEB2022154**

Complaint No. 20220418030

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

**Code Compliance Officer - Isiah Pitts**

Property owner was first notified of the violation on Apr 23, 2022

**3: CEB2022155**

Complaint No. 20220620049

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 June 20, 2022

**WITHDRAWN**

March 15, 2023

## **HUFFMAN FLOYD**

**Property Location: 231 W Gardenia Dr, Orange City 32763**

**Parcel No. 801508000740      Zoning: R-4**

**1: CEB2022161      Served**

Complaint No. 20220418060

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-293 A landfill without the required permits,  
exemptions, and or approvals

### **Code Compliance Officer - Isiah Pitts**

Property owner was first notified of the violation on July 1, 2022

There was no one present for this case.

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

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-293 with a Hearing to Impose Fine is set for the April 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

## **CORY BRESKI**

**Property Location: 241 W Gardenia Dr, Orange City 32763**

**Parcel No. 801508000730      Zoning: R-4**

**1: CEB2022199**

Complaint No. 20220408075

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 April 22, 2022

Cory Breski was present at the hearing for this case.

Isiah Pitts, Code Compliance and Paul Traider, Contractor, 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 a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the April 19, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**DEREK BRANT SEKUNNA**

**Property Location: 135 Lake Molly Ave, Deland 32724**

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

**1: CEB2022228**

Complaint No. 20220712051

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

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Jul 14, 2022

There was no one present for the hearing.

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

**After discussion and based on the testimony and evidence presented, Member Hall 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 May 5, 2023 and a Hearing to Impose Fine is set for the May 17, 2023 hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023



**BRANDON JAMES & RANI K NEGRICH**

Property Location: 1201 Tall Pine Dr, Osteen 32764

Parcel No. 922300010750      Zoning: RC

1: **CEB2022285**

Complaint No. 20200823003

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

**Environmental Specialist II - Julie McCrystal**

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

Brandon Negrich and Attorney, Mark Jones, was present at the hearing 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 Hall MOVED to issue a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the September 20, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

2: **CEB2023013**

Complaint No. 20200924048

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

**Code Compliance Officer - Isiah Pitts**

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

Brandon Negrich and Attorney Mark Jones, 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 Isiah and the Board.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a 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 September 20, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

## **RICHARD TODD KENNEDY**

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

**Parcel No. 922300010740      Zoning: RC**

**1: CEB2022287**

Complaint No. 20220708049

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, 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 Jul 20, 2022

Richard Kennedy was present at the hearing for this case and Attorney Mark Jones provided information.

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 Hall MOVED to issue a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 11 SECTION 72-884 with a Hearing to Impose Fine is set for the June 21, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

## **HOLIDAY VILLAGE LP**

**Property Location: 1335 Fleming Ave, Ormond Beach 32174**

**Parcel No. 422800000030      Zoning: MH-1**

**1: CEB2023001**

Complaint No. 20220731001

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 August 1, 2022

Mike Tesatori, Attorney for Holiday Village, was present at the hearing 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 Hall MOVED to issue a Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-842 with a Hearing to Impose Fine is set for the June 21, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**MARTIN A GRANEC**

**Property Location: 1520 9th Ave, Deland 32724**

**Parcel No. 700105120280      Zoning: R-4A**

**1: CEB2023007**

Complaint No. 20210209070

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 - Robert Chayer**

Property owner was first notified of the violation on June 29, 2022

Martin Granec was 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 Continue the case to the June 21, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

**LUPICA CHARLES J**

**Property Location: 1721 Palmetto Ave, Deland 32724**

**Parcel No. 603509000120      Zoning: R-4A**

**1: CEB2023008**

Complaint No. 20211108035

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

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on June 29, 2022

**Continued 5-17-23**

**2: CEB2023009**

Complaint No. 20211108033

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 - Robert Chayer**

Property owner was first notified of the violation on June 29, 2022

**Continued 5-17-23**

March 15, 2023

**RONALD W WHALEY JR**

**Property Location: 200 28th St, Edgewater 32141**

**Parcel No. 841108000113      Zoning: R-3**

**1: CEB2023010**

Complaint No. 20210721058

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 09, 2022

**WITHDRAWN**

**FORD FREDERICK & VALERIE**

**Property Location: 3098 Marsh Rd, Deland 32724**

**Parcel No. 6027-00-00-0020      Zoning: A-1A, RCA**

**1: CEB2023011**

Complaint No: 20210326021

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 March 1, 2023

**Continued 5-17-23**

March 15, 2023

**EDWARD W WALKER**

**Property Location: 211 Lamar Rd, Pierson 32180**

**Parcel No. 581200000470      Zoning: A-1**

**1: CEB2023012**

Complaint No. 20220628083

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 Jul 02, 2022

There was no one present for the hearing.

Robert Chayer, Code Compliance, presented the case. Robert presented the case showing photos. There was a discussion between Robert and the Board. There is a new owner, Lisl Angel, the mailing address is 2210 S Peninsula Dr, Daytona Beach 32118.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to issue a 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 Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

**DAVID ANDREW POWELL**

Property Location: 4009 S Peninsula Dr, Port Orange 32127

Parcel No. 631203001672      Zoning: R-9(S)

1: **CEB2023016**

Complaint No. 20220322022

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 March 22, 2022

David Powell was present for the hearing.

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

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to Continue the case to the April 19, 2023, hearing. After Member Nadeau SECONDED the motion, it CARRIED unanimously by voice vote. After Member Nadeau SECONDED the motion, Member Zahn abstained and filled out form 8B, and it CARRIED by voice vote.**

**BLAIR BIZIK**

Property Location: 2139 Old Daytona Rd, Port Orange 32128

Parcel No. 622201001210      Zoning: MH-3

1: **CEB2023017**

Complaint No. 20220629051

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 March 30, 2022

Blair Bizik was present for the hearing.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue 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 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.**

March 15, 2023

## **XI. Requests for Discussion of Accumulated Fines**

### **231 W Carter St LLC**

**Property Location: 231 W Carter St, Deland 32720**

**Parcel No. 702113000200      Zoning: MH-1, MH-5**

**1: CEB2020065      Served**

Complaint No.

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 Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Mar 13, 2020

\*Order of Non-Compliance issued at the September 16, 2020 hearing:

\*1st Amended Order of Non-Compliance issued at the October 21, 2020 hearing:

\*2nd Amended Order of Non-Compliance issued at the November 18, 2020 hearing:

\*Final Order Imposing Fine Lien issued at the December 16, 2020 hearing:

\*1st Amended Order Imposing Fine Lien issued at the December 16, 2020 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of February 8, 2023:

#### **Request for Discussion of Fine/Lien**

#### **Request for Reduction of Fine/Lien \$34,700.00**

Mitchel was present for the hearing.

Robert Chayer, Code Compliance, presented the case. Robert went over the case details.

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to Reduce the fine to Zero Dollars. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

### **BANERSY CORP**

**Property Location: 73 Brooks Dr, Ormond Beach 32176**

**Parcel No. 420310000450      Zoning: R-5**

**1: CEB2021190      Served**

Complaint No. 20210629027

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

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

Property owner was first notified of the violation on July 3, 2021

\*Order of Non-Compliance issued at the August 18, 2021 hearing:

\*Final Order Imposing Fine Lien issued at the September 15, 2021 hearing:

#### **Request for Partial Release of Fine/Lien for 1440 Annapolis Ave, Daytona Beach**

**After discussion and based on the testimony and evidence presented, Member Hall MOVED to Deny the request due to lack of testimony. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023

## **VON HEIN BRIAN & TINA**

**Property Location: 303 Pine Cone Dr, Ormond Beach 32174**

**Parcel No. 403501000870      Zone: RR**

**1: CEB2022171      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, COUNTY OF VOLUSIA,  
CHAPTER 72, ARTICLE III, DIVISION 10, SECTION 72-834(2)

RR Rural Residential

### **Environmental Specialist II – Julie McCrystal**

Property owner was first notified of the violation on June 1, 2022

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

\*1st 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 February 28, 2023:

### **Request for Reduction of Fine/Lien of \$2,000.00**

Tina Von Hein was present for the hearing.

Julie McCrystal, Environmental Specialist II, presented the case. There was a discussion between Julie and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to Reduce the fine to \$200 payable within 30 days, once payment is received the Board will issue an Order of Dismissing and Releasing Fine/Lien for violation of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 10, SECTION 72-834(2). After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

March 15, 2023



**WILLIAM G MORRISON JR**

**Property Location: 1361 Wesley St, Daytona Beach 32117**

**Parcel No. 52020000200**

**Zoning: R-4**

**1: CEB 2019370**

Complaint No. 20190521002

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 05, 2019

\*Order of Non-Compliance issued at the December 18, 2019 hearing:

\*1st Amended Order of Non-Compliance issued at the February 19, 2020 hearing:

\*2nd Amended Order of Non-Compliance issued at the May 20, 2020 hearing:

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

**Request For Partial Release of Fine/Liens for:**

**1320 Wesley St, Daytona Beach**

**1310 Wesley St, Daytona Beach**

Sebrina Slack, County Attorney, requested that all 14 addresses on the application be released.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to approve Partial Release for all 14 addresses on the application 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.**

**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:

\*A Report and Affidavit of Compliance was submitted with a compliance date of March 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.**

March 15, 2023

## **XII. New Business**

- A. Tally Sheets (Quarterly)**
- B. As Entertained by Chairman**

Michael Moore requested to speak to the Board in regard to Sharilyn Carmichle, case numbers CEB2022217 and CEB2022218. The Boards decision was to deny the requests presented by Mr. Moore.

- C. As Entertained by Board Attorney**
- D. As Entertained by Staff Attorney**
- E. As Entertained By Staff**

## **XIII. Adjournment**

There being no further business to discuss before the Board, the meeting adjourned at 12:36 p.m.

Respectfully submitted,

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Jacque Fleming  
Code Enforcement Board Clerk

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

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

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**Jacquie Fleming  
Code Board Clerk**

January 18, 2023