



**VOLUSIA COUNTY CODE ENFORCEMENT BOARD MINUTES**

**May 17, 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  
Clay Meek, Board Attorney  
Pete Zahn**

**MEMBERS ABSENT**

**Clement Nadeau**

**STAFF PRESENT**

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

\* \* \* \* \*

**APPROVAL OF MINUTES**

\* \* \* \* \*

**Member Needham moved to approve the minutes from the April 19, 2023 meeting. Member Zahn 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

### LOS DIAZ PROPERTIES LLC

Property Location: 415 E Country Circle Dr, Port Orange 32128

Parcel No. 720102001030 Zoning: RC,RR

1: **CEB2021312**

Complaint No. 20210909006

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 Oct 4, 2021

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

\*1st Amended Order of Non-Compliance issued at the December 15, 2021 hearing:

\*2nd Amended Order of Non-Compliance issued at the March 16, 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 May 5, 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.**

### GABRIELLE DIANA

Property Location: 1215 N Boston Ave, Deland 32724

Parcel No. 700301000120 Zoning: R-3A

1: **CEB2022039** Posted

Complaint No. 20220207064

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 February 10, 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 August 17, 2022 hearing:

\*3rd Amended Order of Non-Compliance issued at the November 16, 2022 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of May 2, 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.**

**ABC DEMOLITION INC**

**Property Location: Lakeview Dr, Deland 32720**

**Parcel No. 791304000165      Zoning: I-1**

**1: CEB2019208**

Complaint No. 20190514005

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 unpermitted use of vacant lot

**Code Compliance Coordinator - Margaret Godfrey**

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

\*Order of Non-Compliance issued at the July 17, 2019 hearing:

\*1st Amended Order of Non-Compliance issued at the October 16, 2019 hearing:

\*2nd Amended Order of Non-Compliance issued at the November 20, 2019 hearing:

\*3rd Amended Order of Non-Compliance issued at the June 17, 2020 hearing:

\*4th Amended Order of Non-Compliance issued at the October 21, 2020 hearing:

\*5th Amended Order of Non-Compliance issued at the May 19, 2021 hearing:

\*6th Amended Order of Non-Compliance issued at the November 17, 2021 hearing:

\*7th Amended Order of Non-Compliance issued at the May 18, 2022 hearing:

\*8th 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.

Margaret Godfrey, Code Compliance, presented the case. Margaret went over the case details. There was a conversation between Margaret, the Property Manager and the Board

**After discussion and based on the testimony and evidence presented, Member Needham MOVED to issue a 9<sup>th</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 November 15, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**JANETTE K PELL**

**Property Location: 250 N Sr 415 , Osteen 32764**

**Parcel No. 920700000110      Zoning: OCV**

**1: CEB2021151      Served**

Complaint No. 20210318026

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 - Julie McCrystal**

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

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

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

**Hearing to Impose Fine/Lien**

Mark Pell was present for the hearing

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(2 ) 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: CEB2021241      Served**

Complaint No. 20210813022

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-291 Altering a commercial property without a final site plan

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on August 18, 2021

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

**Hearing to Impose Fine/Lien**

Mark Pell was present for the hearing

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 1<sup>st</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-291 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.**

May 17, 2023

3: **CEB2021242** Served

Complaint No. 20210813023

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on August 18, 2021

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

**Hearing to Impose Fine/Lien**

Mark Pell was present for the hearing

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

**After discussion and based on the testimony and evidence presented, Member Zahn 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 June 21, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**THOMAS LANE HORACE JR**

**Property Location: 140 N Sheridan Ave, Deland 32720**

**Parcel No. 700705000670 Zoning: R-4**

1: **CEB2021373** Served

Complaint No. 20210722072

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 Oct 14, 2021

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

\*1<sup>ST</sup> 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 January 18, 2023 hearing:

**Hearing to Impose Fine/Lien**

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 Needham 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 August 20, 2023, hearing. After Member Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 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 January 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:

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

**Hearing to Impose Fine/Lien**

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 Hall 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 July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**FRANK P LALASHUIS JR**

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

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

**1: CEB2022072      Served**

Complaint No. 20211207021

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

**Code Compliance Officer - Robert Chayer**

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

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

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

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

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

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

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

**Hearing to Impose Fine/Lien**

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 Hall 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 July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 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 December 15, 2021

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

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

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

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

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

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

**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 a 4<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.**

May 17, 2023



**LLB PROPERTY LLC**

**Property Location: 2245 Old Train Rd, Deltona 32738**

**Parcel No. 82060000090      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

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

**Hearing to Impose Fine/Lien**

Mark Watts, Cobb & Cole, was present for the hearing.

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

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

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

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

**Hearing to Impose Fine/Lien**

Mark Watts, Cobb & Cole, 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 and the Board.

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

**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

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

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

**Hearing to Impose Fine/Lien**

Scott Plakon was present for the hearing.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 2<sup>nd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 with a Hearing to Impose Fine is set for the August 16, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 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 July 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:

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

**Hearing to Impose Fine/Lien**

Robert Trombley was present for this case.

Chris Hutchison, Code Compliance Officer, presented the case. Chris went over the case details, showing photos. A discussion was had between Chris, Robert Trombley 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 July 19, 2023, hearing. After Member Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

**FLOYD HUFFMAN**

**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 01, 2022

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

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

\*A Report and Affidavit of Compliance was submitted with a compliance date of May 10, 2023:

**Hearing to Impose Fine/Lien**

**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.**

**MASON LESLIE WELLS**

**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 March 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:

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for this hearing also Mike Selvanek, new owner.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 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 August 16, 2023, hearing. After Member Needham SECONDED the motion, 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 March 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:

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for this hearing also Mike Selvanek, new owner.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II with 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.**

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 March 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:

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for this hearing also Mike Selvanek, new owner.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 with a Hearing to Impose Fine is set for the August 16, 2023, hearing. After Member Needham SECONDED the motion, 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:

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

**Hearing to Impose Fine/Lien**

Mason Wells was present for this hearing also Mike Selvanek, new owner.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue a 3<sup>rd</sup> Amended Order of Non-Compliance of Volusia County Code of Ordinances, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-284.06 with 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.**

**2275 7<sup>th</sup> LAND TRUST & COMMON WEALTH TRUST SERVICES LLC**

**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:

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

**Hearing to Impose Fine/Lien**

Bobby Mosley was present for this hearing..

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

**After discussion and based on the testimony and evidence presented, Member 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 July 19, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**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 July 14, 2022

\*Order of Non-Compliance issued at the March 15, 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 Needham MOVED to issue an Order Imposing Fine/Lien with an assessed fine in the amount of \$100.00 per day, with a cap of \$12,000.00, 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 2023

~~MARY BOGETVEIT~~ KELLY ENTERPRISES FLORIDA LLC  
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:

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

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

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

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



**LLOYD GLYNN BARNARD**

**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:

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

\*2nd Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

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

**2: CEB2022275**

Complaint No. 20221006036

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 October 6, 2022

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

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

\*2nd Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

**Hearing to Impose Fine/Lien**

There was no one present for the hearing.

Fred Eastwood, Code Compliance, presented the case. Fred presented the case 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 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 July 19, 2023, hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**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 July 2, 2022

\*Order of Non-Compliance issued at the March 15, 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 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 \$6,000.00, 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 Zahn SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 2023

**STREAM HOLDINGS LLC**

**Property Location: 1175 John Anderson Dr, Ormond Beach 32176**

**Parcel No. 420309000420      Zoning: R-3**

**1: CEB2023025**

Complaint No. 20210609053

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 January 13, 2023

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

**Hearing to Impose Fine/Lien**

There was no one present for this hearing.

Peter Hinson, Code Compliance Coordinator, 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 an Order Imposing Fine/Lien with an assessed fine in the amount of \$250.00 per day, per case, with no cap, 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

**2: CEB2023026**

Complaint No. 20220325051

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 January 13, 2023

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

**Hearing to Impose Fine/Lien**

There was no one present for this hearing.

Peter Hinson, Code Compliance Coordinator, 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 an Order Imposing Fine/Lien with an assessed fine in the amount of \$250.00 per day, per case, with no cap, 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 Hall SECONDED the motion, it CARRIED unanimously by voice vote.**

**MIC Property LLC**

**Property Location: 2375 Old Train Rd, Deltona 32738**

**Parcel No. 82060000070      Zoning: RC**

**1: 20230109005      Served**

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

EXC Excavation w/o Permit

**Code Compliance Coordinator – Isiah Pitts**

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

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

**Hearing to Impose Fine/Lien**

Mark Watts, Cobb & Cole, was present at the hearing.

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

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

May 17, 2023

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

### VICTORIA ROSE CANNONE

Property Location: 160 Florida Ave, Osteen 32764

Parcel No. 920702060220      Zoning: OCV

1: 20221026008

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

and/or system(s). Electrical service

VN2 Improperly maintained conditions

**Code Compliance Officer – Margaret Godfrey**

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

There was no one present for this hearing.

Margaret Godfrey, Code Compliance, presented the 3 cases. Margaret went over the case details, showing photos. A discussion was had between Margaret 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 58, ARTICLE I SECTION 58-3 with a compliance date of July 12, 2023 and 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.**

2: 20221027023

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

SPM Site Plan not maintained

**Code Compliance Officer – Margaret Godfrey**

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

There was no one present for this hearing.

Margaret Godfrey, Code Compliance, presented the 3 cases. Margaret went over the case details, showing photos. A discussion was had between Margaret 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 72-284.06 with a compliance date of July 12, 2023 and 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.**

3: **20221118034**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-298.13 Sign(s) erected without proper permit(s)  
SNP Sign w/o Permit

**Code Compliance Officer – Margaret Godfrey**

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

There was no one present for this hearing.

Margaret Godfrey, Code Compliance, presented the 3 cases. Margaret went over the case details, showing photos. A discussion was had between Margaret 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 72-298.13 with a compliance date of July 12, 2023 and 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.**

**ELIZABETH SCHESKIE**

**Property Location: 841 Cavedo St, New Smyrna Beach 32168**

**Parcel No. 741923000011      Zoning: R-3,R-3A**

**1: 20221114069      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 241 Using a recreational vehicle for residential purposes on vacant land zoned R-3 is an accessory use(s) without a completed principal structure. Automobiles, watercraft, tents, trailers and campers are all accessory uses not permitted without a completed principal use. Article I Section 72-2 Definitions: Accessory use or structure: Any use or detached structure clearly incidental, subordinate and related to the principal use or structure and located on the same lot with such principal use or structure. Provided however, a recreational vehicle; motor vehicle; mobile home; trailer or semi-trailer; railroad car; bus, truck or automobile body, or other similar unit shall not be used as an accessory structure or converted into an accessory structure even when altered, stripped or otherwise rebuilt. Permitted principal uses and structures: In the R-3 Urban Single Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses and structures: Single-family standard, or manufactured modular dwelling APS Accessory Structures w/o Principal Structure

**Code Compliance Officer – Debbie Zechnowitz**

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

Jessie Wagers & Elizabeth Scheskie were present for the hearing

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72 ARTICLE II DIVISION 7 SECTION 241 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.**

**STEPHEN R A SMITH TR & SMITH TRUST 6-2-15 & DIANA A SMITH TR**

**Property Location: 294 Routh Ave, New Smyrna Beach 32168**

**Parcel No. 73240600080      Zoning: R-4A**

**1: 20221223035**

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

VN1 Building without a permit

**Code Compliance Officer – Fred Eastwood**

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

**Continued to July 19, 2023**

**2: 20221223035**

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

VN2 Improperly maintained conditions

**Code Compliance Officer – Fred Eastwood**

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

**Continued to July 19, 2023**

**3: 20221228048**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-280 Two principal structures on one lot PSL More than (1) principal structure

**Code Compliance Officer – Fred Eastwood**

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

**Continued to July 19, 2023**

**4: 20221228048**

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

SBA Set Backs Accessory Structures

**Code Compliance Officer – Fred Eastwood**

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

**Continued to July 19, 2023**



**JOHANNA G DAVIS**

**Property Location: 1210 W Euclid Ave, Deland 32720**

**Parcel No. 701819000010      Zoning: R-4**

**1: 20230131026      Served**

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

VN1 Building without a permit

**Code Compliance Officer - Isiah Pitts**

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

Johanna Davis & John Taylor were present for this hearing, Ms Davis is contesting.

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

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance 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: 20230131028      Served**

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

J/Y Junk Yard where not Permitted

**Code Compliance Officer - Isiah Pitts**

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

Johanna Davis & John Taylor were present for this hearing, Ms Davis is contesting.

Chris Hutchison, Code Compliance, presented the case. Chris went over the case details, showing photos. A discussion was had between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 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.**

May 17, 2023

3: **20230131029** Served

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

**Code Compliance Officer - Isiah Pitts**

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

Johanna Davis & John Taylor were present for this hearing, Ms Davis is contesting.

Chris Hutchison, Code Compliance, presented the case. Chris went over the case details, showing photos. A discussion was had between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 118-TRAFFIC & VEHICLES ARTICLE II ABANDONED VEHICLES, SEC. 118.34 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.**

4: **20230131030** Served

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  
CAR Improperly parked Vehicle

**Code Compliance Officer - Isiah Pitts**

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

Johanna Davis & John Taylor were present for this hearing, Ms Davis is contesting.

Chris Hutchison, Code Compliance, presented the case. Chris went over the case details, showing photos. A discussion was had between Chris and the Board.

**After discussion and based on the testimony and evidence presented, Member Zahn MOVED to issue an Order of Non-Compliance for violation of Volusia County Code of Ordinances CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-287 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.**

**BRIAN L CARWILE TR & BRIAN CARWILE REV TR 02-19-2016**

**Property Location: Sr 415 , New Smyrna Beach 32168**

**Parcel No. 72140000034      Zoning: A-4**

**1: 20230313005**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 8 SECTION 72-291

SPS Site Plan Violation

**Code Compliance Officer - Isiah Pitts**

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

**Continued July 19, 2023**

**2: 20230313025      Posted**

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

EXC Excavation w/o Permit

**Code Compliance Officer - Isiah Pitts**

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

**Continued July 19, 2023**

**3: 20230405036**

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.

WET Alteration of wetlands or wetland buffers without permit

**Code Compliance Officer - Isiah Pitts**

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

**Continued July 19, 2023**

**4: 20230405064      Posted**

Violation of Floodplain Fill or structures in the floodplain without a permit Section 72-  
745(a) Permits or approvals required. Any owner or owner Floodplain Fill or structures  
in the floodplain without a permit Section 72-745(a) Permits or approvals required. Any  
owner or owner s authorized agent (hereinafter ""applicant"" ) who intends to undertake  
any development activity within the scope of this division, including buildings, structures  
and facilities exempt from the Florida Building Code, which is wholly within any flood  
hazard area shall first make application not the floodplain administrator and the building  
official if applicable, and shall obtain the required permit (s) and approval(s). No such  
permit or approval shall be issued until compliance with the requirements of this division  
and all other applicable codes and regulations has been satisfied.

Floodplain - Fill or structures in the floodplain without a permit

**Code Compliance Officer - Isiah Pitts**

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

**Continued July 19, 2023**

**CHRISTOPHER E ROMERO**

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

**Parcel No. 703206000250      Zoning: RA**

**1: 20230321006      Served**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 DESCRIPTION Sec. 72-2. - Definitions. Accessory use or structure: Any use or detached structure clearly incidental, subordinate, and related to the principal use or structure and located on the same lot with such principal use or structure. Accessory uses or structures shall include, but not be limited to, sheds; storage buildings; gazebos; pergolas; carports; detached garages; bulkheads; seawalls; retaining walls; docks; wharfs; piers; floating docks; boat slips; boathouses; and moorings.\*\*\*\*\* Provided, however, a recreational vehicle, motor vehicle; mobile home; (trailer or semi-trailer); (railroad car); bus, truck or automobile body, or other similar unit (shall not) be used as an accessory building or structure, or converted into an accessory building or structure even when altered, stripped, or otherwise built\*\*\*\*\*

MIS Miscellaneous Violations

**Code Compliance Officer - Isiah Pitts**

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

**Hearing to Impose Fine/Lien**

Ken Daniel and Orval Brandon neighbors, were present for the hearing.

Chris Hutchison, Code Compliance, presented the case. Chris went over the case details, showing photos. A discussion was had between Chris 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 \$38,000.00, commencing June 22, 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 Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**MONICA SANCHEZ**

**Property Location: 5026 Audubon Ave, Deleon Springs 32130**

**Parcel No. 694401001111      Zoning: A-3**

**1: 20230418013**

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

J/Y Junk Yard where not Permitted

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

**Withdrawn**

2: **20230418013**

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

EQP Heavy equipment storage

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

**Withdrawn**

3: **20230418013**

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.

CAR Improperly parked Vehicle

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

**Withdrawn**

4: **20230418013**

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

RVL Living in an R/V

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

**Withdrawn**

5: **20230418013**

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

RUB R/V, Boat, Trailer no Tag

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

**Withdrawn**

6: **20230418013**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 This pertains to Ordinance number 72-283: Home based business requirements  
MIS Miscellaneous Violations

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023  
Monica Sanchez was present for this hearing.

Margaret Godfrey, Code Compliance, presented the case. Margaret went over the case details, showing photos. A discussion was had between Margaret 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 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.**

7: **20230418013**

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

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023  
**Withdrawn**

8: **20230418013**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Business use where not permitted in A-3 zoning. Contractor storage yard, vehicle storage yard (untagged school buses, food truck, may not be a complete list), are not permitted principal uses and are not eligible for a special exception  
BUS Business where not permitted

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023  
Monica Sanchez was present for this hearing.

Margaret Godfrey, Code Compliance, presented the case. Margaret went over the case details, showing photos. A discussion was had between Margaret 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 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.**

9: **20230420002**

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

VN2 Improperly maintained conditions

**Code Compliance Officer – Margaret Godfrey**

Property owner was first notified of the violation on April 20, 2023

Monica Sanchez was present for this hearing.

Margaret Godfrey, Code Compliance, presented the case. Margaret went over the case details, showing photos. A discussion was had between Margaret 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.**

**MI HERRERA GROUP LLC**

**Property Location: 2286 N Kepler Rd, Deland 32724**

**Parcel No. 603502010080      Zoning: R-4A**

**1: CEB2022029      Posted**

Complaint No. 20220120031

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 24, 2022

Israel Herrera was present for this hearing.

Robert Chayer, Code Compliance, 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 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 July 12, 2023 and a Hearing to Impose Fine is set for the July 19, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 2023

**CHRISTOPHER R LINSLEY**

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

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

**1: CEB2022210**

Complaint No. 20210112042

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

**Code Compliance Coordinator - Margaret Godfrey**

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

There was no one present for the hearing.

Margaret Godfrey, Code Compliance, presented the case. Margaret presented the case showing photos. There was a discussion between Margaret 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 July 10, 2023 and a Hearing to Impose Fine is set for the July 19, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

May 17, 2023



**WILL-BEA INVESTMENTS LLC**

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

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

**1: CEB2022211**

Complaint No. 20210112037

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

Pursuant to Chapter 72, Article III, Division 3, Section 72-576 (a) Final site plan approval is required prior to the issuance of any development permit allowing the commencement of site construction of any development in the unincorporated area of Volusia County.

**Code Compliance Coordinator - Margaret Godfrey**

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

There was no one present for the hearing.

Margaret Godfrey, Code Compliance, presented the case. Margaret presented the case showing photos. There was a discussion between Margaret 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 8 SECTION 72-291 With a compliance date of July 12, 2023 and a Hearing to Impose Fine is set for the July 19, 2023 hearing. After Member Needham SECONDED the motion, it CARRIED unanimously by voice vote.**

**SHENBANJO AKIN**

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

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

**1: CEB2022271**

Complaint No. 20220121017

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

**Environmental Specialist II - Danielle Gadzala**

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

Akin Shenbanjo was present for this hearing.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details. There was a conversation between Danielle 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 11 SECTION 72-884 With a compliance date of August 14, 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.**

**KENNY & SHANIE GANGA**

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

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

**1: CEB2023003**

Complaint No. 20210112033

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 8 SECTION 72-291 I-1 (5) A light industrial Contractor storage yard without final site plan approval

**Code Compliance Coordinator - Margaret Godfrey**

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

**Continued to July 19, 2023**

**VIRGIL & CARRIE A SANCHEZ**

**Property Location: 6798 S Atlantic Ave, New Smyrna Beach 32169**

**Parcel No. 850501360370      Zoning: R-9W**

**1: CEB2023029**

Complaint No. 20210622011

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. Residential renovation - exterior / interior renovation. Exterior wood deck; Windows; Structural; Mechanical; Electrical. May not be a complete list.

**Code Compliance Coordinator - Margaret Godfrey**

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

**Continued to July 19, 2023**

**JOHNNY BARETT**

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

**Parcel No. 811303020330      Zoning: FR**

**1: CEB2023030**

Complaint No. 20220902051

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

**Environmental Specialist II - Danielle Gadzala**

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

**Continued to July 19, 2023**

**SASHA URBAN**

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

**Parcel No. 723000000890      Zoning: A-1,RC**

**1: CEB2023031**

Complaint No. 20220606007

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

**Environmental Specialist II - Danielle Gadzala**

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

**Continued to July 19, 2023**

**RAYMOND WEBB**

**Property Location: 2255 E New York Ave, Deland 32724**

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

**1: CEB2023038**

Complaint No. 20220715048

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

**Environmental Specialist II - Danielle Gadzala**

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

Raymond Webb was present for this hearing.

Danielle Gadzala, Environmental Specialist II, presented the case. Danielle went over the case details. There was a conversation between Danielle 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 11 SECTION 72-884 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.**

**IX. Requests for Discussion of Fines**

- A. Tally Sheets (Quarterly)
- B. As Entertained by Chairman  
Chairman will not be present for June  
Form 1 needs to be turned in by July 1, 2023
- C. As Entertained by Board Attorney
- D. As Entertained by Staff Attorney  
Appointments to the Board will be heard at County Council in June.
- E. As Entertained By Staff

\* \* \* \* \*

**COUNTY OF VOLUSIA  
NOTICE UNDER THE AMERICANS  
WITH DISABILITIES ACT (TITLE II)**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), the County of Volusia (“County”) will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

County does not discriminate on the basis of disability in its hiring or employment practices and complies with all the regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

County will generally, upon request, provide appropriate aids and services leading to effective communications for qualified persons with disabilities so they can participate equally in County programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing or vision impairments.

The ADA does not require the County to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden. County will make such reasonable modification to policies and programs for qualified persons with disabilities to ensure they have equal opportunity to enjoy all of its programs, services and activities. For example, individuals with service animals are welcome in County offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of County, should contact the office of the County’s ADA Title II Coordinator at (386) 248-1760 as soon as possible but no later than 2 business days before the scheduled event or meeting. This paragraph shall likewise apply to written requests by a physically handicapped person needing a special accommodation to attend a public meeting in accordance with section 286.26, Florida Statutes.

Complaints that a program, service, or activity of County is not accessible to persons with disabilities should be directed to the County in accordance with the *County of Volusia Grievance Procedure under the Americans with Disabilities Act (Title II)*. A copy of the procedure may be obtained by contacting the office of the County’s ADA Coordinator, (386) 248-1760.

County will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who are in wheelchairs.

**ADJOURNMENT**

**There being no further business to discuss before the Board, the meeting adjourned at 11:37 a.m.**

**Respectfully submitted,**

---

**Jacque Fleming  
Code Enforcement Board Clerk**

May 17, 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 May 17, 2023, at 123 West Indiana Avenue, Deland, Florida.**

**WITNESS MY HAND this 17<sup>th</sup> day of May, 2023, in the City of DeLand, County of Volusia, State of Florida.**

---

**Jacquie Fleming  
Code Board Clerk**

May 17, 2023