

# Volusia County Code Enforcement Board



## Members

Chad Lingenfelter, Chair  
Jami Gallegos  
Andrew Hall  
Matthew Johnson

Pete Zahn  
Gary Brouillette  
Clay Meek, Attorney

**August 21, 2024**  
Agenda for Hearing at 9:00 a.m.

Thomas C. Kelly Administration Center  
County Council Chambers - Second Floor  
123 West Indiana Avenue, DeLand, Florida

## **NOTICE OF RECORD REQUIRED FOR APPEALS**

Pursuant to Section 286.0105, Florida Statutes, you are hereby notified if an you decide to appeal any decision made by a board, agency or commission of the County of Volusia, including the Code Enforcement Board, with respect to any matter considered at this meeting, you will need a record of the proceedings for your appeal, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Accordingly, you must provide a reliable method for recording or transcribing the proceedings.

## **REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES**

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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, or immediately upon receiving this notification if the time before the appearance is less than 2 days; if you are hearing or voice impaired, call 711.

**ADDITIONAL INFORMATION REGARDING THE AMERICANS WITH DISABILITIES ACT IS LOCATED ON THE FINAL PAGE OF THIS AGENDA.**

**I. Roll Call**

**II. Agenda Changes**

**III. Disclosure of Ex Parte Communications**

Members of the Volusia County Code Enforcement Board are asked to please disclose, for the record, the substance of any ex parte communications that have occurred before or during the public hearing at which a vote is to be taken on any quasi-judicial matters.

**IV. Approval of Minutes – July 17, 2024**

**V. Orders of Compliance**

**VI. Roll Call of Cases**

**VII. Swearing in of Witnesses**

**VIII. Explain Process for:**

- A. Unfinished Business**
- B. New Cases**
- C. Discussion of Accumulated Fines**

## **IX. Unfinished Business**

### **CITY LIMITS DELAND**

**Property Location: 4425 N US Hwy 17, Deland 32724**

**Parcel No. 603908000114      Zoning: B-4A, R-3A**

#### **1. 20230217005-FNP**

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

#### **Code Compliance Manager-Chris Hutchison**

Property owner was first notified of the violation on May 26, 02023

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

\*1<sup>st</sup> Amended Order of Non Compliance issued at the Oct 18, 2023 hearing:

\*Final Order Imposing Fine Lien issued at the February 21, 2024 hearing:

\*1<sup>st</sup> Amended Order of Final Order Imposing Fine Lien issued at the April 17, 2024 hearing:

#### **Order of Compliance**

### **VINCE AND WENDY CROUCH**

**Property Location: 1135 Avenue G, Ormond Beach 32174**

**Parcel No. 422901210070      Zoning: MH-5**

#### **1: 20231010026-CAR      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 - Aaron Paro**

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

\*Order of Non Compliance issued at the May 15, 2024 hearing:

#### **Order of Compliance**

#### **2: 20231010026-A/V      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 - Aaron Paro**

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

\*Order of Non Compliance issued at the May 15, 2024 hearing:

#### **Order of Compliance**

#### **3: 20231010026-J/Y      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 - Aaron Paro**

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

\*Order of Non Compliance issued at the May 15, 2024 hearing:

#### **Order of Compliance**

**ANA TORRES-VILLA**

**Property Location: 859 N Us Hwy 17 , Pierson 32180**

**Parcel No. 482100000016      Zoning: A-1A,FRA,RCA**

**1: CEB2023050**

Complaint No. 20201104017

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). (several accessory structures and work on the mobile home, may not be a complete list.)

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Nov 10, 2020

\*Order of Non-Compliance issued at the March 20, 2024 hearing:

\*1st Amended Order of Non-Compliance issued at the May 15, 2024 hearing:

\*2nd Amended Order of Non-Compliance issued at the July 17, 2024 hearing:

**Order of Compliance**

**2: CEB2023051**

Complaint No. 20201221035

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.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on Dec 23, 2020

\*Order of Non-Compliance issued at the March 20, 2024 hearing:

\*1st Amended Order of Non-Compliance issued at the May 15, 2024 hearing:

\*2nd Amended Order of Non-Compliance issued at the July 17, 2024 hearing:

**Order of Compliance**

**3: CEB2023053**

Complaint No. 20220310022

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 12, 2022

\*Order of Non-Compliance issued at the March 20, 2024 hearing:

\*1st Amended Order of Non-Compliance issued at the May 15, 2024 hearing:

\*2nd Amended Order of Non-Compliance issued at the July 17, 2024 hearing:

**Order of Compliance**

**BALAJI OF DAYTONA LLC**

**Property Location: 816 N Atlantic Ave, Daytona Beach 32118**

**Parcel No. 530501180040      Zoning: 999**

**1: 20231128050-BDP      Served**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CH 72 ART III DIV 15 SEC 72-1058 (c) The permittee shall ensure that project site cleanup and property restoration follows construction/installation operations without delay. In order to maintain an acceptable site, debris and waste material shall be removed from the site daily. Site maintenance, along with ongoing cleanup and final property restoration, shall be subject to the direction and approval of the Environmental Management Director. BDP Failure to comply with Beaches and Dune permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on February 26, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Order of Compliance**

**GODSEND LLC**

**Property Location: 307 Routh Ave, New Smyrna Beach 32168**

**Parcel No. 731302000170      Zoning: R-4A**

**1: 20230111051-VN1**

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 - Robert Chayer**

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

\*Order of Non Compliance issued at the Jan 17, 2024 hearing:

\*1st Amended Order of Non-Compliance issued at the Feb 21, 2024 hearing:

\*2nd Amended Order of Non-Compliance issued at the Apr 17, 2024 hearing:

\*3rd Amended Order of Non-Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**CARL & LAURA HODGE**

**Property Location: 104 Ellison Ave, New Smyrna Beach 32168**

**Parcel No. 734303000600      Zoning: B-4CA**

**1: 20230125066-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Robert Chayer**

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

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**ROBERT D WHEALEN**

**Property Location: 1532 Primrose Ln, Daytona Beach 32117**

**Parcel No. 423303000090      Zoning: R-4**

**1: 20230817002-J/Y      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 – Margaret Godfrey**

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

\*Order of Non Compliance issued at the Mar 20, 2024 hearing:

\*1st Amended Order of Non Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231218020-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2,  
SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or  
inspection approval(s). VN1 Building without a permit

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on December 7, 2023

\*Order of Non Compliance issued at the Mar 20, 2024 hearing:

\*1st Amended Order of Non Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**R & J ESTATES LLC**

**Property Location: 309 N Kepler Rd, Deland 32724**

**Parcel No. 701111050041      Zoning: R-3A**

**1: 20230831020-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2,  
SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or  
inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on September 8, 2023

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

\*1st Amended Order of Non Compliance issued at the Dec 20, 2023 hearing:

\*2nd Amended Order of Non Compliance issued at the Jan 17, 2024 hearing:

\*3rd Amended Order of Non Compliance issued at the Feb 21, 2024 hearing:

\*4th Amended Order of Non Compliance issued at the Mar 20, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20230831020-VN2      Served**

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

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on September 8, 2023

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

\*1st Amended Order of Non Compliance issued at the Dec 20, 2023 hearing:

\*2nd Amended Order of Non Compliance issued at the Jan 17, 2024 hearing:

\*3rd Amended Order of Non Compliance issued at the Feb 21, 2024 hearing:

\*4th Amended Order of Non Compliance issued at the Mar 20, 2024 hearing:

**Hearing to Impose Fine/Lien**

**SPINNAKER OF ORMOND CONDO ASSOC**

**Property Location: 2450 Ocean Shore Blvd, Ormond Beach 32176**

**Parcel No. 322814000002      Zoning: B-4,R-4,R-8,RC**

**1: 20230926034-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). Construction / reconstruction of storm damage condominium building which requires permitting and inspections with no required permits, inspections, or approvals. Exterior sheathing / siding, structural framing / alterations / reconstruction, interior renovations multiple units may not be a complete list. Engineered plans building & MEP permitting needed as required. May not be a complete list. VN1 Building without a permit

**Code Compliance Officer – Aaron Paro**

Property owner was first notified of the violation on September 27, 2023

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**VINCE CROUCH & WENDY CROUCH**

**Property Location: 1135 Avenue G , Ormond Beach 32174**

**Parcel No. 422901210070      Zoning: MH-5**

**1: 20231010026-FNP      Served**

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. FNP Fence w/o Permit

**Code Compliance Officer - Aaron Paro**

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

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**



**ANDERSON E LIZARAZO AGUDELO**

**Property Location: 1570 S Ridgewood Ave, Deland 32720**

**Parcel No. 701900000310      Zoning: RR**

**1: 20231012069-VN1      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Fred Eastwood**

Property owner was first notified of the violation on November 2, 2023

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**BALAJI OF DAYTONA LLC**

**Property Location: 816 N Atlantic Ave, Daytona Beach 32118**

**Parcel No. 530501180040      Zoning: 999**

**1: 20240508051-BDN**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 15 SECTION 72-1053 Description: A permit shall be required for any excavation, erosion control activities, sand placement, dune restoration, armoring, and maintenance, repair, replacement, improvement, or construction activities related to any structure on the beach or beach approach. BDN Failure to obtain Beach & Dune Permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on February 26, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**BONANZA ACRES LLC**

**Property Location: 314 Hammond St, New Smyrna Beach 32168**

**Parcel No. 731309040050      Zoning: R-4A**

**1: 20231005020-WET      Served**

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

**Environmental Specialist II – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231005020-TRE      Served**

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 TRE Tree removal without permit

**Environmental Specialist II – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**BONANZA ACRES LLC**

**Property Location: Woodland Ave, New Smyrna Beach 32168**

**Parcel No. 732411000100      Zoning: R-4A**

**1: 20231012048-WET      Served**

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

**Environmental Specialist I – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231012048-TRE      Served**

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 TRE Tree removal without permit

**Environmental Specialist II – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**BONANZA ACRES LLC**

**Property Location: Caldwell St, New Smyrna Beach 32168**

**Parcel No. 732411000032      Zoning: R-4A**

**1: 20231207023-TRE      Served**

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. TRE Tree removal without permit

**Environmental Specialist II – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231207023-WET      Served**

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

**Environmental Specialist II – Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**BONANZA ACRES LLC**

**Property Location: Hammond St, New Smyrna Beach 32168**

**Parcel No. 731309040043      Zoning: R-4A**

**1: 20231207025-TRE      Served**

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  
TRE Tree removal without permit

**Environmental Specialist II - Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the Mar 20, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231207025-WET      Served**

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

**Environmental Specialist II - Thomas Hamilton**

Property owner was first notified of the violation on January 31, 2024

\*Order of Non Compliance issued at the Mar 20, 2024 hearing:

**Hearing to Impose Fine/Lien**

**PRO MANAGEMENT SERVICES OF FLORIDA LLC**

**Property Location: 2620 N Woodland Blvd, Deland 32720**

**Parcel No. 602900000160      Zoning: A-3CA,B-4CA**

**1: 20231208019-FNP      Served**

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. FNP Fence w/o Permit

**Code Compliance Officer - Debbie Zechnowitz**

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

\*Order of Non Compliance issued at the Feb 21, 2024 hearing:

\*1st Amended Order issued at the Apr 17, 2024 hearing:

\*2nd Amended Order issued at the hearing: June 19, 2024

\*3rd Amended Order issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231208020-VN1**

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 - Debbie Zechnowitz**

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

\*Order of Non Compliance issued at the Feb 21, 2024 hearing:

\*1st Amended Order issued at the Apr 17, 2024 hearing:

\*2nd Amended Order issued at the hearing: June 19, 2024

\*3rd Amended Order issued at the hearing: Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**3: 20231213037-Sit**

Violation of Site Plan No Site plan approval Section 72-502(b) Applicability. No person  
shall undertake the development of land in the unincorporated area of Volusia County  
except pursuant to a valid development order [or development permit] issued under this  
article unless specifically exempted as provided by this article. Site Plan - No site plan  
approval

**Code Compliance Officer - Debbie Zechnowitz**

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

\*Order of Non Compliance issued at the Feb 21, 2024 hearing:

\*1st Amended Order issued at the hearing: Apr 17, 2024 hearing:

\*2nd Amended Order issued at the hearing: June 19, 2024

\*3rd Amended Order issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**JAMES R BICKEL**

**Property Location: 1205 San Jose Blvd, Daytona Beach 32117**

**Parcel No. 424219150050      Zoning: R-5**

**1: 20231214024-CAR**

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 - Aaron Paro**

Property owner was first notified of the violation on February 1, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20231214024-J/Y**

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 - Aaron Paro**

Property owner was first notified of the violation on February 1, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**3: 20231218023-VN1**

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 - Aaron Paro**

Property owner was first notified of the violation on February 1, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**ARTHUR J ROCKWELL**

**Property Location: 4706 Omega Ranch Rd, New Smyrna Beach 32168**

**Parcel No. 712400000013      Zoning: RC**

**1: 20240219015-FLO**

Violation of Floodplain Fill or structures in the floodplain without a permit Chapter 72, Article III, Division 7, Section 72-745(a) Permits or approvals required. Any owner or owner Floodplain Fill or structures in the floodplain without a permit Chapter 72, Article III, Division 7, 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 - Fred Eastwood**

Property owner was first notified of the violation on February 27, 2024

\*Order of Non Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20240221037-WET      Posted**

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

**\*\*\*REPEAT VIOLATION\*\*\***

**Environmental Specialist III - Todd A. Hannah**

Property owner was first notified of the violation on February 21, 2024

\*Order of Non Compliance issued at the May 15, 2024 hearing:

**Hearing to Impose Fine/Lien**

**3: 20240227026-EXC      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 approvals EXC Excavation w/o Permit

**Code Compliance Officer - Fred Eastwood**

Property owner was first notified of the violation on April 9, 2024

\*Order of Non Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**4: 20240507064-MIS      Posted**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72  
ARTICLE II DIVISION 7 SECTION 72-241 Use where not permitted / Contractor  
Storage Yard MIS Miscellaneous Violations

**Code Compliance Officer - Fred Eastwood**

Property owner was first notified of the violation on February 27, 2024

\*Order of Non Compliance issued at the Jun 19, 2024 hearing:

**Hearing to Impose Fine/Lien**

**EDWARD VANCE**

**Property Location: 133 Holland Rd, Ormond Beach 32176**

**Parcel No. 324108020390      Zoning: R-5**

**1: 20240322067-J/Y**

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 - Aaron Paro**

Property owner was first notified of the violation on March 25, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20240614008-VN2**

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 - Aaron Paro**

Property owner was first notified of the violation on June 17, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**3: 20240614015-FNP**

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. FNP Fence w/o Permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on June 17, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**EDWARD A VANCE**

**Property Location: 131 Holland Rd, Ormond Beach 32176**

**Parcel No. 324108020391      Zoning: R-5**

**1: 20240614006-J/Y**

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 - Aaron Paro**

Property owner was first notified of the violation on June 17, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**2: 20240614006-A/V**

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 - Aaron Paro**

Property owner was first notified of the violation on June 17, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**3: 20240614016-FNP**

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. FNP Fence w/o Permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on June 17, 2024

\*Order of Non Compliance issued at the Jul 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**DAYTONA SEA BREEZE 3299 LLC**

**Property Location: 4043 S Atlantic Ave, Port Orange 32127**

**Parcel No. 631202000870      Zoning: R-9(S)**

**1: CEB2022195**

Complaint No. 20220629029

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

**Code Compliance Officer - Fred Eastwood**

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

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

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

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

\*3rd Amended Order of Non-Compliance issued at the April 19, 2023 hearing:

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

\*5th Amended Order of Non-Compliance issued at the March 20, 2024 hearing:

\*6th Amended Order of Non-Compliance issued at the February 21, 2024 hearing:

**Hearing to Impose Fine/Lien**



**BRANDON JAMES NEGRICH & 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

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

\*1st Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the January 17, 2024 hearing:

\*3rd Amended Order of Non-Compliance issued at the April 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**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 – Fred Eastwood**

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

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

\*1st Amended Order of Non-Compliance issued at the September 20, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the January 17, 2024 hearing:

\*3rd Amended Order of Non-Compliance issued at the April 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

**MARY ELLEN SYLVESTER**

**Property Location: 1914 Halifax Dr, Port Orange 32128**

**Parcel No. 622300000019      Zoning: A-2**

**1: CEB2023063**

Complaint No. 20220203009

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 4, 2022

\*Order of Non-Compliance issued at the July 17, 2024 hearing:

**Hearing to Impose Fine/Lien**

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

### **PRISCILLA REAL**

**Property Location: 330 Ponce Deleon Blvd, Deleon Springs 32130**

**Parcel No. 694003030180      Zoning: R-3**

**1: 20230210004**

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 May 10, 2023

### **OSCAR TREVINO**

**Property Location: 1600 N Us Hwy 17 , Seville 32190**

**Parcel No. 480504030010      Zoning: B-4**

**1: 20230728017-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on August 9, 2023

### **SAMIA MARCOS**

**Property Location: 3674 Intl Speedway Blvd, Daytona Beach 32124**

**Parcel No. 620601410090      Zoning: I-1C(5)A**

**1. 20231218016**

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. Commercial renovations. Permitting & inspections as required. Zoning & Fire review & approvals required.

**Code Compliance Officer – Robert Chayer**

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

### **SEQUOIA INVESTMENTS LLC**

**Property Location: 1246 N Clara Ave, Deland 32720**

**Parcel No. 700500000400      Zoning: R-3A, R-4A**

**1: 20240108016      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).

**Code Compliance Officer – Debbie Zechnowitz**

Property owner was first notified of the violation on July 5, 2024

**VEYNOVICH PROPERTIES LLC**

**Property Location: 1480 Vine St, Daytona Beach 32117**

**Parcel No. 523703120110      Zoning: R-5**

**1: 20240117009-VN1      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on February 5, 2024

**RFK CAPITAL LLC**

**Property Location: 2152 5th Ave, Deland 32724**

**Parcel No. 700101200410      Zoning: R-4A**

**1. 20240206065**

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).

Structural alterations, exterior doors, exterior wall infills, interior renovations / alterations, mechanical, electrical, plumbing, whole house generator. No access to determine full permitting requirements.

**Code Compliance Officer – Debbie Zechnowitz**

Property owner was first notified of the violation on February 9, 2024

**CURTIS B MACKINNON**

**Property Location: 1200 Valencia Ave, Daytona Beach 32117**

**Parcel No. 424219310010      Zoning: R-5**

**1: 20240216065-J/Y**

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 - Aaron Paro**

Property owner was first notified of the violation on May 13, 2024

**CHRISTIAN FINK TR & 2160 W DALE CIR TR**  
**Property Location: 2160 W Dale Cir, Deland 32720**  
**Parcel No. 703206000130      Zoning: RA**

1: **20240404048-VN1**      **Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer – Fred Eastwood**

Property owner was first notified of the violation on May 31, 2024

2: **20240604006-VN1**      **Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer – Fred Eastwood**

Property owner was first notified of the violation on May 31, 2024

**PAMELA A QUINN**

**Property Location: 168 Holland Rd, Ormond Beach 32176**  
**Parcel No. 324107020350      Zoning: R-5**

1: **20240410061-VN1**      **Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction without the required permit(s) and/or inspection approval(s). VN1 Building without a permit

**Code Compliance Officer - Aaron Paro**

Property owner was first notified of the violation on April 12, 2024

**ANGEL LUIS ALONSO**

**Property Location: 1342 Hurst St, Daytona Beach FL 32117**  
**Parcel No. 520200000430      Zoning: R-4**

1: **20240712009- J/Y**      **Served**

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 - Aaron Paro**

Property owner was first notified of the violation on August 5, 2024

2. **20240709009 – VN1**

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 - Aaron Paro**

Property owner was first notified of the violation on August 5, 2024

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

### **BRITTANY & MIKHAIL BRIGORYEV**

**Property Location: 62 Margaret Rd, Ormond Beach 32176**

**Parcel No. 323403000570      Zoning: R-4**

#### **1. CEB2018282**

Complaint No. 20180409040

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 109.3 Construction without the required permit(s) and/or inspection approval(s). (enclosing carport and making it into living space)

Property Location: 62 Margaret Rd, Ormond Beach 32176

#### **Code Compliance Coordinator – Aaron Paro**

Property owner was first notified of the violation on Apr 19, 2018

\*Order of Non-Compliance issued at the December 19, 2018 hearing:

\*1st Amended Order of Non-Compliance issued at the February 20, 2019 hearing:

\*2nd Amended Order of Non-Compliance issued at the April 17, 2019 hearing:

\*3rd Amended Order of Non-Compliance issued at the June 19, 2019 hearing:

\*Final Order Imposing Fine Lien issued at the September 18, 2019 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of May 21, 2024:

\*Order of Compliance issued at the July 17, 2024 hearing

**Request for Reduction \$14,000.00**

### **ROGER LUZNAR**

**Property Location: 3876 Pioneer Tr, New Smyrna Beach 32168**

**Parcel No. 721100000051      Zoning: A-1**

#### **CEB2018332**

Complaint No. 20130730013

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 All construction requires building permit(s) and inspection approval(s). (Renovations/Remodel)

#### **Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on Aug 28, 2013

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

\*1st Amended Order of Non-Compliance issued at the November 18, 2020 hearing:

\*Final Order Imposing Fine Lien issued at the February 17, 2021 hearing:

\*A Report and Affidavit of Compliance was submitted with a compliance date of May 18, 2021:

\*Order of Compliance issued at the June 16, 2021 hearing

**Request for Reduction \$6,100.00**

## **XII. New Business**

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

## **XIII. Adjournment**

## **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 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 communication 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 an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed 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, Jim Corbett, 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 use wheelchairs.

Assisted listening system receivers are available for the hearing impaired, and can be obtained from the Deputy Clerk by calling the County Manager's Office at 386-736-5920.