

# Volusia County Code Enforcement Board



## Members

Chad Lingenfelter, Chair  
Jami Gallegos  
Donald Needham  
Rick Dwyer

Andrew Hall, Vice-Chair  
Jalene Ferreira  
Pete Zahn  
Clay Meek, Board Attorney

**September 20, 2023**  
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 and if 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 – August 16, 2023**

**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**

**JANETTE K PELL**

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

**Parcel No. 92070000110      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 April 19, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

\*3rd Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

**Order of Compliance**

**OPENDOOR PROPERTY TRUST I**

**Property Location: 903 Camphor Ln, Deland 32720**

**Parcel No. 701702190120      Zoning: R-3**

**1: CEB2021355      Posted**

Complaint No. 20211116012

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). new AC, may not be a complete list

**Code Compliance Coordinator - Margaret Godfrey**

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

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

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

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

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

**Order of Compliance**

**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:

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

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

\*A Report and Affidavit of Compliance was submitted with a compliance date of August 15, 2023:

**Order of Compliance**

**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

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

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

**Hearing to Impose Fine/Lien**

**2: CEB2022212**

Complaint No. 20210112047

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

**Code Compliance Coordinator - Margaret Godfrey**

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

\*Order of Non-Compliance issued at the hearing: May 17, 2023

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

**Hearing to Impose Fine/Lien**

**6700 TURTLEMOUND RD LLC**

**Property Location: 6700 Tuttlemond Rd, New Smyrna Beach 32169**

**Parcel No. 850501490010      Zoning: R-9W**

**1: 20230328008      Posted**

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 April 3, 2023

\*Order of Non Compliance issued at the Jun 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

**2: 20230328008      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 - Debbie Zechnowitz**

Property owner was first notified of the violation on April 3, 2023

\*Order of Non Compliance issued at the Jun 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

**ADAMS & ASSOCIATES REAL ESTATE INVESTMENTS LLC**

**Property Location: 309 Old Mission Rd, New Smyrna Beach 32168**

**Parcel No. 741913050080      Zoning: R-4A**

**1: 20230328049      Posted**

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 April 7, 2023

\*Order of Non Compliance issued at the Jun 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

**TROY SCOTT**

**Property Location: 1502 Clearview Ave, Deland 32724**

**Parcel No. 700400000420      Zoning: R-4A**

**1: 20230503060      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 - Debbie Zechnowitz**

Property owner was first notified of the violation on July 18, 2023

\*Order of Non Compliance issued at the Aug 16, 2023 hearing:

**Hearing to Impose Fine/Lien**

**ISLAND INVESTMENTS OF FLORIDA LLC**

**Property Location: 1708 Montgomery Dr, Daytona Beach 32117**

**Parcel No. 423301040050      Zoning: R-4**

**1: 20230614018      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 which requires permitting and inspections with no evidence of required permits, inspections, or approvals. Windows, electrical, interior renovations building, electrical permitting, inspections required may not be a complete list. VN1 Building without a permit

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on June 14, 2023

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

**Hearing to Impose Fine/Lien**

**2: 20230614030      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 Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on June 14, 2023

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

**Hearing to Impose Fine/Lien**

**FRANK JESKE**

**Property Location: 101 Ellison Ave, New Smyrna Beach 32168**

**Parcel No. 734303000280      Zoning: B-4CA**

**1: 20230724049      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Appears renovation and or remodel with no evidence of required permits, inspections or approvals. Interior renovations - may not be a complete list. Building / electrical / plumbing permitting & inspections required. [SWO to be posted 7/24/2023 VN1 Building without a permit

**Code Compliance Officer - Peter Hinson**

Property owner was first notified of the violation on July 25, 2023

\*Order of Non-Compliance issued at the August 16, 2023 hearing:

**Hearing to Impose Fine/Lien**

**HALIFAX PLANTATION SECTION O LLC**

**Property Location: 3280 Acoma Hwy, Ormond Beach 32174**

**Parcel No. 313701010012      Zoning: 999, PUD, RA**

**1: 20230725025      Served**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Construction Hours of Operation. Construction and Demolition: It is hereby authorized to operate or cause the operation of any tools used in construction, drilling, repair, alteration or demolition work between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, and between 10:00 a.m. and 6:00 p.m. on weekends or holidays, except for emergency work by public service utilities or by special authorization of the Chief Building Official. VN1 Building without a permit

**Code Compliance Coordinator - Margaret Godfrey**

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

**Hearing to Impose Fine/Lien**

**SUNIL BHATIA**

**Property Location: 3548 John Anderson Dr, Ormond Beach 32176**

**Parcel No. 321600020022      Zoning: R-3,RC**

**1: 20230728025**

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE II DIVISION 7 SECTION 72-241 Hotel/Motel where not permitted and use of premises where not permitted STR Short Term Rental Violations

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on July 28, 2023

\*Order of Non Compliance issued at the Aug 16, 2023 hearing:

**Hearing to Impose Fine/Lien**



**JANETTE K PELL**

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

**Parcel No. 920700000110      Zoning: OCV**

**1: 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:

\*1st Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

**2: 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:

\*1st Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

\*2nd Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

**SUNROCK CAPITAL LLC**

**Property Location: 1431 General Custer Ave, Daytona Beach 32124**

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

**1: CEB2022069      Posted**

Complaint No. 20210707001

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

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on July 09, 2021

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

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

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

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

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

**Hearing to Impose Fine/Lien**

**2: CEB2022070      Posted**

Complaint No. 20211110038

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

**Code Compliance Officer - Debbie Zechnowitz**

Property owner was first notified of the violation on March 28, 2022

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

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

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

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

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

**Hearing to Impose Fine/Lien**

**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

\*Order of Non-Compliance issued at the May 17, 2023 hearing:

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

**Hearing to Impose Fine/Lien**

**MARY BOGETVEIT**

**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:

\*2nd Amended Order of Non-Compliance issued at the May 17, 2023 hearing:

**Hearing to Impose Fine/Lien**

**KAILIN BROUSSEAU**

**Property Location: 410 N Boundary Ave, Deland 32720**

**Parcel No. 700827000530      Zoning: I-1(3),I-1(3)A**

**1: CEB2022278**

Complaint No. 20220908032

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

**Code Compliance Officer - Robert Chayer**

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

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

\*1st Amended Order of Non-Compliance issued at the August 16, 2023 hearing:

**Hearing to Impose Fine/Lien**

**2: CEB2022279**

Complaint No. 20220913016

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

**Code Compliance Officer - Robert Chayer**

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

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

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

**Hearing to Impose Fine/Lien**

**BRANDON JAMES & RANI K NEGRICH**

**Property Location: 1201 Tall Pine Dr, Osteen 32764**

**Parcel No. 922300010750      Zoning: RC**

**1: CEB2022285**

Complaint No. 20200823003

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

**Environmental Specialist II - Julie McCrystal**

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

\*The Enforcement Official continued this case from the February 15, 2023 hearing:

\*Order of Non-Compliance issued at the March 15, 2023 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 September 26, 2020

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

**Hearing to Impose Fine/Lien**

**RICHARD TODD KENNEDY**

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

**Parcel No. 922300010740      Zoning: RC**

**1: CEB2022287**

Complaint No. 20220708049

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

**Environmental Specialist II - Julie McCrystal**

Property owner was first notified of the violation on July 20, 2022

\*The Enforcement Official continued this case from the February 15, 2023 hearing:

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

\*1st Amended Order of Non-Compliance issued at the June 21, 2023 hearing:

**Hearing to Impose Fine/Lien**

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

### **OCEANIA PLAZA CONDO ASSOC**

**Property Location: 421 S Atlantic Ave, New Smyrna Beach 32169**

**Parcel No. 740909010001**

**1: 20230509084**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924 (a) (1, 2, 6). Lights illuminating and/or visible from the beach during sea turtle nesting season from May 1<sup>st</sup> through October 31<sup>st</sup>.

**Environmental Management – Nicole Weiss**

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

### **DAYTONA JV LLC**

**Property Location: 451 S Atlantic Ave, Daytona Beach**

**Parcel No. 530902020220**

**1: 20230504065**

CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 12 Sec 72-924 (a) (1, 2, 3) Lights illuminating and/or visible from the beach during sea turtle nesting season from May 1st through October 31st.

**Environmental Management – Nicole Weiss**

Property owner was first notified of the violation on August 28, 2023

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

### **CORONADO TOWERS CONDO ASSOCIATION**

**Property Location: 705 N Atlantic Ave, New Smyrna Beach**

**Parcel No. 745517000001**

**1: 20230601068**

CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924 (a) (1, 2) Lights illuminating and/or visible from the beach during sea turtle nesting season from May 1<sup>st</sup> through October 31<sup>st</sup>.

**Environmental Management – Nicole Weiss**

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

### **M & G PONCE INLET LLC**

**Property Location: 33 Inlet Harbor Rd, Ponce Inlet 32127**

**Parcel No. 643000020060**

**1: 20230512079**

CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72 ARTICLE III DIVISION 12 SECTION 72-924 (a) (1, 2, 5).

Lights illuminating and/or visible from the beach during sea turtle nesting season from May 1<sup>st</sup> through October 31<sup>st</sup>.

**Environmental Management – Nicole Weiss**

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

**OSCAR DANIEL GUTIERREZ & MARIA CASTANEDA**  
**Property Location: 1203 Leon Ln, Daytona Beach 32117**  
**Parcel No. 523705000190      Zoning: R-5**  
**1: 20230131086      Posted**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1 Carport enclosed without the required permits, inspections or approvals. According to Volusia County Property Appraiser information, carport was enclosed in year 2019. Carport appears to be converted into a living space with addition of exterior door and windows. DEMO Permit Reference #20220304010 - Cancelled May 21, 2022. May not be a complete list. VN1 Building without a permit  
**Code Compliance Officer - Peter Hinson**

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

**E&E BUSINESS VENTURE INC**  
**Property Location: 308 Albany Ave, Deland 32724**  
**Parcel No. 701519040370      Zoning: R-4A**  
**1: 20230316001**

Violation of VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 22-2, SECTIONS 105.1 AND 110.1. Construction without the required permit(s) and/or inspection approval(s). Appears renovation and or remodel with no evidence of required permits, inspections or approvals. Building, siding, sheathing, roofing, structural, interior / exterior renovations. Electrical, mechanical, plumbing, roofing. Permitting & inspections required. May not be a complete list.

**Code Compliance Officer - Robert Chayer**

Property owner was first notified of the violation on May 18, 2023

**PROPERTY INVESTMENTS MH LLC**  
**Property Location: 412 Warren Ave, New Smyrna 32168**  
**Parcel No. 741801230050      Zoning: R-4A**  
**1: 20230522073**

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

**Code Compliance Officer – Robert Chayer**

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

**JEFF & LIZZA LYNN**

**Property Location: 3750 Juniper Ln, Ormond Beach 32174**

**Parcel No. 403501001340      Zoning: RRA**

**1: 20230607061**

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

**Environmental Specialist II - Danielle Gadzala**

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

**WT INVESTMENT PROPERTY GROUP FL LLC**

**Property Location: 1820 10th Ave, Deland 32724**

**Parcel No. 700102200280      Zoning: R-4A**

**1: 20230714014**

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 - Danielle Gadzala**

Property owner was first notified of the violation on July 14, 2023

**2:** 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 - Danielle Gadzala**

Property owner was first notified of the violation on July 14, 2023

**RONALD C HARMAN TR**

**Property Location: 1548 Stone Tr, Enterprise 32725**

**Parcel No. 910804000250      Zoning: R-3(1)EA**

**1: 20230731002**

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 on July 31, 2023

**MARIANNA JONES**

**Property Location: 1543 Voorhis Ave, Deland 32724**

**Parcel No. 701400000450      Zoned: R-4A**

**1: 20230809013**

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 on August 9, 2023

**2:** 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 – Fred Eastwood**

Property owner was first notified on August 9, 2023

**CITY LIMITS DELAND LLC**

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

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

**1: 20230815070**

CODE OF ORDINANCES-COUNTY OF VOLUSIA, CHAPTER 10 AMUSEMENTS, &  
ENTERTAINMENT ARTICLE II, OUTDOOR ENTERTAINMENT. Outdoor Entertainment  
Violation

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on August 22, 2023

**2.** 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 – Fred Eastwood**

Property owner was first notified on August 9, 2023

**PROPERTY INVESTMENTS MH LLC**

**Property Location: 412 Warren Ave, New Smyrna 32168**

**Parcel No. 741801230050      Zoning: R-4A**

**1: 20230817030**

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). SWO posted  
Construction which requires permitting and inspections with no evidence of required permits,  
inspections, or approvals. Interior exterior renovations, structural alterations, electrical,  
plumbing, windows, exterior doors – may not be a complete list. Building, mechanical,  
electrical, plumbing, permitting & inspections required

**Code Compliance Officer – Robert Chayer**

Property owner was first notified of the violation on August 17, 2023



**HALVORSON J COOPER**

**Property Location: 1301 13<sup>th</sup> St, Daytona Beach 32117**

**Parcel No. 423309000290      Zoning: R-4**

**1: 20230821004**

VOLUSIA COUNTY CODE OF ORDINANCES, CHAPTER 58, ARTICLE I SECTION 58-3 MAINTENANCE ORDINANCE, R-4 Urban Single-Family Residential Improperly Maintained structure and systems. Finished Enclosed Porch roof dilapidated and caved in, structural damage to principal structure, garage roof dilapidated, appears inside of house uninhabitable and not to living conditions according to neighbors. Property in a state of blight, unmaintained with junk, abandoned vehicles and abandoned boats overtaking the property. May not be a complete list.

**Code Compliance Officer – Peter Hinson**

Property owner was first notified of the violation on June 22, 2021

**CHARLES H KLEINSCHMIDT**

**Property Location: 2629 Alhambra Ave, Deland 32720**

**Parcel No. 792304001050      Zoning: R-4**

**1: CEB2022158      Posted**

Complaint No. 20200302048

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 March 05, 2020

**2: CEB2022159      Posted**

Complaint No. 20200302050

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

**Code Compliance Officer – Debbie Zechnowitz**

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

**BANERSY CORP**

**Property Location: 1440 Annapolis Ave, Daytona Beach 32124**

**Parcel No. 620602250040      Zoning: R-4(5)A**

**1: CEB2022225**

Complaint No. 20220429033

Violation of CODE OF ORDINANCES, COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE III, DIVISION 10 SECTION 72-834(2) Description: Removal of any tree without first obtaining a tree removal permit from the County Forester

**Environmental Specialist II - Danielle Gadzala**

Property owner was first notified of the violation on June 7, 2022

**GERARDO CASTANEDA HERNANDEZ**

**Property Location: 200 W Baxter St, Deleon Springs 32130**

**Parcel No. 69410000021      Zoning: R-3**

**1: CEB2023040**

Complaint No. 20221104037

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 March 6, 2023

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

**OPENDOOR PROPERTY TRUST I**

**Property Location: 903 Camphor Ln, Deland 32720**

**Parcel No. 701702190120 Zoning: R-3**

**1: CEB2021355**

Complaint No. 20211116012

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. Mechanical. May not be a complete list.

**Code Compliance Coordinator - Margaret Godfrey**

Property owner was first notified of the violation on December 2, 2021

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

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

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

\*A Report and Affidavit of Compliance was submitted with a compliance date of August 24, 2023:

**Request for Reduction of Fine/Lien \$111,500.00 to \$500.00**

**MKS ENVIRONMENTAL INC**

**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:

**Request for Discussion of Fine/Lien Start Date**

**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:

**Request for Discussion of Fine/Lien Start Date**

**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:

**Request for Discussion of Fine/Lien Start Date**

**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:

**Request for Discussion of Fine/Lien Start Date**

## **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**



**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 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, Mr. George Baker, 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.

