

AGENDA
CODE ENFORCEMENT BOARD
Tuesday, July 11, 2017
1:00 p.m.
3048 S. Atlantic Avenue
Daytona Beach Shores, FL

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the Code Enforcement Board, such person will need a recording of the proceedings conducted at such meeting, and for such purpose or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. NOTE: individuals covered by the American with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at the City Hall of Daytona Beach Shores or by telephone at 763-5353 at least seven working days prior to the meeting.

CALL TO ORDER

MINUTES OF PREVIOUS MEETING

1. Minutes from the May 16, 2017, meeting

PRELIMINARY COMMENTS

2. Indication of any Cases removed from the Agenda by Staff

OLD BUSINESS

3. First and Second Compliance Hearings

Case #: PCDEF2017-16
Address: 2324 S. Atlantic Ave., Daytona Beach Shores, FL
Owner: M.L.R.H., Inc.
Parcel ID #: 5322-03-04-0150

In violation of: *Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" – Land Development Code, Chapter 5, Section 5-6. Building Code adopted.* which refers, in part, to the *Florida Building Code – Fifth Edition (2014), Chapter 1, Section 105.1 Required. & Section 105.3 Application for permit.* in the following manner:

- Rusted, twisted sign pole was straightened by crane without a permit being obtained
- Additional sign pole housing was added where the reader-board had been pre-storm, no permit obtained
- Vertical neon "OPEN" sign was added to the housing without a permit

Initial Hearing Date: March 21, 2017

Board-Ordered Compliance Date: April 20, 2017

Actual Compliance Date: June 5, 2017

Fined Days of Non-Compliance: 45

Board Ordered Daily Fine: \$150.00

Total Accrued Fine: \$6,750.00

Board Approved Administrative Fees: \$140.98

Additional Requested Administrative Fees: \$76.31 (Total Requested: \$217.29)

NEW BUSINESS

4. Initial Hearing – Repeat Violation

Owner: Sunnyboy LLC
Address: 2801 S. Atlantic Avenue, Daytona Beach Shores, FL
Case #: REPCDEF2017-59 (Repeat of Case #: PCDEF2016-44)
Parcel ID #: 5327-05-00-1380

In violation of: *Code of Ordinances of the City of Daytona Beach Shores, Appendix “G” – Land Development Code, Chapter 5, Section 5-6. Building Code adopted.* which refers, in part, to the *Florida Building Code, 5th Edition (2014), Chapter 1, Section 105.1 Required.* in the following manner:

- Framing placed without a permit, ground floor
- Drywall replaced without a permit, ground floor
- Two vanities installed without permits, ground floor
- Tub installed without permits, ground floor
- Switches, fixtures, and wiring installed without permits, ground floor

Date Repeat Violations were Observed: June 16, 2017

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5. Initial Hearing

Owner: Beach Quarters Resort LLC
Address: 3711 S. Atlantic Avenue, Daytona Beach Shores, FL
Case #: CDEF2017-28
Parcel ID #: 6302-05-05-0070

In violation of: *Code of Ordinances of the City of Daytona Beach Shores*, Appendix “G” – *Land Development Code*, Chapter 5, Section 5-6. *Building Code* adopted. which refers, in part, to the *Florida Building Code, 5th Edition (2014)*, Chapter 1, Section 105.1 *Required*. and Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), (4), (6), (8), & (9) in the following manner:

- Concrete spall patches made in places, no permits obtained
- Windows altered/removed in places to accommodate window A/C units, no permits obtained
- Unpermitted banner reading “Beach Quarters Resort” is posted on fence on west side of property (*Banner was removed by June 27th*)
- Building is not free of holes and conditions which could admit dampness to interior walls
- Open storage of items on balcony (*This storage was removed by June 27th*)
- Open storage of items immediately west of building
- Downspout is rusted and has transferred rust to building in places
- Cracks visible on building faces in multiple locations
- Areas of exterior paint are discolored/dirty and peeling in places
- Areas of soffit are discolored/dirty with some rust spots
- Paint is peeling from railings in places
- Multiple areas of building exterior are weakened as evidenced by spalling concrete on balconies (*Large spalled area was covered but with no permit applied for or obtained*)
- Multiple areas of building exterior are weakened as evidenced by spalling concrete and cracks on and around beams and headers, areas around window openings, and at least one corner (*Wooden frame placed around French double doors by June 27th indicates a probable repair, no permit was applied for or obtained*)
- Railing missing from east side pool deck, temporary barricade in its place
- Railing bent, 2nd floor, east building face
- Trim areas of dormer window are deteriorated, west building face
- Overflow scupper piece(s) missing, north building face
- Sign pole is on its side with no sign cabinet, southwest area of property
- Missing window remains boarded, top floor
- Shingles missing from roof
- Downspout is not maintained in good condition
- Sections of fascia missing
- Sections of soffit missing
- Sections of flashing missing
- Paint on dumpster enclosure is scraped off on west side (*paint was touched up by June 27th but still with no permit*)
- Wall sign (reads “BQ”) face is discolored

REMARKS OF STAFF

6. Brief recap of the Florida Association of Code Enforcement's *Training Session for Code Board Members, Board Attorneys, and Special Magistrates* held on June 23rd
7. The next meeting will be held on Tuesday, August 15th

REMARKS OF BOARD MEMBERS

ADJOURNMENT

MEETING FORMAT Pursuant to Chapter 2, Section 2-36, VIII, Municipal Code

MINUTES
CODE ENFORCEMENT BOARD
May 16, 2017
3048 S. Atlantic Avenue Daytona Beach Shores, FL

Present: Donald Bauknecht, Eric Datz, Ike Ofer, Larry Kittinger, Larry Saffer, Lowell Wynn, and Sally Dowling. **Staff:** Board Attorney Lonnie Groot, Gwyn Herstein, and Steve Edmunds.

The Board Attorney swore in the witnesses for the day's hearings.

MINUTES OF PREVIOUS MEETING

1. Minutes from the April 11, 2017, meeting

Mr. Wynn moved, seconded by Mr. Kittinger to approve the minutes of April 11, 2017. The motion passed unanimously by a voice vote.

PRELIMINARY COMMENTS

2. Indication of any Cases removed from the Agenda by Staff

Ms. Herstein informed the board that item #7 was removed from the agenda.

OLD BUSINESS

3. Initial Hearing

Owner: Mary E. & Larry W. Fenton
Address: 2043 Schulte Avenue, Daytona Beach Shores, FL
Case #: CDEF2017-9
Parcel ID #: 5316-18-00-0160

In violation of: *Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" – Land Development Code, Chapter 5, Section 5-6. Building Code adopted.* which refers, in part, to the *Florida Building Code, 5th Edition (2014), Chapter 1, Section 105.1 Required. & Section 105.3 Application for permit., Chapter 5, Section 5-10.Numerals., and Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), & (7).* in the following manner:

- No required, identifying address numerals are present on the building
- Wood is deteriorated on all visible sides of shed
- Paint is deteriorated on all visible sides of shed, exposing wood
- Soffit, fascia, and flashing are deteriorated and/or missing in places of shed
- Soffit, fascia, and flashing are deteriorated on west and north-facing areas of house (*rectified by April 18, 2017*)
- Wood fence panels are stacked east of shed
- Shed does not present a neat and fresh appearance

- Paint is peeling from shed
- Wood on shed is warped and deteriorated in multiple places
- Attic vent covered/replaced with wood on south-facing gable where functional vent is required
- Vinyl siding starter strip remaining where siding used to be is currently an unused element on north-facing, gable section of house (vinyl siding and associated hardware can be removed from entire area or siding can be replaced in entire area)
- Light fixture on shed is an unused element
- Retaining wall on east side of property is not structurally sound and in good repair
- Paint on retaining wall on east side of property is deteriorated and discolored
- Fence placed without a permit (*Fence permit obtained on April 12, 2017, and final approved on April 18, 2017*)

Ms. Herstein asked that all documents be accepted as evidence. The Chairman accepted the documents. The violations were read for the record noting some were rectified by the board's hearing date. After receiving the Notice of Violation, the owner came in to discuss the violations on February 20, 2017. A discussion was also had with Brent McGinnis, property manager with Re/Max. On March 29th, the office received an after-the-fact fence permit from Elite Remodeling to cover the fence. The property was re-evaluated on April 18th, and all violations except the unpermitted fence and the deteriorated house fascia remained. A Statement of Violation/Request for Hearing and Notice of Hearing were sent and good service was achieved on May 8th. Mr. Fenton called the office on May 5th, and spoke with Building Inspector Edmunds. He was frustrated with the engineering requirement for the retaining wall because that made the work more expensive. A list of contractors who had performed work in the city was sent to both the owner and the property manager. Sue from XRC called to inquire about required permits as they were bidding on the work. Ms. Herstein questioned Building Inspector Steve Edmunds as to whether he inspected the property and he replied yes, he had. She asked what he had observed and he replied the shed that had exterior siding that was rotting and had partial roof damage. He also observed the retaining wall that required a survey and engineering. Ms. Herstein asked if the pictures and documents presented were true and accurate. He replied they were. She asked if the events presented were accurate and he replied affirmatively. Staff recommended finding the property in violation and allowing 60 days to correct or a fine of \$250 per day would be imposed. Ms. Herstein requested reimbursement of the Administrative Fee in the amount of \$140.98.

Brent McGinnis, Field Manager with ReMax, spoke. He agreed with staff regarding the condition of the property. The owner first thought there were very minor repairs to be done. After Hurricane Matthew came through, the retaining wall was not in good shape. He admitted the shed had been weather worn for a while. After a brief discussion, it was decided that 90 days was more realistic to repair the retaining wall.

Ms. Dowling moved, seconded by Mr. Ofer, based on the testimony given and the evidence presented today regarding Mary E. & Larry W. Fenton at 2043 Schulte Avenue, Case Number CDEF2017-9, Parcel Number 5316-18-00-0160, to find the property in violation of the Land Development Code, Chapter 5, Section 5-6. *Building Code adopted.* which refers, in part, to the *Florida Building Code, 5th Edition (2014)*, Chapter 1, Section 105.1 *Required.* & Section 105.3 *Application for permit.*, Chapter 5, Section 5-10. *Numerals.*, and Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), & (7), and that the Respondent be Ordered to correct the violations on or before August 14, 2017, and pay an Administrative Fee of \$140.98. In the event the Respondent does not

comply with the order, a fine in the amount of \$250 will be imposed for each and every day the violations continue past the aforesated date and additional administrative fees may be approved at subsequent hearings and imposed. The Respondent is further ordered to secure all required permits before beginning correction of said violations and to contact the City of Daytona Beach Shores Code Enforcement Office to verify compliance with this Order. Any future recurrence of this Code violation by this Respondent will be treated as a Repeat violation for which a fine in the amount of up to \$500 per day may be imposed.

Note: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Donald Bauknecht, Eric Datz, Ike Ofer, Larry Kittinger, Larry Saffer, Lowell Wynn, Sally Dowling.

4. Initial Hearing

Owner: Shores Plaza Investments, LLC
Address: 2120 ½ S. Atlantic Avenue, Daytona Beach Shores, FL
Case #: CDEF2017-7
Parcel ID #: 5315-02-03-0012

In violation of: *Code of Ordinances of the City of Daytona Beach Shores, Appendix “G” – Land Development Code, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), & (6) in the following manner:*

- Wood exposed in sections of mansard roof
- *Mattresses being stored outdoors, south building face (removed by April 18, 2017)*
- Chairs and parts of a table are being stored outdoors, west of building
- Wood roofing materials are deteriorated at mansard roof on north, east, and south sides of eastern section of building
- Bottom edge of mansard roof material is rusted and deteriorated on east building face
- Mismatched roofing materials where vinyl is missing
- Ceiling sections are missing or partially detached and dangling in fourth and sixth bays (if counted from east)
- Exposed wood at mansard roof is deteriorated, north and south building faces
- Mansard roof is weakened by deteriorated and missing wood and vinyl sections
- Soffit pieces are missing in places around building
- Soffit pieces are unsecured in places around building
- 2nd floor “railing” is not structurally sound, entire west “rail” is not in place
- Refrigeration unit on roof just east of eastern-most bay is an unused element
- Wooden beam poking out over mansard at southeast corner of building is an unused element
- Drip edge missing from south face of eastern section of building

Ms. Herstein asked that all documents be accepted as evidence. The Chairman accepted the documents. The violations were found by staff and were read for the record. The case began on January 19, 2017. A Notice of Violation was generated and good service was achieved by posting the property on March 3, 2017. The property representative, Jo Carr, came into the office on March

23rd to discuss the violations. She explained that a contractor was selected and permit applications should be submitted. The property was re-inspected on April 19th, and the violations remained. A Statement of Violation/Request for Hearing and Notice of Hearing were sent and good service was achieved. A building permit application was received on April 24th, but the scope was too general and details were requested. Ms. Carr called on May 9th, asking about the permit. The needed details were provided and the permit was ready on May 11th. Staff requested the board find the property in violation and allow 60 days to come into compliance or a lien of \$250 would be imposed. Ms. Herstein requested reimbursement of the Administrative Fee of \$140.98.

Ms. Carr, assistant to the owner, agreed with Ms. Herstein regarding the violations. She explained she had not picked up the permit yet because of family health issues.

Mr. Bauknecht felt the property had been before the board in the past. Ms. Herstein explained that due to the hurricane, staff was not presenting it as a repeat violation.

Mr. Datz moved, seconded by Mr. Wynn, based on the testimony given and the evidence presented today regarding Shores Plaza Investments, LLC at 2120 ½ S. Atlantic Avenue, Case Number CDEF2017-7, Parcel Number 5315-02-03-0012, to find the property in violation of the Land Development Code, Chapter 14, Section 14-52.9.(B)(16) & (17) and (D)(1), (2), (3), & (6), and that the Respondent be Ordered to correct the violations on or before July 17, 2017, and pay an Administrative Fee of \$140.98. In the event the Respondent does not comply with the order, a fine in the amount of \$250 will be imposed for each and every day the violations continue past the aforesated date and additional administrative fees may be approved at subsequent hearings and imposed. The Respondent is further ordered to secure all required permits before beginning correction of said violations and to contact the City of Daytona Beach Shores Code Enforcement Office to verify compliance with this Order. Any future recurrence of this Code violation by this Respondent will be treated as a Repeat violation for which a fine in the amount of up to \$500 per day may be imposed.

#Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Donald Bauknecht, Eric Datz, Ike Ofer, Larry Kittinger, Larry Saffer, Lowell Wynn, Sally Dowling.

5. Initial Hearing

Owner: Pappas Daughters, LLC
Address: 2518 S. Atlantic Avenue, Daytona Beach Shores, FL
Case #: CDEF2017-8
Parcel ID #: 5322-01-00-0282

In violation of: *Code of Ordinances of the City of Daytona Beach Shores, Appendix "G" – Land Development Code, Chapter 5, Section 5-6. Building Code* adopted. which refers, in part, to the *Florida Building Code, 5th Edition (2014), Chapter 1, Section 105.1 Required.* and Chapter 14, Section 14-52.9.(D)(2), (4), & (9) in the following manner:

- Large window at Mike's Galley was replaced without a permit, left window of the pair of windows immediately to the left of the doors located under the plaza's and the restaurant's wall signs

- Large section of soffit missing at southern end of plaza (*soffit permit was obtained, one progress inspection was approved, permit has not been final-approved*)
- Multiple windows are boarded after being broken/cracked during Hurricane Matthew, four separate locations of the plaza at this address (*Window at Jet Set Tattoo was permitted but not final approved, window at Aloha Laundry was permitted and final-approved, windows at Pit Stop Bar and north-end unit have not been permitted or observably worked on*)
- Pole sign at southeast corner for property is in disrepair, cabinet damaged, faces missing (*was completely rectified*)
- Main pole sign for the plaza is in disrepair, cabinet damaged, pole housing damaged, faces missing (*permit application was submitted, but is not yet approvable*)

Ms. Herstein asked that all documents be accepted as evidence. The Chairman accepted the documents. An additional picture was placed into evidence that was taken a day after Hurricane Matthew. This was also accepted. The violations were read for the record. The property was inspected on January 19, 2017. A Notice of Violation was generated and good service was achieved. A permit application was submitted on January 30th, for the missing soffit section. It was issued the next day, and a final inspection has now been approved. On February 5th, the owner of Mike's Galley called to state that he had replaced his glass but the company didn't have the credentials to pull a permit. Staff informed him that he would need to hire a contractor to pull an after-the-fact permit. With many leases, the landlord oversees repairs to the building exterior, but at this location, the tenants are purportedly responsible for them. Our policy is to deal with the owner as ultimately responsible for the violations on the property. On February 10th, an application for the replacement of the sign on the southeast corner was submitted, and it passed its final inspection. The new sign was in place by March 21st. On February 17th, a permit for the glass replacement at Jet Set was submitted. It was installed and received final approval on May 11th. The owner of Pit Stop Bar came in on March 24th, to get a permit to replace his glass. He was told a licensed contractor would need to pull the permit. There has been no further contact from him. The property was re-inspected on April 18th. Some violations had been corrected but not all. A Statement of Violation/Request for Hearing and Notice of Hearing were sent and good service was achieved. Between April 25th and May 15th, additional submissions for the sign permit application were made. On May 15th, the sign permit was ready for pick up. There are still four violations that are not compliant. They are: main sign pole, pit stop bar windows, windows for the north facing unit, and the permit for glass at Mike's Galley. Staff recommended giving until July 17, 2017, or impose a fine of \$250 per day. Ms. Herstein asked for reimbursement of the Administrative Fee in the amount of \$140.98.

Chris Pappas, property owner of the plaza, spoke on his own behalf. He felt his tenants should be making their repairs as stated in their lease agreements. He explained that his tenants have told him they are addressing the issues and felt the city kept going after him to make the repairs. Mr. Saffer reminded him that he was responsible for the property, and encouraged him to work with his tenants.

Mr. Ofer moved, seconded by Mr. Wynn, based on the testimony given and the evidence presented today regarding Pappas Daughters, LLC, at 2518 S. Atlantic Avenue, Case Number CDEF2017-8, Parcel Number 5322-01-00-0282, to find the property in violation of the Land Development Code, Chapter 5, Section 5-6. *Building Code* adopted. which refers, in part, to the *Florida Building Code, 5th Edition (2014)*, Chapter 1, Section 105.1 *Required*. and Chapter 14, Section 14-52.9.(D)(2), (4), & (9), and that the Respondent be Ordered to correct the violations

on or before July 17, 2017, and pay an Administrative Fee of \$140.98. In the event the Respondent does not comply with the order, a fine in the amount of \$250 will be imposed for each and every day the violations continue past the aforesated date and additional administrative fees may be approved at subsequent hearings and imposed. The Respondent is further ordered to secure all required permits before beginning correction of said violations and to contact the City of Daytona Beach Shores Code Enforcement Office to verify compliance with this Order. Any future recurrence of this Code violation by this Respondent will be treated as a Repeat violation for which a fine in the amount of up to \$500 per day may be imposed.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Donald Bauknecht, Eric Datz, Ike Ofer, Larry Kittinger, Larry Saffer, Lowell Wynn, Sally Dowling.

Mr. Pappas explained that he was leaving the country on June 1st, for two months and requested more time to correct the remaining violations. The board did not want to reconsider the motion as hurricane season was starting on June 1st.

6. Initial Hearing


Owner: Mahmoud M. & Amneh Amele Ead
Address: 2545 S. Atlantic Avenue, Unit 1004, Daytona Beach Shores, FL
Case #: PCDEF2016-68
Parcel ID #: 5322-46-10-1004

In violation of: *Code of Ordinances of the City of Daytona Beach Shores*, Appendix "G" – *Land Development Code*, Chapter 5, Section 5-6. *Building Code* adopted. which refers, in part, to the *Florida Building Code, 5th Edition (2014)*, Chapter 1, Section 105.1 *Required.*, Section 110.3 *Required Inspections.*, and Section 110.5 *Inspection requests.* in the following manner:

- Water damage was repaired without first obtaining a building and a plumbing permit (in an emergency replacement situation, a permit must be applied for by the next business day)
- No required, passed final inspection inspections have been obtained after water damage repairs
- No required final inspections have been requested after water damage repairs

Ms. Herstein asked that all documents be accepted as evidence. The Chairman accepted the documents. The violations were read for the record. The case was found by staff when the permit application expired without a permit being issuable. A building permit for repairs due to water damage was originally received on March 4, 2016. At that time, the contractor was informed that a plumbing permit was also needed. The application expired on September 8, 2016, and a Notice of Violation was generated. Good service was achieved by posting the property on October 19, 2016. After receiving no replacement permit applications, the Statement of Violation/Request for Hearing and Notice of Hearing was sent on November 30, 2016. After not receiving notification of service, the property was posted on January 6, 2017. Ms. Herstein obtained contact numbers for the owner and spoke with him. He verified that the vanities had been replaced by the insurance company. Mr. Ead stated he would take care of the replacement applications. January 13th, a building permit

application was received from Ameri Group Builders, LLC. Tom's Plumbing submitted a plumbing permit a few days later. January 25th, both contractors were called that permits were ready for pickup. The plumber picked his up on February 8th, but the builder now refused to get his. A letter stating Ameri Group wished to cancel the permit application was received on April 28th. A Statement of Violation/Request for Hearing and Notice of Hearing were sent by Certified Mail, First Class mail and posted on the property on April 13th. Staff attempted to reach the property owner by phone but had no response. Unfortunately, the plumbing permit can't be inspected without an accompanying building permit. Staff recommended allowing until June 15, 2017, or a fine of \$150 per day would be imposed. Reimbursement of the Administrative Fee in the amount of \$140.98 was also requested.

 The Respondent was not present at the hearing. Mr. Saffer stated he had heard that requiring all permits be pulled in unison can be frustrating to contractors of various disciplines. Mr. Ofer inquired if the unit was owner occupied or rented. It is not clearly known by staff.

Mr. Bauknecht moved, seconded by Mr. Ofer, based on the testimony given and the evidence presented today regarding Mahmoud M. & Amneh Amele Ead at 2545 S. Atlantic Avenue, Case Number PCDEF2016-68, Parcel Number 5322-46-10-1004, to find the property in violation of the Land Development Code, Chapter 5, Section 5-6. *Building Code* adopted. which refers, in part, to the *Florida Building Code, 5th Edition (2014)*, Chapter 1, Section 105.1 *Required.*, Section 110.3 *Required Inspections.*, and Section 110.5 *Inspection requests*, and that the Respondent be Ordered to correct the violations on or before June 15, 2017, and pay an Administrative Fee of \$140.98. In the event the Respondent does not comply with the order, a fine in the amount of \$150 will be imposed for each and every day the violations continue past the aforesated date and additional administrative fees may be approved at subsequent hearings and imposed. The Respondent is further ordered to secure all required permits before beginning correction of said violations and to contact the City of Daytona Beach Shores Code Enforcement Office to verify compliance with this Order. Any future recurrence of this Code violation by this Respondent will be treated as a Repeat violation for which a fine in the amount of up to \$500 per day may be imposed.

Note: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Donald Bauknecht, Eric Datz, Ike Ofer, Larry Kittinger, Larry Saffer, Lowell Wynn, Sally Dowling.

7. Initial Hearing

Owner: Castle Enterprises South Corp.
Address: 3310 S. Atlantic Avenue, Daytona Beach Shores, FL
Case #: CDEF2016-92
Parcel ID #: 5335-04-00-0022

In violation of: *Code of Ordinances of the City of Daytona Beach Shores*, Chapter 13, Section 13-5. *Growth of weeds restricted.* & Appendix "G" – *Land Development Code*, Chapter 14, Section 14-52.9.(B)(14) & (16) and (D)(1), (4), & (6). in the following manner:

- Invasive weed Brazilian Pepper plants over 7 feet tall present on the northwest side of the property
- Weeds over 12” present west of building
- Yard is not maintained free of weeds and foreign matter
- Exterior paint shows streaking, peeling, and discoloration on all building faces
- Fascia and siding wood exposed to the elements on north building face, second floor
- Building does not present a “neat and fresh appearance”
- Paint is streaked, peeling, and discolored on all building faces
- Windows broken in three locations, east and west building faces
- Flashing missing from roof system, west building face
- Shingles loose and missing from areas of mansard roof, east building face

This item was removed from the agenda.

REMARKS OF STAFF

8. The next two CEB meeting will be held on July 11th and August 15th (no June meeting)

Ms. Herstein spoke briefly on tenant vs landlord issues. Some cities write up both the tenant and the landlord, but our policy is to hold the landlord accountable. We can’t assess penalties against a business, so writing up both parties can confuse them about the fact that the landlord possesses the ultimate responsibility. Attorney Groot explained that the key between a landlord and his tenant is the lease. Perhaps the code board order, once it is filed will assist him.

REMARKS OF BOARD MEMBERS

Mr. Wynn brought up the recent article on Code Enforcement and the City of Daytona Beach. He inquired when staff felt a notice had been delivered. Ms. Herstein explained that, in our city, both having a signed green card and posting the property constituted acceptable service if specific guidelines had been followed as approved by this Board and Florida Statutes. Ms. Dowling stated she would not be available for July and August meetings.

ADJOURNMENT: The meeting ended at 2:28 pm.

Attest:

Cheri Schwab, Recording Secretary

Larry Saffer, Board Chairman