



# City of Daytona Beach Shores

*"Life is Better Here"*

*"A Premier, Friendly Place to Be"*

## **AGENDA**

### **CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**

### **JANUARY 19, 2022**

**9:00 AM, Shores Community Center, 3000 Bellemead Drive**  
**Daytona Beach Shores, FL 32118**

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 Special Magistrate, 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.

#### **1. CALL TO ORDER**

- A. Opening Statement by Special Magistrate deLaroche
- B. Swearing in Witnesses

#### **2. OPENING REMARKS**

- A. Indication of any items being removed from agenda

#### **3. MINUTES**

- A. Code Enforcement Special Magistrate Minutes December 1, 2021

#### **4. ADVANCED HEARINGS (Post-Initial Hearings)**

- A. Property Owner: 2120 S Atlantic Ave LLC  
Property Address: 2120 S. Atlantic Avenue in Daytona Beach Shores, Florida

Code Enforcement Case #: CDEF2020-95  
Volusia County Parcel ID #: 5315-02-03-0012

- B. Property Owner: SS 2500, LLC  
Property Address: 2504 S. Atlantic Avenue in Daytona Beach Shores, Florida  
Code Enforcement Case #:CDEF2021-55  
Volusia County Parcel ID #: 5322-01-00-0266
- C. Property Owner: Roseann Leith Jackson  
Violation Address: 3013 S. Atlantic Ave., Unit 1005, in Daytona Beach Shores, Florida  
Code Enforcement Case #: PCDEF2021-32  
Volusia County Tax Parcel ID #: 5327-13-10-1005

## **5. INITIAL HEARINGS**

- A. Property Owner: AD1 Daytona Hotels, LLC  
Violation Address: 2323 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: PCDEF2021-84  
Volusia County Tax Parcel ID #: 5322-03-01-0130
- B. Property Owner: AD1 Daytona Hotels, LLC  
Violation Address: 2323 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: CDEF2021-85  
Volusia County Tax Parcel ID #: 5322-03-01-0130

## **6. CLOSING REMARKS**

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Wednesday, February 16, 2022, at 9:00 a.m.
- B. The March meeting is scheduled for Wednesday, March 16, 2022, at 9:00 a.m.
- C. The April meeting is scheduled for Wednesday, April 20, 2022, at 9:00 a.m.

## **7. SPECIAL MAGISTRATE COMMENTS**

## **8. ADJOURNMENT**

**MINUTES**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**December 1, 2021**  
**3000 Bellemead Drive Daytona Beach Shores, FL 32118**

**1. CALL TO ORDER**

A. Opening Statement by Special Magistrate deLaroche

The Special Magistrate called the meeting to order at 9:00 am.

B. Swearing in Witnesses

Ms. Herstein was sworn in to provide testimony for the day's cases.

**2. OPENING REMARKS**

A. Indication of any items being removed from agenda

There were no cases removed from the agenda.

**3. MINUTES**

A. Code Enforcement Special Magistrate Minutes October 20, 2021

SM deLaroche approved the minutes from October 20, 2021.

**4. ADVANCED HEARINGS (Post-Initial Hearings)**

A. Property Owners: Ngoc-Hung N. Phan & Nhu-y T. Le  
Property Address: 2416 S. Atlantic Avenue  
Code Enforcement Case #: CDEF2021-03  
Volusia County Parcel ID #: 5322-04-14-0180

Ms. Herstein requested that all the documents and slides be accepted into evidence. The Special Magistrate accepted the evidence with no objection. Ms. Herstein noted that this would be a First and Second Compliance Hearing. The Initial Hearing took place on April 21st and was given six months to gain compliance or a fine of \$250 per day would begin. There were 20 violations initially and all but 7 were compliant by the date ordered. The property gained full compliance on November 9, 2021, 18 days past the ordered date. Slides were

shown of all the violations. The Notice of First and Second Compliance Hearing was sent and good service was achieved. Staff requested Order 11 be issued with a reimbursement of additional Administrative Fees in the amount of \$149.09. The total Administrative Fees due is \$311.98. Either Order 12 or 13 would also need to be issued after the Special Magistrate has heard from the Respondent.

Property Owner Ngoc-Hung Phan was sworn in to provide testimony. He submitted medical documents that showed both he and his wife were in the hospital earlier this year. They had a difficult time finding a contractor to do the work and had to work around his timeline. He apologized that it took a bit longer but felt it was done correctly. He didn't want the work rushed just to gain compliance. The building received three coats of paint that took additional drying time in between each coat. That accounted for additional days past the ordered date. He had no issue with paying the Administration Fees due but requested the fine be waived. Special Magistrate deLaroche issued Order #11 stating that the property remained in violation. Special Magistrate deLaroche issued Order #13 with a reduction of \$1,000 in fines for the time it took to allow for the paint to dry. The remaining fine amount is \$3,500, with the fine payable within 90 days or the fine reverts to the full amount of \$4,500. He also ordered reimbursement of the Administrative Fee of \$149.09 payable within 60 days and the existing Administrative Fee of \$162.89 paid within seven days.

- B. Property Owner: Richard D. Merkel  
Violation Address: 2944 Sea Oats Circle in Daytona Beach Shores, FL  
Code Enforcement Case #: PCDEF2021-20  
Volusia County Tax Parcel ID #: 5327-14-12-0640

Ms. Herstein requested that all the documents and slides be accepted into evidence. The Special Magistrate accepted the evidence with no objection. Ms. Herstein stated that she had spoken with the Respondent since the initial hearing, but the property was not compliant by the date ordered. There is no formal permit or application for the work that has already been done. The Notice of First Compliance Hearing was sent on November 15th and good service was achieved. The property was also posted on that date. The Respondent was not in attendance at the hearing.

Special Magistrate deLaroche issued Order #11 stating that the property remained in violation and the fine of \$200 per day would begin on October 20th. He ordered reimbursement of the Administrative Fee in the amount of \$85.53 payable within 60 days.

## 5. INITIAL HEARINGS

- A. Property Owner: SS 2500, LLC  
Violation Address: 2504 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: CDEF2021-55  
Volusia County Tax Parcel ID #: 5322-01-00-0266

Ms. Herstein requested that all the documents and slides be accepted into evidence. The Special Magistrate accepted the evidence with no objection. The property is a vacant mini-golf course with no current business at the site. It requires a Vacant Building Registration and a Certificate of Compliance - Vacant property. There are a few structures on the property and the Public Safety Department has been called out for vagrants. The property was initially inspected on August 5, 2021 and multiple violations were found. A Notice of Violation was posted on the property and sent by First Class Mail on October 6th. The property was re-

inspected on November 15th from the right-of-way and it was determined that the violations still existed. A Statement of Violation/Request for Hearing was posted on the property and sent by both Certified and First Class Mail. Good service was achieved. Ms. Herstein met Ms. Ivanhoe at the property on Nov. 16th along with Barry (her contractor). The violations were identified and reviewed by both of them. Ms. Herstein presented slides that depicted each violation on the property. Staff requested the Special Magistrate to issue Order #7 with two dates for compliance. The first date of January 3, 2022 would be for the following three items: 1) facilitate the Certificate of Compliance - Vacant Property inspection, 2) drain all existing water from the water features and implement a draining system 3) obtain an electrical permit for all electrical issues on the property. The second date for compliance is May 2, 2022, for all other remaining violations. Reimbursement of the Administrative Fee in the amount of \$162.81 was also requested.

The property owner, Janet Ivanhoe, was sworn in. She explained that she had recent knee replacement surgery and was still recovering. She hoped to use her contractor, Steve Thompson, to do the work but he was unavailable. She is working with FPL for better lighting on the property. Her current contractor is Barry and he is working to help secure the property. She also stated that she is working on a sale of the property. The timelines were acceptable to her and she did not dispute the testimony or evidence.

Special Magistrate deLaroche issued Order #7 with a date of January 3, 2022, to complete the following: 1) facilitate the inspection for vacant property certification, 2) drain all existing water from the water features and implement a draining system 3) obtain an electrical permit for all electrical issues on the property. The remaining violations need to be compliant by the date of May 2, 2022, including obtaining approved final inspections on all required permits. Reimbursement of the Administrative Fee in the amount of \$162.81 is due within 60 days.

- B. Property Owners: David Campbell & Marjorie Yappow  
Violation Address: 3226 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: CDEF2021-30  
Volusia County Tax Parcel ID #: 5335-01-06-0010

Respondent David Campbell and his Attorney Eric Latinsky were in attendance for the hearing. Attorney Latinsky asked to file a Motion to Dismiss. The city had Attorney Garrett Olsen from the Vose Law firm in attendance. The Special Magistrate took a ten-minute break to read the motion. Attorney Latinsky stated that he was not familiar with the proceedings. He thought if the property was brought into compliance, the case would be dismissed. SM deLaroche stated that he would create a method to receive any motions prior to the days' hearings. Attorney Latinsky felt there were discrepancies between the City's Code of Ordinances and the FL Statutes. Attorney Olsen stated that the city agrees that the property is now compliant. He also stated that city ordinances are in control when things conflict with Chap 162 of the FS., but Chapter 162 is currently acting as a supplement because there is no conflict. The city has a known procedure in place. Attorney Latinsky disagreed and stated that we should only proceed under Section 2-26 of the City's Code. Special Magistrate deLaroche stated that the original hearing was sent Notice of Hearing on August 31st and that hearing had been continued. The Respondent was given 30 days to comply and had not done so by the date specified. There was no evidence presented to show compliance achieved before the Notice of Hearing was sent out. Due to the two continuances granted, the property was able to come into compliance. The SM declined to address any conflict between the city's code and the Florida Statutes. He stated it was not necessary because the Respondent's argument was not factually correct, considering the facts stated in the Notice of Hearing dated August 31, 2021. The Motion to Dismiss was denied.

Ms. Herstein stated that on Monday, November 29, 2021, the property became compliant. The city requested reimbursement of the Administrative Fee in the amount of \$155.99. Attorney Latinsky requested 90 days to pay the fee. SM deLaroche requested the clerk to note that the Respondent specifically retained the right to appeal his decision on the Motion to Dismiss. Order #4 was issued with the Administrative Fee of \$155.99 payable within 90 days.

## **6. CLOSING REMARKS**

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Wednesday, January 19, 2022, at 9:00 a.m.
- B. The February meeting is scheduled for Wednesday, February 16, 2022, at 9:00 a.m.
- C. The March meeting is scheduled for Wednesday, March 16, 2022, at 9:00 a.m.

## **7. SPECIAL MAGISTRATE COMMENTS**

## **8. ADJOURNMENT**

The meeting ended at 11:06 am.

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**Special Magistrate, Steven deLaroche**

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**Recording Secretary, Cheri Schwab**



## **CODE ENFORCEMENT CASE SUMMARY JANUARY 19, 2022 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, Code Enforcement Coordinator

**PREPARED BY:** Gwyn Herstein, Code Enforcement Coordinator

**SUBJECT:** Property Owner: 2120 S Atlantic Ave LLC

Property Address: 2120 S. Atlantic Avenue in Daytona Beach Shores, Florida

Code Enforcement Case #: CDEF2020-95

Volusia County Parcel ID #: 5315-02-03-0012

### **TYPE OF HEARING:**

First Compliance Hearing

### **CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores*, Chapter 19, Section 19-1.2.(k)(1) & (h)(1).c. and Appendix "G" - *Land Development Code*, Chapter 14, Section 14-31.1.8.; Chapter 14, Section 14-52.9.(B)(14), & (16) and (D)(1), (2), (3), (6), (7), & (9); and Chapter 14, Section 14-61.1.(b).

### **VIOLATION(S) FOUND:**

- a) Vacant building has not been registered in the city's Vacant or Abandoned Building Monitoring Program by the owner
- b) Door on west building face of east portion of building is boarded shut
- d) No 6' opaque screening fence or wall where property abuts a residential district (RMF-2)
- e) Walkway tiles broken and loose near east property line
- f) Exposed fascia wood, 2nd story, north building face
- h) Exterior walls, fascia, bay walls, and garage doors are discolored in places
- i) Shed walls are discolored in places
- j) Railing post(s) cracked, rails loose, top of stairs, west building face
- k) Soffit is not attached in places and is missing in others
- m) Empty bracket on north building face, east end, is a non-functional element
- n) Exposed wires on wash bay walls where equipment was previously located
- o) Exposed wires near restroom alcove where chiller from ice cream cooler was previously located
- p) Conduit loose at top of westernmost open bay, south side
- q) Shed shingles missing, north face
- r) Retaining landscape timber deteriorated

t) Building remains vacant longer than 60 days without obtaining a *Certificate of Habitability* (*Certificate of Compliance -Vacant Property*)

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

# 1. Continuance

# 10. First Compliance Hearing, compliant by Ordered date

# 11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: April 21, 2021

Ordered Compliance Date: December 21, 2021 (244 days from the Initial Hearing)

Ordered Fine: \$250.00 per day

Special Magistrate Approved Administrative Fees: \$149.09 (*IH*) have not been paid

Additional Administrative Fees Requested: \$85.53 (*FCH*)

*Please see supplementary document packet.*

**ATTACHMENT:**     None



## **CODE ENFORCEMENT CASE SUMMARY JANUARY 19, 2022 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, Code Enforcement Coordinator

**PREPARED BY:** Gwyn Herstein, Code Enforcement Coordinator

**SUBJECT:** Property Owner: SS 2500, LLC

Property Address: 2504 S. Atlantic Avenue in Daytona Beach Shores, Florida

Code Enforcement Case #:CDEF2021-55

Volusia County Parcel ID #: 5322-01-00-0266

### **TYPE OF HEARING:**

First Compliance Hearing

### **CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores*, Chapter 19, Section 19-1.2.(k).(1) and Appendix "G" - *Land Development Code*, Chapter 14, Section 14-52.9.(B)(3), (14), & (17); Section 14-52.9.(D)(1), (3), (7), & (8); and Section 14-61.1.(b).

### **VIOLATION(S) FOUND:**

- a) Vacant Building Registration and the associated fee (both due by April 1, 2021) have not been provided to the City of Daytona Beach Shores, though the property has been vacant longer than 60 days
- b) Mountains, a ship, a tunnel, and other former mini-golf props are unprotected and unsupervised attractive nuisances
- c) Standing water in at least one golf course water feature is an unprotected and unsupervised attractive nuisance
- d) Debris is present along the south and west property lines
- e) Palm fronds are scattered around the golf course and parking areas
- f) Standing water, present in at least one water feature pool, creates a breeding ground for mosquitoes
- g) Siding wood is missing from the accessory structure southwest of the main entrance building
- h) Roof thatch decor is missing from the accessory structure southwest of the main entrance building
- i) Mountains, a ship, a tunnel, and other former mini-golf course props are currently non-functional elements
- j) Missing light fixture, east side of property, makes existing post an unused element
- k) Wall along property line is discolored near southwest corner
- l) Dumpster enclosure doors are broken and/or missing and do not prevent the dumpster from being viewed from the street
- m) No application for a Certificate of Compliance - Vacant Property has been made to the City of Daytona Beach Shores, though the property has been vacant longer than 60 days
- n) Building and structures remain vacant longer than 60 days without obtaining a Certificate of Compliance - Vacant Property

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

# 1. Continuance

# 10. First Compliance Hearing, compliant by Ordered date

# 11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: December 1, 2021

First Ordered Compliance Date: January 3, 2022 (33 days from the Initial Hearing) to rectify the following issues:

1. *Facilitate the Certificate of Compliance - Vacant Property inspection (completed)*
2. Drain all water from all water features on the property with a system in place to keep the water drained *(water not drained from features visible from parking area)*
3. Obtain an electrical permit to rectify the electrical issues on the property *(electrical permit not obtained or even applied for by Ordered date)*

Ordered Fine: \$250.00 per day

Special Magistrate Approved Administrative Fees: \$162.89 (IH) are not due until January 30, 2022

Additional Administrative Fees Requested: \$92.43 (FCH)

*Please see supplementary document packet.*

**ATTACHMENT:**     None



## **CODE ENFORCEMENT CASE SUMMARY JANUARY 19, 2022 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, Code Enforcement Coordinator

**PREPARED BY:** Gwyn Herstein, Code Enforcement Coordinator

**SUBJECT:** Property Owner: Roseann Leith Jackson

Violation Address: 3013 S. Atlantic Ave., Unit 1005, in Daytona Beach Shores, Florida

Code Enforcement Case #: PCDEF2021-32

Volusia County Tax Parcel ID #: 5327-13-10-1005

### **TYPE OF HEARING:**

First & Second Compliance Hearings

### **CODE(S) CITED:**

*The 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 - Sixth Edition (2017) & Seventh Edition (2020), Chapter 1, Section 105.1 Required.*

### **VIOLATION(S) FOUND:**

- a) No building permit was obtained to move a closet opening door
- b) No electrical permit was obtained, though conduit, a switch, and outlet boxes were visibly exposed

### **REQUESTED ORDER(S):**

- # 11. First Compliance Hearing, not compliant by Ordered date
- &
- # 12. OR # 13. Second Compliance Hearing, impose entire fine OR reduce or rescind fine

### **POSSIBLE ORDERS:**

- # 1. Continuance
- # 10. First Compliance Hearing, compliant by Ordered date
- # 11. First Compliance Hearing, not compliant by Ordered date
- # 12. Second Compliance Hearing, impose entire fine
- # 13. Second Compliance Hearing, reduce or rescind fine

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Sate:August 18, 2021

Ordered Compliance Date: November 16, 2021

Ordered Fine: \$150.00 per day

Actual Compliance Date: November 30, 2021 (13 fined days)

Total Accrued Fines: \$1,950.00

Special Magistrate Approved Administrative Fees: \$149.09 *(IH) were paid on October 29, 2021*

Additional Administrative Fees Requested: \$142.19 *(FSCH)*

Please see supplementary document packet

**ATTACHMENT:**     None



## **CODE ENFORCEMENT CASE SUMMARY JANUARY 19, 2022 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, Code Enforcement Coordinator

**PREPARED BY:** Gwyn Herstein, Code Enforcement Coordinator

**SUBJECT:** Property Owner: AD1 Daytona Hotels, LLC

Violation Address: 2323 S. Atlantic Ave. in Daytona Beach Shores, Florida

Code Enforcement Case #: PCDEF2021-84

Volusia County Tax Parcel ID #: 5322-03-01-0130

### **TYPE OF HEARING:**

Initial Hearing

### **CODE(S) CITED:**

*The 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 - Sixth Edition (2017) & Seventh Edition (2020), Chapter 1, Section 105.1 Required.*

### **VIOLATION(S) FOUND:**

- a) Daytona Beach Shores Building Division permits numbered 20191867, 20200617, 20200792, 20202116, 20210235, & 20210014 have expired without approved final inspections
- b) The work previously covered by Daytona Beach Shores Building Division permits 20191867, 20200617, 20200792, 20202116, 20210235, & 20210014
- c) Roofing work begun without a permit remains unpermitted
- d) Plumbing work begun on the common areas of the hotel without a permit remains unpermitted
- e) Mechanical work begun on the common areas of the hotel without a permit remains unpermitted

### **REQUESTED ORDER(S):**

#7. Initial Hearing, In Violation w/ fees

and possibly #4. Initial Hearing, No Fine Standing Order, currently compliant, w/out fees

### **POSSIBLE ORDERS:**

#1. Continuance

#2. Dismissal

- #4. Initial Hearing, No Fine Standing Order, currently compliant, w/out fees
- #5. Initial Hearing, No Fine Standing Order, currently compliant, w/ fees
- #6. Initial Hearing, No Violations found
- #7. Initial Hearing, In Violation w/ fees

**SUPPLEMENTARY INFORMATION:**

Please see supplementary document packet

**ATTACHMENT:**     None



## **CODE ENFORCEMENT CASE SUMMARY JANUARY 19, 2022 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, Code Enforcement Coordinator

**PREPARED BY:** Gwyn Herstein, Code Enforcement Coordinator

**SUBJECT:** Property Owner: AD1 Daytona Hotels, LLC

Violation Address: 2323 S. Atlantic Ave. in Daytona Beach Shores, Florida

Code Enforcement Case #: CDEF2021-85

Volusia County Tax Parcel ID #: 5322-03-01-0130

### **TYPE OF HEARING:**

Initial Hearing

### **CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores*, Chapter 13, Section 13-5. and Chapter 19, Section 19-1.2.(k)(1). and Appendix "G" - *Land Development Code*, Chapter 6, Section 6-3., Chapter 14, Section 14-52.9.(B)(14), (16), & (17), Section 14-52.9.(C), and Section 14-52.9.(D)(1), (2), (3), (4), (6), (7), (9), & (12), and Section 14-61.1.(b).

### **VIOLATION(S) FOUND:**

- a) Weeds taller than 12" in places, especially in areas south and east of building
- b) Building has not been registered as a vacant building in the City's Vacant Building Monitoring Program
- c) Sign was materially altered after 2012 design without a sign permit, photometric component faces were substituted or covered with canvas-like material
- d) Loose debris is present in areas of the property
- e) Stucco is missing in places, main building
- f) Stucco is missing in places, pool equipment room
- g) Standing water in pool is green and allows breeding conditions for mosquitoes
- h) Open storage of roll-off dumpsters with no associated active building permits
- i) Open stacks of trusses, pallets of tile, and other building materials with no associated active building permits
- j) Open storage of pool/pool area tiles in the hot tub
- k) Deteriorated doors leave the electric vault unsecured and open to trespassers, north building face, first floor
- l) Large pool is unprotected, property easily accessed from S. Atlantic Avenue and, to some degree,

from the beach

- m) Cracks in multiple places on retaining wall along south property line
- n) North retaining wall is failing at northeast corner
- o) Property is open to trespassers and easily accessed
- p) Paint is peeling and discolored in places, main building
- q) Paint is deteriorated in places on balcony and walkway railings
- r) At least one door opening is boarded shut
- s) Concrete spalls visible in places around building
- t) Concrete spalls around windows, south side of breezeway
- u) Multiple windowsills deteriorated, especially on south building face
- v) Stairs to beach are deteriorated, treads warped and missing, riser missing
- w) Section of pole from previous pole sign is a non-functional element, currently "protected" by an overturned traffic cone, in landscape island west of building, in northwest corner
- x) Loose cable and conduit, south of building toward west corner
- y) Window boarded, south of breezeway
- z) Porte cochere roof is missing top layer elements, roofing paper visible
- aa) Soffit is missing from north side of porte cochere
- bb) Gutters disconnected and missing pieces at porte cochere
- cc) Fascia is unprotected at north side of porte cochere
- dd) Drip edge rusted along west side of porte cochere
- ee) Multiple concrete spall on seawall
- ff) Paint on seawall is peeling, deteriorated, and discolored
- gg) Multiple cracks in tall retaining wall on south property line
- hh) Stucco cracked on tall retaining wall on south property line
- ii) Monument-style sign discolored with rust and mildew
- jj) Monument-style sign cabinet components deteriorated and rust-covered
- kk) Light fixtures rusted and deteriorated, multiple places on property
- ll) Landscaping not being "kept in a neat and well-maintained condition"
- mm) Building remains vacant longer than 60 days without obtaining a Certificate of Compliance - Vacant Property

### **REQUESTED ORDER(S):**

#7. Initial Hearing, In Violation w/ fees  
and possibly #4. Initial Hearing, No Fine Standing Order, currently compliant, w/out fees

### **POSSIBLE ORDERS:**

- #1. Continuance
- #2. Dismissal
- #4. Initial Hearing, No Fine Standing Order, currently compliant, w/out fees
- #5. Initial Hearing, No Fine Standing Order, currently compliant, w/ fees
- #6. Initial Hearing, No Violations found
- #7. Initial Hearing, In Violation w/ fees

### **SUPPLEMENTARY INFORMATION:**

Please see supplementary document packet

**ATTACHMENT:**     None