

**CODE  
ENFORCEMENT  
BOARD**

City Commission Chambers  
301 S. Ridgewood Ave., Daytona Beach, FL 32115

**Members: Weegie Kuendig, Chairman; Turner Hymes, Vice-  
Chairman; Neil Harrington, Karen Robey, Valoree McLean &  
Bradford Gonzalez**

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**January 23, 2020 Workshop**

Members present:

Mrs. Weegie Kuendig, Chairman  
Mrs. Turner Humes, Vice Chairman  
Mr. Neil Harrington  
Ms. Karen Robey  
Mr. Bradford Gonzalez

Mr. Charles Cino, Esquire, Board Attorney

Staff present:

Mr. Anthony Jackson, Esq., Assistant City Attorney  
Captain Scott Lee, Daytona Beach Police Department  
Officer Cortland Lampe, Daytona Beach Police Department  
Mr. Steve Alderman, Code Inspector  
Mr. Tom Clig, Code Inspector  
Mr. Mike Fitzgerald, Code Inspector  
Mr. Jerome McCoy, Rental Inspector  
Mr. Mark Jones, Rental Inspector  
Mr. Clifford Recanzone III, Rental Inspector  
Ms. Sara Kirk, Code Inspector  
Mr. John Stenson, Lead Code Inspector  
Mr. Joe Graves, Audio/Video  
Ms. June Barnes, Board Secretary

Approval of Minutes by: Marylaine "Weegie" Kuendig Chairman

Captain Scott Lee called the workshop to order at 1:34 p.m. He briefly discussed the numbers regarding violation descriptions and percentage of growth and explained that processes such as code walks and the rule of 6 have increased the number of cases coming before them. He also stated that additional personnel have been added. He stated they are seeing a decrease in the number of cases being reported. He stated 85% of the violators are taking action and there were approximately 300 cases on each Board last year.

Denzil Sykes, Neighborhood Services Manager introduced himself and asked each of the Code Officers to introduce themselves and state their territories.

Captain Lee introduced Bo Snowden, Deputy Building Official.

Mr. Snowden explained the permit process in general, as well as examples where a permit is not needed. He explained when a licensed contractor is needed and when it is permissible to use handyman services. He stated one of their biggest problems is the use of unlicensed contractors. He discussed the demolition process. He stated the building is posted as condemned and they have 30 days to renovate or demolish. He stated the City would prefer that the owner clean up and repair the building. He stated during that time, the owner can request an appeal before the building board. He stated if it was an imminent danger, it would be torn down immediately. He stated the owner is responsible for the demolition and if the City pays to demo the building, a lien is attached to the property until the City is reimbursed the demo fees.

Questions were asked by members of the Board of Mr. Snowden.

Mr. Snowden explained that demo properties come from different sources such as Code Enforcement and John Cecil, the Building Rehabilitation Specialist will also find them.

Captain Lee introduced Rose Askew, Zoning.

Ms. Askew presented a PowerPoint to the members of the Board explaining how the City determines Zoning using a comprehensive plan and the Land Development Code and the process of using the interactive web maps to research property information. She gave the Board a guideline to the different zoning designations in the City. She gave examples of types of Commercial Zoning codes and explained that some businesses were grandfathered. She explained that short-term rentals are considered "Other Accommodations" in the City's Land Development Code and are only allowed in certain areas of the City. She briefly described the criteria for historic properties. She described the process to go before the planning board.

Questions were asked by members of the Board to Ms. Askew.

Captain Lee introduced Paula Long from Community Redevelopment. She stated they work with individuals who have received code enforcement violations and need resources for repairs. She stated they do not have the resources for emergency repairs and applicants must get on a waiting list and be qualified, which is currently about 56 people, of a year or more. She stated the issue is finding contractors. She stated they receive money from the State, Community Development Block Grants and partnership funds. She stated they receive about \$900,000. She stated some of the money has gone to 88 accessible sidewalks and parks. She stated they also work with some commercial properties regarding the outside of their buildings.

Captain Lee introduced Charles Bryant, Midtown Redevelopment. He explained to the Board the restrictions of a CRA and discussed projects they are working on and answered questions from the Board.

Anthony Jackson, Assistant City Attorney and the Board members discussed lien reviews and the process in determining an appropriate fine. He stated he considers the egregiousness and the amount of time and money the City spends on the case.

There was additional discussion regarding tying in landmark regulations.

There was discussion regarding whether to set guidelines based on the amount of time that it takes a property to come into compliance.

There was additional discussion regarding if the fund from fines can be returned to the community to assist those needing help.

Mr. Jackson discussed the Sunshine Law and how Board Members should consider that in discussions with friends or someone they may encounter at meetings related to the City.

Mr. Charles Cino, Board Attorney, discussed some cases from Orange County and Georgia and explained how the Statute was interpreted. He also explained what it means when an owner states they are in an eviction process.

There was discussion regarding the foreclosure process and how it affects the code case.

There was discussion regarding what types of rentals are allowed in the City and what constitutes a short-term rental.

There was discussion regarding when a State Rental license is needed and not a City one.

There was a question and discussion regarding dorm living, occupancy permissions, what is considered to be in violation and who can reside in one residence.

Captain Lee stated that the Commission would be changing the ordinance to reflect 3 unrelated individuals living in the same house.

There was discussion regarding whether there were any new changes to the short-term rental program and further discussion as to where they are allowed in the City.

There was a question and discussion regarding how codes are tied to landmark regulations and what is the process to making changes to the same.

Captain Lee discussed some systems that he is working on to help those that have legitimate hardship for not being able to come into compliance. He stated the Board members can report violations on the City's website portal. He stated they are looking at improving the long term rental program this year.

The workshop was adjourned at 4:16 p.m.