

# Agenda

Commission Chambers, City Hall  
301 South Ridgewood Avenue  
Daytona Beach, Florida

## CODE ENFORCEMENT BOARD

CITY OF  
DAYTONA BEACH

**NOTICE** – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person 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. The city does not prepare or provide such a record. Any discussion or contact outside the Code Enforcement Board Meeting with members of the Board concerning any quasi-judicial matter which is, or will come, before The Board for a vote are to be disclosed and made part of the record prior to or at the hearing on the matter.

**Members: Weegie Kuendig, Chairman; Turner Hymes, Vice-Chairman; Neil Harrington; Karen Robey, Bradford Gonzalez, and Kerrie Marsh, Thomas Mehegan.**

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-8771.

**April 13, 2023 - 9:00 A.M**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of March 9, 2023, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**

**6. Hearing of Cases**

**LR- 1**

**CEB 03-20-48 - Fredy & Victor Peralta** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 304.2, 304.13.1, 306.3); City Code Ch. 90 Sec. 90.297, at **961-859 Dr. Mary McLeod Bethune Blvd.** Violation(s) – **Fire damaged unit, paint discolored by smoke and fire, broken windows, fire damage to interior surfaces, failure to obtain Business Tax Receipt (BTR).** First Notified – 4/30/2019 **Order Imposing Fine/Lien effective July 9, 2020. \$100.00 a day to a maximum of \$15,000. Compliance = February 1, 2023. \$15,000.00, plus \$24.00 recording costs = \$15,024.00**

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**Continued Cases:**

**CASE # 1 - CEB 07-22-161 - Liliosa Bohenzky EST and 401 N Oleander LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A34; Art. 6 Sec. 6.19.A.4 Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 302.7, 304.2, 304.5, 304.6,304.11), at **401 N Oleander Ave** Violation(s) – **Failure to repair damaged concrete, failure to repair peeling & discolored paint, failure to remove all exterior storage, failure to remove trash & debris and loose bricks, failure to clean all fascia board, failure to clean dirt and grime, failure to repair damaged roof.** First Notified – 6/28/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Clearvens Jean-Baptiste)

**CASE # 2 - CEB 02-23-26 - Erinogert Zhutaj** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S1; Art. 6 Sec. 6.19.A.4;Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at **542 Foote Ct** Violation(s) – **No permit for addition, concreting drive, concreting back yard, accessory structure, fence & gate.** First Notified – 8/2/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Denzil Sykes)

**CASE # 3 - CEB 01-23-02 - Robert T Lawler & Mary K Drew** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.7) City Code 90-297, at **400 Manhattan Ave** Violation(s) – **Parking in yards. Lack of address numbers. Lack of soffits.Lack of BT for Kayak business.**  
First Notified – 7/28/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 4 - CEB 03-23-49 - Shiven Universal LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A of the LDC of the Sup.( reference) 304.13 of the IPMC, at **1404 N Atlantic Ave # 25** Violation(s) – **Unpermitted renovations, broken window.**  
First Notified – 1/10/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 5 - CEB 02-23-31 - Manuel A Corbea** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art of the LDC, at **445 Zelda Blvd** Violation(s) – **No permit for openings closed and moved.**  
First Notified – 11/26/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 6 - CEB 03-23-46 - Briana N Johnson** is cited for failure to correct violations of The Land Development Code, LDC Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), at **1344 Cedar Bluff** Violation(s) – **Dilapidated fencing.**  
First Notified – 12/17/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler, Jr.)

**CASE # 7 - CEB 02-23-25 - Malik Art LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S1; Art. 6 Sec. 6.19.A.3;Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.6, 305.3), at **934 W Millard Ct** Violation(s) – **Work without permits, overgrown landscaping,dirt and grime, damaged exterior surfaces, accessory structure and damaged interior surfaces.**

First Notified – 7/28/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler)

**CASE # 8 - CEB 09-22-226 - Vana Sherris** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 108.1, 108. 1.5, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 304.13, 304.15), at **3000 Stanford Ave** Violation(s) – **Unsafe building, exterior surfaces, structural members, foundation walls, missing roof, broken windows, dilapidated building, damaged doors, fire damage.**

First Notified – 3/2/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 9 - CEB 03-23-44 - Donald T Wattrick** is cited for failure to correct violations of The Land Development Code, PMC (505.1, 505.3), at **506 South St** Violation(s) – **No water**  
First Notified – 10/21/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Daniel Garcia)

**CASE # 10 - CEB 03-23-45 - William D Belden** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6 2.H.7.A, at **1118 Live Oak Ave** Violation(s) – **Outside storage, vehicle parked on the grass.**

First Notified – 1/6/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Daniel Garcia)

**CASE # 11 - CEB 03-23-40 - Jara Chen Yuan** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.1, 304.2, 304.7, 304.9), at **723 White St** Violation(s) – **Overgrown property, rotted fascia, rotted siding, damaged roof, missing address, peeling paint.**  
First Notified – 9/21/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 12 - CEB 02-23-28 - Bobby L Caldwell** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S1; Art. 6 Sec. 6.19.A.3; (Ref. FBC Supp. IPMC 301.3, 302.7, 304.2, 304.4, 304.7, 304.13.1, 304.14), at **1311 Hillcrest Dr** Violation(s) – **Permit expired, rotted roofing, rotted roof trusses, rotted overhangs, rotted exterior cabinets, broken windows, peeling paint ( all structure) missing screens, damaged fencing.**  
First Notified – 7/26/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 13 - CEB 01-23-22 - Earlene Malone & Shirley Bias** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.7, 304.1, 304.2, 304.4, 304.6, 304.7, 304.9, 304.12, 304.13, 304.13.1, 304.14), at **328 Jefferson St** Violation(s) – **Fence damaged and falling, damaged roof, rotted rafter tails and overhangs, rotted and damaged siding, broken windows, missing window screens, front stair railing missing, overgrown trees and shrubs.**  
First Notified – 9/14/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Steve Alderman)

**CASE # 14 - CEB 03-23-51 - Botero Holdings LLC TR** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp.) IPMC 304.2, 304.13.2, at **630 Tanglewood St** Violation(s) – **Boarded windows, dirt and grime.**  
First Notified – 8/25/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Curtis Wiggins)

**CASE # 15 - CEB 03-23-52 - Botero Holdings LLC TR** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A REF RBC Suppl IPMC# 302.7, 304.13, 304.13.2, at **611 Tanglewood St** Violation(s) – **Damaged planter, missing windows, inoperative windows.**

First Notified – 4/12/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Curtis Wiggins)**

**CASE # 16 - CEB 04-20-84 - Larry Sanders** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.4, at **721 Loomis Ave** Violation(s) – **No permit for exterior addition, peeling paint, rotted wood, windows.**

First Notified – 8/16/2019

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Sara Kirk)**

**CASE # 17 - CEB 09-22-204 - Bonnie Boudreau Keating** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **606 S Lanvale Ave** Violation(s) – **Unpermitted accessory structures.**

First Notified – 3/28/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Sara Kirk)**

**CASE # 18 - CEB 02-21-44 - Keith Thomas** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4 (Ref. FBC Supp. IPMC 304.7), at **622 Marion St** Violation(s) – **Damaged roof and rotten decayed wood.**

First Notified – 3/6/2020

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Sara Kirk)**

**CASE # 19 - CEB 07-21-223 - Tracy Smith** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.13), at **605 Willie Dr** Violation(s) – **Damaged roof, missing siding, bare surfaces, damaged doors & windows.**

First Notified – 8/4/2020

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 20 - CEB 02-22-65 - Kirk Murphy & Don Roberts** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.15), at **548 Bellevue Ave** Violation(s) – **Missing numbers, outside storage, peeling paint, dirt and grime, damaged trim, broken/boarded doors.**

First Notified – 6/11/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 21 - CEB 01-22-39 - Sara Ryals Edwards & Devon Robinson** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.13), at **528 S Caroline St** Violation(s) – **Damaged windows & doors, bare surfaces, missing support beams, peeling paint.**

First Notified – 6/1/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 22 - CEB 02-23-37 - Liam Bates** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at **552 Tarragona Way.** Violation(s) – **Missing address numbers and no permit shed.**

First Notified – 7/19/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 23 - CEB 03-23-50 - Alaadin Rasnazarath Filgueiras Penna Francisco**

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A ( Ref. FBC Supp.IPMC) 308.1, at **1110 Australia Ave** Violation(s) – **Expired hvac permit, unpermitted renovations, outside storage, debris, peeling paint, crumbling exterior.**

First Notified – 8/25/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 24 - CEB 02-23-38 - Industrial Quality Services LLC**

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.5,302.7, 304.5, 304.13, 305.3, 504.3, 604.3), at **529 Live Oak Ave** Violation(s) – **Rodent harborage, unsanitary conditions, overgrown grass, damaged fence, defective interior and exterior surfaces, missing electrical outlets covers.**

First Notified – 10/20/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 25 - CEB 03-23-47 - Jeanne M Harrington**

is cited for failure to correct violations of The Land Development Code, Art. 4 Sec. 4 . S. 1, at **360 Phoenix Ave** Violation(s) – **Expired accessory permit (driveway)**

First Notified – 9/22/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 26 - CEB 11-22-249 - Charlene Rollins**

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **612 S Lanvale Ave** Violation(s) – **No permit for accessory structures (fence, shed, carport).**

First Notified – 3/28/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 27 - CEB 02-23-39 - William Hart** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **879 Loomis Ave** Violation(s) – **No permit for windows.**

First Notified – 9/6/2022

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**New Cases:**

**CASE # 28 - CEB 04-23-56 - Merlin Velasquez** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A3; Art. 6 Sec. 6.19.A4; Art. 9 Sec. 9.2. A (Ref. FBC Supp. IPMC 302.8, 302.7, 304.3,304.7, 308.1), at **1136 Lakewood Park Dr** Violation(s) – **Unpermitted shed outdoor storage, dirt and grime, dilapidated fencing, junk vehicle,roof (soffit/fascia)**

First Notified – 11/15/2022

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler, Jr.)

**CASE # 29 - CEB 04-23-59 - Peter Frank** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at **210 Fremont Ave** Violation(s) – **Areas of peeling paint and unprotected soffit.**

First Notified – 1/19/2023

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 30 - CEB 04-23-62 - Daniel Synder III** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **202-A-721 S Beach St** Violation(s) – **Work without permits- complete interior remodel.**

First Notified – 2/22/2023

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Denzil Sykes)

**CASE # 31 - CEB 04-23-61 - Emerita L Velazquez & Rosa Hendrix** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.2.H.4; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. 308.1, 702.1), at **646 Marco St** Violation(s) – **Unpermitted shed, outdoor storage, trash/debris, inoperable vehicle, parking in yard, obstructed egress.**

First Notified – 1/21/2023

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 32 - CEB 04-23-63 - Albert Burton III, Sharon D Burton & Ethelreda Burton** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), at **339 S Martin Luther King Blvd** Violation(s) – **Outside storage and trash & debris.**

First Notified – 1/31/2023

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 33 - CEB 04-23-54 - Rodrigo Moreno** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **331 Williams Ave** Violation(s) – **Damaged roof.**

First Notified – 11/4/2022

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 34 - CEB 04-23-55 - Joni Harrison** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 303.2), at **336 Fordham Dr** Violation(s) – **Damaged fencing. unsecure swimming pool.**

First Notified – 10/18/2022

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 35 - CEB 04-23-57 - Sound Realty** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC ) City Code Ch. 26 Sec. 294 and Ch. 90 Sec .297, at **746 N Halifax Ave** Violation(s) – **Unlicensed rental property**  
First Notified – 11/9/2022

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(John Stenson)**

**CASE # 36 - CEB 04-23-64 - Daniel O Yancey** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13.2), at **723 N Peninsula Dr** Violation(s) – **Dilapidated fencing. Boarded/broken window.**  
First Notified – 2/21/2023

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(John Stenson)**

7. **Adjournment:**