

# 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, and Karrie Marsh, Thomas Mehegan.**

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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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.

**March 14, 2024 - 9:00 A.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of February 15, 2024, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**

5. Announcements:

6. Lien Reviews:

LR- 1

**CEB 06-20-113 - Taiisha Mendez** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **619 Clark St Violation(s) – Outside storage**. First Notified – 8/28/2019. **Order Imposing Fine/Lien effective September 10,2020. \$200.00 a day. Compliance =October 6, 2022. \$200 x 50 days =\$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

DISPOSITION \_\_\_\_\_

(Tom Clig)

LR - 2

**CEB 04-22-87 - Taiisha Mendez** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **619 Clark St. Violation(s) – No permit (shed)**. First Notified - 11/16/2021 **Order Imposing Fine/Lien effective June 9, 2022. \$100.00 a day. Compliance =October 5, 2022. \$100 x 100 days =\$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

DISPOSITION \_\_\_\_\_

(Tom Clig)

LR - 3

**CEB 10-21-294 - William Bowie & Steven Bowie** 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 302.1, 302.4, 302.7, 304.1, 304.2, 304.6, 304.7, 304.10, 304.13, 304.14, 305.6, 308.1, 309.1, 506.1, 605.1, 702.4, 704.2) City Code Ch. 90 Sec. 90-297, Ch. 26 Sec. 26-294, at **207 Pierce Ave** Violation(s) – **No smoke detectors, outside storage, overgrown grass, weeds, damaged fence, unapproved fencing, rotted wood, holes & cracks on exterior, peeling paint interior & exterior, dirt & grime exterior surface, rubbish garbage, trash & debris, unsanitary condition in the interior, insect infestation, broken windows, missing window screens, missing outlet covers, damaged roof.** First Notified – 5/7/2021. **Order Imposing Fine/Lien effective November 11, 2021. \$250.00 a day. Compliance = February 8, 2024. \$250 x 60 days =\$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

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

LR - 4

**CEB 08-22-197- Abraham Hutchinson** is cited for failure to correct violations of The Land Development Code Art 5 Sec. 5.3.19; Art. 6 Sec. 6. 2.H.4; Art. 6 Sec. 6.19.A.3; Art. 8 Sec.2.A; Art. 9 Sec. 9.2.A ( Ref. FBC supp. IPMC 304.13,308.1), at **735 Marion St.** violations (s) – **Outside storage, trash/debris, parking on unimproved surface, broken window, inoperable vehicles, nonconforming use (RV's being used as living quarters).** First Notified - 6/21/2022 **Order Imposing Fine/Lien effective September 8, 2022. \$200.00 a day. Compliance =August 31, 2023. \$200 x 75 days = \$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

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

**7. Hearing of Cases:**

**Continued Cases:**

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

First Notified – 2/22/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Mark A. Jones)**

**CASE # 2 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan** 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 304.2, 304.7, 304.13.2, 304.15 ), at **402 Auditorium Blvd** Violation(s) – **Unmaintained landscaping, inoperable windows, exterior doors, protective treatment, roof and drainage.**

First Notified – 8/7/2023

*ACTION TO BE TAKEN:* Progress Report

DISPOSITION \_\_\_\_\_

**(John Stenson)**

**CASE # 3 - CEB 01-24-16 - Aleksej Nikandrov** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a ; Art. 6 Sec. 6.19.A3 (a) & (c); Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2 ), at **348 Ellsworth St** Violation(s) – **Outside storage, overgrown grass/weeds, illegally parked vehicles, trash & debris, dirty / stained exterior surface.**

First Notified – 10/2/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

**(Daniel Garcia)**

**CASE # 4 - CEB 01-24-30 - Estefania Fernandes** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at **1311 Hillcrest Dr** Violation(s) – **Doing work without a building permit.**

First Notified – 5/18/2023

*ACTION TO BE TAKEN:* Imposed Fine

DISPOSITION \_\_\_\_\_

**(Daniel Garcia)**

**CASE # 5 - CEB 01-24-02 - Margaret E. Eberwein** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2H.7a ; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7 ), at **348 Jackson Ave Violation(s) – Outside storage, illegally parked vehicles, trash & debris, dilapidated fence.**  
First Notified – 9/13/2023

*ACTION TO BE TAKEN:* Imposed Fine

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

**CASE # 6 - CEB 02-24-38 - Innovative Factor Corp** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2 ) City Code Ch. 26 Sec 26-294, at **615 North Street Violation(s) – No rental license, damaged fence, mildew & dirt on fence and all exterior surfaces.**  
First Notified – 11/27/2023

*ACTION TO BE TAKEN:* Imposed Fine

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

**CASE # 7 - CEB 09-23-116 - John and Brenda Egner** 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 302.1, 302.7,304.2,308.1), at **645 Cherry St Violation(s) – Outside storage, overgrown grass, trash and debris, dilapidated fence, peeling paint, dirt and grime, rubbish and garbage.**  
First Notified – 5/12/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 8 - CEB 02-24-33 - John and Brenda Egner** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at **645 Cherry St Violation(s) – No permit for renovations.**  
First Notified – 3/7/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 9 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 10 - CEB 05-23-67 - Albert Burton III, Sharon D Burton and Ethelreda T Burton, David M Burton** 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 301.3, 302.1, 304.13, 304.14, 305.3, 305.4, 305.6, 504.41, 604.3 605.4, 702.4, 704.2), at **339 S Martin Luther King Blvd** Violation(s) – **Unsecured structure, unsanitary conditions, broken windows, defective interior and exterior surfaces, holes in ceiling, missing screens and locks on windows, defective and exposed plumbing, damaged electrical fixtures and outlets, egress issues, missing smoke detectors, missing soffit.**

First Notified – 2/21/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 11- CEB 01-24-23 - Tashonda Smalls Bush & Tanesha Smalls** 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), at **600 S Caroline St** Violation(s) – **Broken windows and damaged fence.**

First Notified – 7/21/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 12 - CEB 01-24-12 - Janis Faye Williams, Leila Mae Williams, Elizabeth Williams Est.** 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; (Ref. FBC Supp. IPMC 302.8), at **819 & 821 Magnolia Ave** Violation(s) – **Expired demolition permit and inoperable vehicle.**

First Notified – 5/11/2023

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Sara Kirk)

**CASE # 13 - CEB 02-24-34 - Ivan L. Thakurdin** 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 301.3, 304.3,308.1), at **547 Division St** Violation(s) – **Unsecured vacant structure, crumbling exterior, trash & debris, broken windows and address numbers not visible.**

First Notified – 4/21/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 14 - CEB 01-24-01 - S. David Shaw** 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 304.7, 304.13 ), at **342 N Keech St** Violation(s) – **Dilapidated roof, damaged windows, outside storage, damaged gate.**

First Notified – 5/26/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CEB New Cases:**

**CASE # 15 - CEB 03-24-52 - Hollie F Jones** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a, at **518 S Lanvale Ave** Violation(s) – **Boat and vehicles parked in front yard.**

First Notified – 8/28/2023

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

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

**CASE # 16 - CEB 03-24-50 - Stephen & Carol Baber** 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 302.7), at **43 S Hollywood Ave** Violation(s) – **Overgrown landscaping, dirt & grime left front porch, peeling paint (front porch supports), exposed wood fascia/soffit, dilapidated fence.**

First Notified – 11/13/2023

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

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

**CASE # 17 - CEB 03-24-40 - Luther E Bradley** 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, 304.14, 305.3) City Code Ch. 90 Sec 90-297., at **613 Butler Blvd Violation(s) – Damaged fencing, damaged/inoperable windows, damaged/missing screen, damaged walking surfaces. Lack of rental license.**

First Notified – 10/7/2023

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 18 - CEB 03-24-43 - Colby Austin Fagen** 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. 9 Sec. 9.2.A; City Code Ch. 26 Sec 26-294., at **934 N Halifax Ave Violation(s) – Unpermitted fence installation, outside storage, lack of rental license.**

First Notified – 12/19/2023

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 19 - CEB 03-24-44 - Resham Mahadco** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.7, 304.13.2, 304.14, 304.15, ,305.3, 305.6, 504.1, 506.2, 602.1, 603.1, 605.2, 605.4, 704.6.1.2, City Code Ch. 26 Sec 26-294., at **1906 N Halifax Ave Violation(s) – Unpermitted AC installation, damaged exterior walls, inoperable windows missing/damaged screens. damaged front door, damage roof, missing interior doors (closets), damaged plumbing fixture (tub) drainage systems, no heat, inoperable appliances, receptacles covers, electrical wiring (garage) smoke alarms, interior surfaces (ceiling, walls, flooring) lack of rental license.**

First Notified – 1/17/2024

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 20 - CEB 03-24-45 - Yvonne C Simon & Gary E Holt** 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, 303.1, 303.2, 304.7), at **250 University Blvd Violation(s) – Outside storage, damaged fencing. pool maintenance, pool enclosure.**

First Notified – 1/2/2024

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 21 - CEB 03-24-41 - Travis Thomas, Maxie Thomas, Franiesha Thomas and Phillip Wilson** 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 302.01, 304.2, 304.3, 304.7), at **219 N Adams St** Violation(s) – **Outside storage, overgrown grass & weeds, no building permit, trash & debris, damaged exterior surface, no address numbers, damaged fascia & soffit.**

First Notified – 11/6/2023

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

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

**CASE # 22 - CEB 03-24-42 - Brian Miranda** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2H.7a and Code Ch.26 Sec.26-294., at **710 Washington St** Violation(s) – **Parking on the grass, no rental license.**

First Notified – 10/20/2023

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

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

**CASE # 23 - CEB 03-24-39 - Shakeisha Berry, Kenneth Crawford and Felecia Crawford -Tillman** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at **678 Madison Ave** Violation(s) – **Overgrown grass and weeds.**

First Notified – 10/20/2023

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

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

**CASE # 24 - CEB 03-24-47 - Cheryl Sullivan, Doreene Sullivan, and Ellis Sullivan, Bruce Sullivan** 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 302.4, 304.2, 302.7), at **439 N Lincoln St** Violation(s) – **Outside storage, overgrown grass weeds, dilapidated fence, peeling paint & unpainted exterior surface.**

First Notified – 11/16/2023.

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

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

**CASE # 25 - CEB 03-24-51 - Kafilat Paden** 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, 302.7, 304.2, 304.2, 304.3 and City Code Ch. 26 Section 26-294), at **413 N Lincoln St**  
Violation(s) – **Outside storage, overgrown landscaping, trash & debris, damaged fence, stains on exterior surfaces, no rental license.**

First Notified – 11/15/2023

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

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

**8. Miscellaneous Business:**

**9. Adjournment:**