

# 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 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.

**June 8, 2023 - 9:00 A.M**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of July 14, 2022, and April 13, 2023, Meeting Minutes**
- 4. Election of Chairman and Vice Chairman**
- 5. Disclosure of Ex Parte Communications**
- 6. Announcements**

**7. Lien Reviews:**

**LR- 1**

**LR-1 CEB 09-22-213 - Carl D. & Charles M. Weaver** 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, 304.2, 304.7), at **115 Park Ave.** Violation(s) – **Overgrown landscaping and weeds, peeling paint on the exterior of the home and fascia area, soffit damage, dirt and grime on the home, damage on exterior wall.** First Notified 4/20/2022  
**Order Imposing Fine/Lien effective January 12, 2023. \$100.00 a day. Compliance = March 21, 2023. \$100.00 x 68 days =\$6,800.00, plus \$24.00 recording costs = \$6,824.00**

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

**LR-2**

**LR- 2 CEB 11-22-255 - ARC Capital Management & Investment LLC** is cited for failure to correct violations of The Land Development Code, – Art. 3 Sec. 3.4.S.1: at **456 Pleasant St.** Violation(s) – **Reroof construction without permit.** First Notified -7/13/2022  
**Order Imposing Fine/Lien effective January 12, 2023. \$ 200.00 a day. Compliance = March 14, 2023. \$200.00 x 61 days = \$12,200.00, plus \$24.00 recording costs = \$12,224.00**

DISPOSITION \_\_\_\_\_

(Steve Alderman)

**LR-3**

**LR-3 CEB 02-22-53 - Diane O Smith** 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, 304.1, 304.7, 304.10, 304.13, 304.14 ), at **822 N. Halifax Ave.** Violation(s) – **Landscaping, broken windows, dilapidated roof and fascia, dilapidated deck, damaged fence, outside storage, peeling paint, damaged areas of stucco, dilapidated accessory structure, missing screens.** First Notified – 6/29/2021. **Order Imposing Fine/Lien effective July 14, 2022. \$50.00 a day. Compliance = April 12, 2023. \$50.00 x 200 days =\$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**8. Hearing of Cases:**

**Continued Cases:**

**CASE # 1 - CEB 03-23-48 - Stacey Johnson** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A REF RBC Suppl IPMC# 304.7, at **137 Pierce Ave.** Violation(s) – **Damaged roof.**  
First Notified – 2/24/2022

*ACTION TO BE TAKEN:* Imposed Fine

DISPOSITION \_\_\_\_\_

(Curtis Wiggins)

**CASE # 2 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(Roosevelt Butler, Jr.)

**CASE # 3 - 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 # 4 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

**(John Stenson)**

**CASE # 5 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_

**(John Stenson)**

**CASE # 6 - 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 \_\_\_\_\_

**(Mark Jones)**

**CASE # 7 - CEB 06-22-127 - Shannon Martin (Shore)** 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 304.2, 304.2, 304.3, 304.6), at **1480 N Peninsula Dr.** Violation(s) – **unpermitted fence, dilapidated wall, peeling paint, address numbers don't contrast with the their background.**

First Notified – 12/24/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Mark Jones)**

**CASE # 8 - 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 **202-A-721 S Beach St.** Violation(s) – **Work without permits - complete interior remodel.**

First Notified – 2/22/2023

*ACTION TO BE TAKEN:* Imposed Fine

DISPOSITION \_\_\_\_\_  
**(Mark A. Jones)**

**CASE # 9 - CEB 06-22-131 - Adam S Kuveke** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6), at **366 Brookline Ave.** Violation(s) – **Dilapidated exterior wall.**

First Notified – 11/15/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
**(Mark A. Jones)**

**CASE # 10 - 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 # 11 - CEB 05-22-105 - South Wild Olive LLC C/O Huberto Berrios** 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 304.2, 304.3, 304.10, 304.13), at **128 S Wild Olive Ave.** Violation(s) – **Unpermitted construction, outside storage, protective treatment, missing address number, dilapidated porch, missing windows.**

First Notified – 5/1/2021

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 12 - CEB 04-23-61 - Emerita L Velaquez & 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 # 13 - 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 # 14 - 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 # 15 - 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 for shed**.  
First Notified – 7/19/2022

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 16 - CEB 04-23-63 - Albert Burton III, Sharon D Burton and Ethelreda T 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:* Impose Fine

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

**New Cases:**

**CASE # 17 - CEB 05-23-67 - Albert Burton III, Sharon D Burton and Ethelreda T 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 missing locks on windows, defective and exposed plumbing, damaged electrical fixtures and outlets, egress issues, missing smoke dectors**.  
First Notified – 2/21/2023

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

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

**CASE # 18 - CEB 05-23-66 - Michael & Karla D Hill** 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 302.8, 304.13, 504.3), at **702 Magnolia Ave.** Violation(s) – **Expired HVAC permit, no permit for fence/gate, no water, inoperable vehicle & broken window.**  
First Notified – 2/21/2022

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

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

**CASE # 19 - CEB 06-23-77 - Hecks Property Management LLC** 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), at **217 Lynne Dr.** Violation(s) – **Dilapidated fence, trash, outside storage, overgrown landscaping, dilapidated shed.**  
First Notified – 2/1/2023

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

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

**CASE # 20 - CEB 05-23-73 - Sarah A. Flanary** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2. H.7a ; Art. 6 6.19.A3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8), at **1356 Continental Dr.** Violation(s) – **Parking, outdoor storage, dilapidated fencing, and junk vehicle.**  
First Notified – 4/14/2023

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

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

**CASE # 21 - CEB 05-23-69 - Grady Lee Meeks Jr.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at **1030 - 719 S Beach St.** Violation(s) – **No permit for complete interior remodel.**  
First Notified – 2/24/2023

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

DISPOSITION \_\_\_\_\_  
(Mark Jones)

**CASE # 22 - CEB 06-23-76 - Murrill Reed Hayse Est** 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.2, 304.7, 304.13, 304.14), at **128 Kingston Ave.** Violation(s) – **Trash & debris, fence repair, dirt & grime, repaint, windows, screens, enclosing carport without permit, outside storage.**

First Notified – 3/11/2023.

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

DISPOSITION \_\_\_\_\_

(Mark Jones)

**CASE # 23 - CEB 05-23-71 - Charlotte A & Mary M Stewart** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (REF RBC Suppl IPMC 302.4, 304.2), at **214 Cedar St.** Violation(s) – **Peeling paint, dirt and grime, east side stairs broken, weeds over grown.**

First Notified – 3/14/2023

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

DISPOSITION \_\_\_\_\_

(Tom Clig)

**CASE # 24 - CEB 06-23-80 - Mohammed Jameel Shaikh** 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 302.4, 302.8, 304.2, 304.3, 304.4, 304.6, 304.14, 304.15, 308.1; ), at **525 Bellevue Ave.** Violation(s) - **Failure to Maintain exterior building, damaged wood overhang, junk vehicles, overgrown weeds, missing and broken windows, missing and damaged doors, missing screens, trash & debris, outside storage, paint faded, dirt and grime, no address numbers.**

First Notified – 2/23/2023

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

DISPOSITION \_\_\_\_\_

(Tom Clig)

**CASE # 25 - CEB 06-23-81 - Spinosor Britt Jr, Major Williams, Delores Barnes, Mazie L. Williams** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **700 Kathy Ct.** Violation(s) – **No permit fence.**

First Notified – 3/20/2023

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

DISPOSITION \_\_\_\_\_

(Tom Clig)

**CASE # 26 - CEB 05-23-70 - Kimberly Decker Antos & Goodwin W Morris &**

**Terrie Hays** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref.FBC Suppl IPMC 304.3, 304.7, 304.13, 304.13.2, 304.14, 305.3, 601.2, 603.1, 604.2, City Code CH. 26 Sec. 294 ), at **731 White St.** Violation(s) – **No address numbers, nonfunctional windows, no screens, peeling paint and stains, nonworking stove and dishwasher, damaged gutters, roof leak, electric panel not working properly, no RTL.**  
First Notified – 3/6/2023

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

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 27 - CEB 06-23-85 - James H Brunick III JT & Elizabeth A Griggs** is

cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2. H.7.A, at **155 Lee St.** Violation(s) – **Parking on the grass.**  
First Notified – 4/18/2023

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

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 28 - CEB 05-23-72 - Whites Hotel Florida INC** 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 304.2, City Code Ch. 26 Sec. 294 and City Code Ch 90 Sec. 297), at **454 Zelda Blvd.** Violation(s) – **Unpermitted retaining wall and fence work. Rusting on garage door. Lack of required business tax receipt, and the required rental license and inspection.**  
First Notified – 2/20/2023

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 29 - CEB 06-23-78 - Georgia Karagiannis TR & Georgia Karagiannis**

**DCLR of TR** 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 **331 Plaza Blvd.** Violation(s) – **Dilapidated fencing.**  
First Notified – 3/14/2023

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

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 30 - CEB 06-23-82 - David N Ayers IRREV TR** 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. 2.H.7.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.7), at **226 Woodland Ave.** Violation(s) – **Unpermitted fencing. Outside storage. Trailer parking. No address numbers. Damaged roof.**

First Notified – 3/18/2023

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

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

**CASE # 31 - CEB 06-23-83 - Inez Garrett** 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 304.7 ), at **333 N Caroline St.** Violation(s) – **Outside storage; dilapidated roof.**

First Notified – 5/1/2023

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

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

**CASE # 32 - CEB 06-23-84 - Sean T Skehan** 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. 9 Sec. 9.2.A REF RBC Suppl IPMC 302.8, 304.2, 304.6 ), at **932 N Peninsula Dr.** Violation(s) – **Unpermitted exterior wall work. Unmaintained landscaping. Junk vehicles.**

First Notified – 4/19/2023

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

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

## **9. Miscellaneous Business:**

The City of Daytona Housing Rehabilitation Program Presentation

## **10. Adjournment:**