

A. Itani (2); S. Kirk (9+LR); J. Stenson (8); R. Butler, Jr (1)
T. Clig (1); M. Quinn (2); M. A. Jones (1); D. Garcia (9+LR)

Agenda

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

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.

CODE ENFORCEMENT BOARD

CITY OF DAYTONA
BEACH

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

	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.

September 12, 2024 - 9:00 A.M.

1. **Call to Order**
2. **Roll Call**
3. **Approval of August 8, 2024, Meeting Minutes**
4. **Disclosure of Ex Parte Communications:**

5. Announcements:

6. Lien Reviews:

LR-1

CEB 02-24-33 - John and Brenda Egner – 645 Cherry St is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, Violation(s) – **No permit for renovations.** First Notified – 3/7/2023 **Order Imposing Fine/Lien effective March 14, 2024. \$100.00 a day. Compliance = June 26, 2024. \$100 x 104 days = \$10,400.00, plus \$24.00 recording costs = \$10,424.00.**

DISPOSITION _____
(Sara Kirk)

LR-2

CEB 09-23-116 - John and Brenda Egner - 645 Cherry St 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), Violation(s) – **Outside storage, overgrown grass, trash and debris, dilapidated fence, peeling paint, dirt and grime, rubbish and garbage.** First Notified – 5/12/2023 **Order Imposing Fine/Lien effective March 14, 2024. \$200.00 a day. Compliance = July 8, 2024. \$200 x 75 days = \$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

DISPOSITION _____
(Daniel Garcia)

LR-3

CEB 01-24-10 - Becky Franklin (Thomas M. Murray New Owner) -319 N Frederick Ave 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.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.4, 304.7), Violation(s) – **Trash & debris, overgrown grass & weeds, damaged fence, RV parked the grass, rubbish & garbage.** First Notified – 9/22/2023 **Order Imposing Fine/Lien effective February 15, 2024. \$100.00 a day. Compliance = August 13, 2024. \$100 x 150 days = \$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

DISPOSITION _____
(Daniel Garcia)

Continued Cases:

CASE # 1 - CEB 07-24-124 - Jamie Matthews & Amy-Lyn Hawk Matthews 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, at **575 Live Oak Ave.** Violation(s) – **Outside storage, no permit (fencing and three sheds).**
First Notified – 3/5/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 2 - CEB 07-24-122 - Rachel L Valerius is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at **627 Clark St.** Violation(s) – **no permit (fence).**
First Notified – 4/9/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 3 - CEB 08-24-137 - Brelinda Rose is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 2.H.7.Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.3), at **831 Pinewood St.** Violation(s) – **Outdoor storage, parking on the grass, junk vehicles, no address numbers.**

First Notified – 5/6/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 4 - CEB 08-24-135 - Jeannine Hadley 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 302.7, 303.1, 304.2), at **2931 N Peninsula Dr.** Violation(s) – **Unmaintained landscaping, damaged fencing, unsanitary pool, peeling paint.**

First Notified – 7/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 5 - 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: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 6 - CEB 07-24-97 - Norma Jean Arendt is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.7), at **829 N Grandview Ave.** Violation(s) – **Unmaintained landscaping, boat parking, dilapidated detached garage, peeling exterior paint, damaged roof.**

First Notified – 4/3/2024

ACTION TO BE TAKEN: Cont'd from July hearing: Progress Report and determination of a compliance date.

DISPOSITION _____
(John Stenson)

CASE # 7 - CEB 06-24-93 - Matthew Michaels is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **820 N Wild Olive Ave.** Violation(s) – **Unpermitted work replacing wooden deck on property.**
First Notified – 2/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 8 - CEB 07-24-129 - Coast 2 Coast Promotional Marketing LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at **224 Zelda Blvd.** Violation(s) – **Unpermitted property renovations.**
First Notified – 4/22/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 9 - CEB 07-24-117 - Joseph Leonard Risse, Jr is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; 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) and City Code Ch. 26 Sec. 26-294; City Code Ch.66 Sec. 61-66, at **1158 Hampton Rd.** Violation(s) – **Outside storage, unmaintained landscaping, wood rot on fascia and soffit, parking on the grass, trash & debris, damaged fence and storage shed, dirt & grime, failure to obtain a rental license, No Buisness Tax Receipt (home business).**
First Notified – 3/13/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 10 - CEB 07-24-110 - Adeyemi Abel 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 302.1, 302.7, 304.3, 304.14, 304.15,) City Code Ch. 26 Sec. 26-294, at **632 Tomoka Rd.** Violation(s) – **Unmaintained landscaping, dirt & grime, peeling paint, no permit (shed), trash & debris, damaged and missing fencing, missing window screens, damaged front door, inadequate address numbers, failure to obtain a rental license.**
First Notified – 3/13/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 11 - CEB 07-24-118 - Louis Dellacamera 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 304.7) and City Code Ch. 26 Sec. 26-294, at **350 Fulton St.** Violation(s) – **Outside storage, dirt & grime, damaged fascia & soffit, failure to obtain a rental license.**
First Notified – 2/29/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

New Cases:

CASE # 12 - CEB 08-24-133 - Home Away Investments & Services LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **1808 N Halifax Ave.** Violation(s) – **Total remodel without permits.**
First Notified – 6/4/2024

ACTION TO BE TAKEN: Cont'd from August meeting: Compliance or Non-Compliance

DISPOSITION _____
(Mark Jones)

CASE # 13 - CEB 09-24-151 - Alexander John Joe is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 111.1, 301.3, 302.1, 302.4, 304.6, 304.7, 304.15, 305.1, 305.3, 308.1), at **628 S Segrave St.** Violation(s) – **Unsecure property, trash & debris, weeds, overgrown lawn, deteriorating walls, no rear door, uninhabitable, excessive damage & debris, rubbish & garbage.**
First Notified – 12/14/2023

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 14 - CEB 09-24-148 - Muhammed Moeed Chaudhry is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; City Code Ch # 26 Sec 26-294., at **841 Valencia Ave.** Violation(s) – **Overgrown grass, failure to obtain a rental license.**

First Notified – 5/13/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

CASE # 15 - CEB 09-24-150 - Walter L & Heidi Patrick is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.3, 304.6, 304,7), at **344 Weaver St.** Violation(s) – **Dirt & grime, damaged fencing, rotten wood, missing house numbers, damaged soffit, boarded up window.**

First Notified – 6/17/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 16 - CEB 09-24-157 - Harold Wayne Benjamin is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7), at **549 S Keech St.** Violation(s) – **Outside storage, dirt & grime, trash & debris, damaged shed door, boarded up windows.**

First Notified – 5/31/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 17 - CEB 09-24-141 - Adiba Shuja is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 304.6, 304.7, 304.12, 304.15, 305.3, 305.6, 704.6.1.2) City Code Ch. 26 Sec 26-294., at **530 Cannon St.** Violation(s) – **Abandon septic tank in front yard, improper driveway surfacing, damaged exterior walls, improper handrail installation, exterior doors, damaged roof, walls, ceilings, flooring, closet doors, missing inoperable smoke detectors, unlicensed rental property.**

First Notified – 2/16/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 18 - CEB 09-24-144 - Harry U Sperl is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **301 Waverly Cir.** Violation(s) – **Overgrown landscaping.**
First Notified – 5/10/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 19 - CEB 09-24-149 - Monica M Perakis is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at **824 N Grandview Ave.** Violation(s) – **Overgrown landscaping, parking in front yard, peeling paint, damaged fascia boards.**
First Notified – 7/16/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 20 - CEB 09-24-139 - Joseph S Bisquert is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2), at **515 Heineman St.** Violation(s) – **Outside storage & landscaping maintenance, vehicle parked in front yard, unlicensed/inoperable vehicle, peeling paint on the front trim.**
First Notified – 5/30/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 21 - CEB 09-24-140 - Lars Homes LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at **227 Desoto St.** Violation(s) – **Vehicle parked in the front yard, no address numbers.**
First Notified – 5/30/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 22 - CEB 09-24-145 - Rudolph Defreitas is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), at **170 Edwards St.** Violation(s) – **Outside storage, vehicles parked on the grass, rubbish and garbage.**

First Notified – 5/25/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 23 - CEB 09-24-147 - Charlie & Roslyn Thomas-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 304.2, 304.13) City Code Ch # 26 Sec. 26-294., at **536 Madison Ave.** Violation(s) – **Outside storage, cracked glass window, unpainted soffits, no rental license.**

First Notified – 5/31/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 24 - CEB 09-24-160 - Herman L Robinson Jr. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **352 Fulton St.** Violation(s) – **trailer & vehicle in front yard, unlicensed/inoperable vehicles.**

First Notified – 7/16/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 25 - CEB 09-24-159 - Uzair Shuja is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.14, 305.1, 305.3, 601.2, 605.1), at **116 Emmett St.** Violation(s) – **Missing and damaged window screens, dirt and grime, peeling paint, cracked interior surfaces and damaged floor tiles, unpainted interior surfaces, exposed wires in electrical box.**

First Notified – 8/2/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 26 - CEB 09-24-146 - Barbara Reid 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 308.01), at **217 Lockhart St.** Violation(s) – **Outside Storage, overgrown grass, damaged roof & missing soffit, debris.**

First Notified – 5/10/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 27 - CEB 09-24-138 - Lisa R Harbin 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), at **765 Greenway PL.** Violation(s) – **Outside storage, damaged fence.**

First Notified – 6/10/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 28 - CEB 09-24-143 - Elliot M Bennett is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **617 Russell Dr.** Violation(s) – **Expired permit (fence).**

First Notified – 5/23/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 29 - CEB 09-24-152 - Cheryl D Miller Raynard L Miller & Robert Miller

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1; Art. 6 Sec. 6.19; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.1.2, 304.14, 305.3, 305.4, 305.6, 504.1, 505.3, 602.3, 603.1, 604.3, 605.4, 702., 702.1, 704.6.1.2.) City Coode Ch# 26 Sec. 26-294, at **541 Cedar St.** Violation(s) – **Damaged soffit, defective exterior surfaces, broken downspout, dirt & grime, expired roof and electrical permits, front door not weather-tight, broken windows, windows that are not easily openable, missing screens, damaged/defective interior surfaces, loose and broken interior staircase railing, missing or inadequate interior doors, nonfunctional plumbing fixtures, exposed plumbing, no active water account, no heat, inoperable appliances (stove, HVAC, refrigerator), defective electrical outlets, broken fixtures, extension cords being used as permanent wiring, interior doors with padlocks, rear door padlocked, obstructed egress(storage blocking walkways, windows with bars) , no working smoke detectors. No rental licenses.**

First Notified – 7/1/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 30 - CEB 09-24-153 - Aklipse Asset Management, INC.

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; City Code Ch # 26 Sec. 26-294., at **234 Reva St.** Violation(s) – **Damaged trim and dilapidated structure in back yard, no rental license.**

First Notified – 4/12/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 31 - CEB 09-24-155 - Affordable Housing 001-010 LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; Art. 6 Sec. 2.H.7.a, at **724 S Caroline St.** Violation(s) – **Damaged carport, trailer in front yard.**

First Notified – 1/29/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 32 - CEB 09-24-156 - Andrew Phillips 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 308.1), at **625 Loomis Ave.** Violation(s) – **Outside storage, trash & debris.**
First Notified – 8/25/2023

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 33 - CEB 09-24-158 - Pioneer Appliance Co. INC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; Art. 6 Sec. 2.H.7.a; City Code Ch # 26 Sec. 26-294, at **1030 Australia Ave.** Violation(s) – **Overgrown grass and outside storage, boat in yard, failure to obtain rental license.**
First Notified – 3/28/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

7. Miscellaneous Business:

CEB 04-20-97 - Locksley Newton - 360 Weaver St is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 107.1, 302.7, 304.2, 505.3), Violation(s) – **Damaged fence, paint fading and peeling, unsecured, no water.** First Notified – 10/21/2019 **Order Imposing Fine/Lien effective August 13, 2020. \$25.00 a day. Compliance = not in compliance. \$100 x 100 days = \$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

DISPOSITION _____
(Daniel Garcia)

8. Adjournment: