

A. Itani (4); S. Kirk (8+LR); J. Stenson (4); R. Butler, Jr (4)  
T. Clig (1); M.A. Jones (3); D. Garcia (7+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](mailto: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.

**October 10, 2024 - 9:00 A.M.**

1. **Call to Order**
2. **Roll Call**
3. **Approval of September 12, 2024, Meeting Minutes**
4. **Disclosure of Ex Parte Communications:**

5. Announcements:

6. Lien Reviews:

LR - 1

**CEB 09-22-205 - LLOTS 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 (Ref. FBC Supp. IPMC 302.3,, 304.10, 304.13, 307.1), at **590 Shady PL**. Violation(s) – **Unpermitted electrical work, HVAC, shed, stucco, windows, interior renovations. missing handrails on hazardous staircase, broken & hazardous concrete driveway**. First Notified– 6/9/2022. **Order Imposing Fine/Lien effective March 9, 2023. \$100.00 a day. Compliance = August 14, 2024. \$100 x 158 days = \$15,000.00, plus \$24.00 recording costs = \$15, 024.00.**

DISPOSITION \_\_\_\_\_

(Sara Kirk)

LR- 2

**CEB 06-24-90 - Twin Homes 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 ( Ref. FBC Supp. IPMC 305.6,504.1) and City Code Ch. 26 Sec. 26-294, at **1401 3rd St** Violation(s) – **Work without a permit (Interior renovations), Dilapidated door in bathroom, bathroom sink stopped up and kitchen sink leaks**. First Notified – 3/25/2024 **Order Imposing Fine/Lien effective July 11, 2024. \$200.00 a day. Compliance = September 5, 2024. \$200 x 56 days = \$11, 200.00 plus \$24.00 recording costs = \$11, 224.00.**

DISPOSITION \_\_\_\_\_

(Roosevelt Butler, Jr)

**CONTINUED CASES:**

**CASE # 1 - 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 # 2 - CEB 05-24-71 - Gary George & Heidi Robinson** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **520 Poinsetta Rd.** Violation(s) – **No permit for interior renovation.**  
First Notified – 12/5/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 3 - 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, house numbers, damaged soffit, boarded up window.**  
First Notified – 6/17/2024

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 4 - 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:* Impose Fine

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

**CASE # 5 - CEB 09-24-151 – John Alexander 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:* Impose Fine

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

**CASE # 6 - 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 # 7 - 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 # 8 - 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) – **Abandoned 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.**

First Notified – 2/16/2024

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 9 - 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.**

First Notified – 3/13/2024

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Daniel Garcia)

**CASE # 10 - 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.**  
First Notified – 5/31/2024

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 11- 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:* Impose Fine

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

**CASE # 12 - 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:* Impose Fine

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

**CASE # 13 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams, Sr** 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 **524 S Lanvale Ave.** Violation(s) – **Unpermitted renovations, exposed surfaces, missing garage door and missing trim.**  
First Notified – 7/19/2022

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 14 - CEB 05-24-83 - Romella I.N.T Corp** 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 301.3, 308.1), at **1144 Australia Ave.** Violation(s) – **No windows, roof, doors and damaged porch, expired demo permit, permit cancelled ( roof, electric, plumbing, ac) blighted and unsecured structure.**

First Notified – 2/22/2024

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 15 - CEB 06-24-92 - Keep Investment INC,** 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 301.3, 304.13, 304.14), at **642 Eldorado St.** Violation(s) – **Interior demolition without permit issued, unsecured & unsanitary vacant structure, no windows or doors, ripped screens, peeling paint, dirt & grime, rotted wood.**

First Notified – 12/26/2023

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 16 - 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.**

First Notified – 4/12/2024

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 17 - 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 and overgrown grass, damaged roof & missing soffit, debris.**

First Notified – 5/10/2024

*ACTION TO BE TAKEN:* Impose Fine

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

**CASE # 18 - 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:* Impose Fine

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

**CASE # 19 - 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:* Impose Fine

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

**CASE # 20 - 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)

**New Cases:**

**CASE # 21 - CEB 10-24-161 - Gloria Dickerson** 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, 304.4, 304.6, 304.13, 304.13.2, 304.14, 304.15, 604.3 ) City Code Ch. 66 Sec 66-61., at **623 State St.** Violation(s) – **Outside storage and landscaping maintenance, rotten wood, peeling paint, unsecure opening. damaged chain link fence, openings in concrete walls, broken/ missing windows glass, inoperable windows, damaged /missing window screens, damaged exteriors, settling concrete blocks over opening, damaged roof and drip edge, hanging electrical conduit.**

First Notified – 7/18/2024

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

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

**CASE # 22 - CEB 10-24-171 - Karol Zarinana** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at **834 Marion St.** Violation(s) – **No permit (garage).**

First Notified – 7/17/2024

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

DISPOSITION \_\_\_\_\_  
(Tom Clig)

**CASE # 23 - CEB 10-24-166 - Vernon W Bennett, Jr.** 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.7a, at **345 Hartford Ave.** Violation(s) – **Outside storage, parking in the yard on unimproved surfaces.**

First Notified – 12/21/2023

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

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

**CASE # 24 - CEB 10-24-168 - Yonervy Viera Lorenzo** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a, at **1301 3rd St.** Violation(s) – **Commercial vehicle parked at residence. Vehicle with no tag. Parking on the grass.**

First Notified – 8/7/2024

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

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

**CASE # 25 - CEB 10-24-169 - B. Paul Katz TR B Paul Katz Rev Trust Dated 6-10-98** 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.7a, at **1183 Jimmy Ann Dr.** Violation(s) – **Outdoor storage, parking on the grass.**

First Notified – 8/8/2024

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

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

**CASE # 26 - CEB 10-24-170 - Leona Raulerson** 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 **901 Lewis Dr.** Violation(s) – **Unmaintained landscaping, dilapidated fence.**

First Notified – 8/8/2024

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

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

**CASE # 27 - CEB 10-24-163 - Sophie Delannoy** 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 302.1, 304.7), at **669 Kingston Ave.** Violation(s) – **Landscaping maintenance, dirt & grime, trash & debris, damaged roof.**

First Notified – 8/2/2024

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

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

**CASE # 28- CEB 10-24-164 - 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 304.2, 304.3, 304.7), at **723 White St.** Violation(s) – **Unmaintained landscaping, rotten wood, trash & debris, dirt & grime, address numbers, roof damage.**

First Notified – 8/2/2024

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

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

**CASE # 29 - 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:* Continuance from September hearing for Compliance or Non-Compliance

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

**CASE # 30 - CEB 10-24-162 - Brenda Golson and Veletta Corine Goodman** 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, 304.13), at **238 Jefferson St.** Violation(s) – **Overgrown bushes, peeling paint and dirt and grime, boarded windows, damaged soffit and fascia**

First Notified – 5/20/2024

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

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 31 - CEB 10-24-167 - Beatrice M Sims EST C/O Crystal Key Brock** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1, 505.1, 601.2), at **873 Madison Ave.** Violation(s) – **Rubbish and garbage, no water, no electricity.**

First Notified – 6/26/2024

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

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 32 - CEB 10-24-165 - James W Robinson** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 3 Sec. 3.4.S.1, at **1137 Madison Ave.** Violation(s) – **Outside storage, work without permit (driveway).**

First Notified – 6/24/2024

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

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

7. **Miscellaneous Business:**

8. **Adjournment:**