

A. Itani (4); S. Kirk (9+LR); J. Stenson (4); R. Butler, Jr (4+LR)
T. Clig (1); M.A. Jones (2); D. Garcia (7+LR); M. Quinn (2)

Agenda

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

CODE ENFORCEMENT BOARD

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.

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.
---	--	---	--

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.

November 14, 2024 - 9:00 A.M.

1. **Call to Order**
2. **Roll Call**
3. **Approval of October 10, 2024, Meeting Minutes**
4. **Disclosure of Ex Parte Communications:**
5. **Announcements:**

6. Lien Reviews

LR 1

CEB 09-22-205 - LLOTS LLC at **590 Shady PL** 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 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 at **1401 3rd St** 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, Violation(s) –**Work without a permit (Interior renovations), Dilapidated door in bathroom, bathroom sink stoppe up and kitchen sink leaks. Order Imposing Fine/Lien effective July 11, 2024. \$200.00 a day. Compliance = September 5, 2024. \$100 x 56 days = \$11, 200, plus \$24.00 recording costs = \$11, 224.00.**

DISPOSITION _____
(Roosevelt Butler, Jr)

CONTINUED CASES:

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

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Curtis Wiggins)

Code Enforcement Board Meeting
November 14, 2024

CASE # 2 - CEB 08-24-133 - Home Away Investments & Services LLC at **1808 N Halifax Ave.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Total remodel without permits.**

First Notified – 6/4/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mark Jones)

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

First Notified – 4/9/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 4 - CEB 09-24-151 - John Alexander Joe at **628 S Segrave St.** 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), 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 _____
(Mariah Quinn)

CASE # 5 - CEB 09-24-157 - Harold Wayne Benjamin at **549 S Keech St.** 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), Violation(s) – **Outside storage, dirt & grime, trash & debris, damaged shed door, boarded up windows.**

First Notified – 5/31/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

**Code Enforcement Board Meeting
November 14, 2024**

CASE # 6 - CEB 09-24-150 - Walter L & Heidi Patrick at **344 Weaver St.** 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), 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 # 7 - CEB 09-24-160 - Herman L Robinson Jr. at **352 Fulton St.** 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), 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 # 8 - CEB 09-24-159 - Uzair Shuja **116 Emmett St.** 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), 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 # 9 - CEB 09-24-141 - Adiba Shuja at **530 Cannon St** 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., 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.**
First Notified – 2/16/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 10 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at 402 Auditorium Blvd. 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), **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 # 11 - CEB 06-24-93 - Matthew Michaels at 820 N Wild Olive Ave is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, **Violation(s) – Unpermitted work replacing wooden deck on property.**

First Notified – 2/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 12 - CEB 07-24-129 - Coast 2 Coast Promotional Marketing LLC at 224 Zelda Blvd. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., **Violation(s) – Unpermitted property renovations.**

First Notified – 4/22/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 13 - CEB 07-24-97 - Norma Jean Arendt at 829 N Grandview Ave. 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), **Violation(s) – Unmaintained landscaping, boat parking, dilapidated detached garage, peeling exterior paint, damaged roof.**

First Notified – 4/3/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 14 - CEB 09-24-152 - Cheryl D Miller Raynard L Miller & Robert Miller

at **541 Cedar St** 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, 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: Impose Fine

DISPOSITION _____

(Sara Kirk)

CASE # 15 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams, Sr

at **524 S Lanvale Ave.** 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, 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 # 16 - CEB 05-24-83 - Romella I.N.T Corp

at **1144 Australia Ave.** 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), Violation(s) – **Missing (windows, roof, doors), expired demo permit, damaged porch, blighted and unsecured structure.**
First Notified – 2/22/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Sara Kirk)

Code Enforcement Board Meeting
November 14, 2024

CASE # 17 - CEB 06-24-92 - Keep Investment INC, at **642 Eldorado St** 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), 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 # 18 - CEB 09-24-153 - Aklipse Asset Management, INC. at **234 Reva St** 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., 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 # 19 - CEB 09-24-146 - Barbara Reid at **217 Lockhart St** 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), 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 # 20 - CEB 09-24-143 - Elliot M Bennett at **617 Russell Dr** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Expired permit (fence).**

First Notified – 5/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Sara Kirk)

**Code Enforcement Board Meeting
November 14, 2024**

CASE # 21 CEB 09-24-156 - Andrew Phillips at **625 Loomis Ave** 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), Violation(s) – **Outside storage, trash & debris.**
First Notified – 8/25/2023

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 22 - CEB 07-24-124 - Jamie Matthews & Amy-Lyn Hawk Matthews at **575 Live Oak Ave.** 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, 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 # 23 - CEB 10-24-161 - Gloria Dickerson at **623 State St.** 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., 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 – 4/15/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark A. Jones)

CASE # 24 - CEB 10-24-170 - Karol Zarinana at **834 Marion St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., Violation(s) – **No permit (garage).**
First Notified – 7/17/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

Code Enforcement Board Meeting
November 14, 2024

CASE # 25 - CEB 10-24-165 - James W Robinson at 1137 Madison Ave. 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, Violation(s) – **Outside storage, work without permit (driveway).**

First Notified – 6/24/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 26 - 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 # 27 - 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 # 28 - 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 # 29 - 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 # 30 - CEB 09-24-139 - Joseph S Bisquert at **515 Heineman St.** 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), 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)

7. Miscellaneous Business:

8. Adjournment: