

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, Bradford Gonzalez, Kerrie Marsh and Colleen Calnan.

	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.

May 8, 2025 - 9:00 A.M.

1. Call to Order
2. Roll Call
3. Approval of April 10, 2025, Meeting Minutes
4. Disclosure of Ex Parte Communications
5. Announcements

6. Hearing of Cases

7. Lien Review

LR-1

LR-1 - 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, unmaintained landscaping, 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 **Order Imposing Fine-Lien of \$100.00 per day effective February 13, 2025, to a maximum of \$3,400.00 Compliance – March 19, 2025. \$3,400.00 plus \$24.00 recording costs = \$3,424.00.**

DISPOSITION _____
(Mark A. Jones)

Continued Cases

CASE # 1 - CEB 01-25-15 - Matilda Riley at **636 Eldorado St.** 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 308.1), Violation(s) – **Damaged roof, damaged trim & soffit, and debris.** First Notified – 3/29/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 2 - CEB 03-25-53 - Vincent L. Wilson, Sr. at **335 Division St.** 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 – 10/2/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 3 - CEB 03-25-64 - Arnold Dwayne Hery at **624 School St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (tree removal, concrete walkways, new HVAC)**

First Notified – 7/25/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 4 - CEB 04-25-92 - Christy Guyton Lepore Howard at **216 Blanche PL.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 304.6, 308.1), Violation(s)- **Outside storage, unmaintained landscaping, exterior walls stained/faded/deteriorated paint, unregistered & inoperable vehicle, dirt & grime, trash & garbage items.**

First Notified – 11/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Lawanda Tomengo)

CASE # 5 - CEB 04-25-75 - Amy L. Haines at **148 S. Gull Dr.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.), Violation (s) – **Dirt & grime on walls of home, patio screen torn.**

First Notified – 12/17/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Tom Clig)

CASE # 6 - CEB 03-25-72 - Anthony Mclean at **528 Shady PL** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 308.1), Violation(s) – **Junk vehicles, fence in disrepair.**

First Notified – 12/12/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Tom Clig)

CASE # 7 - CEB 03-25-71 - Robin Dale Kingma at **133 Mallard Lane** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.6), Violation(s) – **Junk vehicles, peeling/faded paint** .
First Notified – 1/21/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Tom Clig)

CASE # 8 - CEB 04-25-77 - ASP-Readychem L.L.C at **156 Michigan Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7), Violation(s) – **Dirt and grime, tall grass, outside storage, flaking paint, damaged soffit and fascia boards, rotted window frames, damaged fence.**
First Notified – 10/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Ronald Beeney)

CASE # 9 - CEB 04-25-87 - Maria Quiroz Estate at **574 Essex Rd.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304. 2, 304.6), Violation(s) – **Overgrowth along the fence and north side through the fence, damaged fascia, dirt & grime.**
First Notified – 1/22/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 10 - CEB 03-25-74 - Charles H. Wright & Belinda Wright at **550 Essex Rd.** 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 302.1, 302.7, 302.8, 304.3, 304.15), Violation(s) – **Vehicle parked on grass, peeling paint and damaged exterior surface, no identification numbers on building, rubbish and garbage.**
First Notified – 1/10/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 11 - CEB 04-25-79 - Gary E. Holt at **524 Butler Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 3 Sec. 4.S.1; Art. 6 Sec. 8.G. Violation(s) – **Damaged exterior walls, damaged roof, chipped and peeling paint, enclosed door (without permit), damaged privacy fence.**
First Notified – 12/26/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 12 - CEB 04-25-80 - Blondell M. Ezell at **647 Clark 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, 304.1, 304.2, 304.6, 304.7, 304.10, 304.11, 305.3, 308.1, 504.1 & 506.2), Violation(s) – **Trash & debris under the house, deteriorated exterior walls, rotten wood, peeling paint, deteriorated exterior walls, damaged roof, front porch ceiling collapsing, damaged chimney, and dilapidated flooring. Accumulation of rubbish in the exterior of the property, broken plumbing fixtures, damaged and deteriorated plumbing stack.**
First Notified – 7/25/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 13 - CEB 04-25-81 - Joseph Berg & Mandy Bazey at **215 Bellevue Ave.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No roof permit**
First Notified – 12/12/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 14 - CEB 02-25-44 - Hearthstone Fellowship & Foundation Inc. at **900 N Oleander Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.7, 304.6, 304.13, 304.7), Violation(s) – **Dilapidated driveway, detached garage, exterior walls staining, broken window on front door, damage roof on detached garage.**
First Notified – 6/24/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 15 - 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, boarded exterior doors, peeling/faded paint, damaged roof/gutter.**

First Notified – 8/7/2023

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 16 - CEB 03-25-60 - Janice Hoover Estate at 365 Woodland Ave. is cite for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (garage repairs).**

First Notified – 1/9/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 17 - CEB 03-25-58 - Kenneth E. Klenk and Debra A. Klenk at 740 Derbyshire Rd. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **Work w/out a permit (driveway).**

First Notified – 11/1/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 18 - CEB 01-25-21 - Willie May McCoy Estate at 332 Deeley 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. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.3, 304.7, 304.14, Violation(s) – **Outside storage, dirt & grime, parking in back and side yard, trash and debris, no identification numbers, dilapidated roof, boarded windows.**

First Notified – 10/14/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 19 - CEB 02-25-34 - Gary Holt at **534 Pine 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 304.6, 304.6, 304.7). Violation(s) – **Outside storage & overgrown landscaping, broken windows, damaged exterior walls, damaged soffit.**
First Notified – 9/9/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 20 - CEB 04-25-82 - Felix Matta at **124 Azalea Dr.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Violation(s) – **Outside storage, overgrown landscaping and peeling paint.**
First Notified – 9/26/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 21 - CEB 01-25-11 - Tam Uyen VU Nguyen at **133 Eagle Harbor Way** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1, Violation(s) – **Work without a permit (Installation of pavers).**
First Notified – 9/26/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 22 - CEB 04-25-90 - Merlin Velasquez at **1136 Lakewood Park Dr.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2. H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8), Violation(s) – **Outside storage, illegal parking, dilapidated fencing, junk vehicles.**
First Notified – 2/6/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 23 - CEB 02-25-42 - Jessica Ester Orjulea & Emerson Gabriel Orellana Medina at **1005 Essex Rd.** 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 Violation(s) – **Outdoor storage, illegal parking, no permit (fence).**
First Notified – 11/18/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

New Cases:

CASE # 24 - CEB 05-25-106 - Mohammed Jameel Shaikh at **525 Bellevue Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 302.8, 304.4, 304.7, 304.13), Violation(s) – **Unmaintained landscaping, storage area in disrepair, unlicensed vehicles, windows and doors missing, structure damaged, roof in disrepair.**
First Notified – 2/20/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

CASE # 25 - CEB 05-25-107 - Joseph F. Pouncey at **241 S Franklin St. & # 245** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), Violation(s) – **Semi parked in yard, outside storage, vehicles parked in yard & RV parked in yard, inadequate address numbers.**
First Notified – 5/22/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 26 - CEB 05-25-108 - Ossie B. Lucy at **424 Marion St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 308.1), Violation(s) – **Damaged roof, damaged exterior, broken windows, dilapidated shed, debris.**
First Notified – 9/27/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

CASE # 27 - CEB 05-25-96 - Alexander Contreras at 518 Cannon St. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1). Violation(s) – **Overgrown landscaping, damaged fence, damaged window, garbage/rubbish, trash & debris, dirt & grime, no identification numbers, holes and damages to exterior surface, damaged screens/exterior doors, unfinished interior surfaces, missing interior doors, plumbing fixtures missing and exposed wires, and no stove and work exceeding the scope of the permits.**

First Notified – 1/13/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 28 - CEB 05-25-103 - Darryll F Lucas at 507 Arthur Ave. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.6, 304.10, 304.13, 304.14, 304.2, 308.1), Violation(s) – **Trash & debris, damaged fence, rotted and damaged exterior, damaged steps, damaged windows, missing and damaged screens, peeling & faded paint, rubbish garbage.**

First Notified – 1/13/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 29 - CEB 05-25-104 - Charles McDowell at 504 Fairmount Rd. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, parking on the grass, trailer in the driveway, unmaintained landscaping, unregistered vehicles, inoperable vehicles, unpainted fascia, no identification numbers.**

First Notified – 2/17/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 30 - CEB 05-25-97 - Amanda Singh at 834 Kingston Ave. is cited for failure to correct violations of The Land Development Code, Art 3 Sec 4.S.1.; Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, illegally parked trailers, no permit (fence).**

First Notified – 3/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Daniel Garcia)

CASE # 31 - CEB 05-25-105 - Gary Alford at **141 Pierce Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Peeling paint, dilapidated porch and missing downspouts, dirt & grime on the house.**

First Notified – 3/11/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 32 - CEB 05-25-94 - Eileen M Fichtner TR & Albon R Fichtner Living Trust dated February 4, 2004 at **114 N Gardiner Ct.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 308.2.2), Violation(s) – **Outside storage, boat parked in front yard, damaged vinyl fence, refrigerator being stored in front yard.**

First Notified – 2/13/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 33 - CEB 05-25-95 - LJP Empire Property LLC at **336 Hobart Ave.** is cited for failure to correct violations of The Land Development Code, Art 3 Sec 4.S.1.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 308.1), Violation(s) – **No permit (fence).**

First Notified – 12/3/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 34 - CEB 05-25-99 - James L. Beyea & Phyllis R. Beyea at **120 Azalea Dr.** 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 302.8, 304.7), Violation(s) – **Outside storage, faded paint, dirt & grime, junk vehicles, damage soffit.**

First Notified – 11/14/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 35 - CEB 05-25-110 - James Michael Tripp at **560 White St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, dirt & grime, peeling & faded paint.**

First Notified – 12/20/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 36 - CEB 05-25-100 - Robert Odom Estate at **419 Model St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Overgrown landscaping, outside storage, dirt & grime, peeling paint, dilapidated fence, damaged exterior walls.**

First Notified – 9/9/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 37- CEB 05-25-102 - Charles Slappy at **322 Fulton St.** is cited for failure to correct violations of The Land Development Code, Art 3 Sec 4.S.1.; Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.1,302.8, 304.1, 304.10, 304.12, 304.13, 304.14, 304.15, 305.3, 305.4, 305.6, 308.1, 309.1, 504.1, 505.4, 605.1, 605.4, 702.1, 702.4, 704.6.1.2), Violation(s) – **Outside storage, damaged exterior of building, no permit (shed, roof, and fence), trash & debris, junk vehicles, damaged steps, damaged handrails, damaged window, no screens, damaged exterior doors, damaged interior surfaces, dilapidated flooring, damaged interior doors, pest infestation, inoperable plumbing, inoperable water heater, light fixtures, extension cords, blocked egress, bars (windows), smoke alarms.**

First Notified – 1/22/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

8. Adjournment: