

S. Kirk (4); R. Butler, Jr (3+2LR); D. Garcia (4); M. Quinn (2).
B. Itani (11); T. Clig (3); R. Beeney (2), J. Stenson (1).

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: Turner Hymes, Interim-Chairman; Neil Harrington, Karen Robey, Bradford Gonzalez, Kerri Marsh and Colleen Calnan and Beth Radebaugh.

	<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.

July 10, 2025 - 9:00 A.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of June 12, 2025, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**

6. Board vote for Vice-Chairman

7. Hearing of Cases

8. Lien Review

LR- 1

CEB 01-25-20 - Johnny Noviello at **515 Westmoreland 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. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.3, 304.15), Violation(s) – **Outside storage, overgrown landscaping, dirt & grime, parking on unapproved surfaces (front & back), trash & debris, dilapidated fence, junk vehicle, dilapidated metal door, visible identification numbers (color).** First Notified – 7/5/2024 **Order Imposing Fine/Lien effective February 13, 2025. Compliance M a y 1 , 2 0 2 5 , \$100.00 a day x 100 days = \$7,700.00. plus \$24.00 recording costs = \$7,724.00.**

DISPOSITION _____
(Abrianna Itani)

LR-2

CEB 02-21-54 - Tenia Elizabeth Taylor & Angela K Kohn (new owner) Kelvi Aucaquizphi at **937 Glenwood 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 301.3, 304.7, **Violation(s) – Roof damaged and landscaping.** First Notified – 6/15/2020 **Order Imposing Fine/Lien effective March 3, 2021. Compliance M a y 9 , 2 0 2 5 , \$200.00 a day x 100 days = \$10,000.00. Lien interest \$1,948.00 plus \$24.00 recording costs = \$11,972.00.**

DISPOSITION _____
(Roosevelt Butler, Jr.)

LR-3

CEB 11-22-262 - Christy Anna Nhung is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **934 Derbyshire Rd** Violation(s) – **Outdoor storage and landscaping front and back yard**. First Notified – 9/21/2022 **Imposing Fine/Lien effective January 12, 2023. Compliance Date April 30, 2025. \$250.00 a day x 60 days = \$15,000.00. Lien interest \$1,644.30 plus \$24.00 recording costs = \$16,668.30.**

DISPOSITION _____
(Roosevelt Butler, Jr.)

Continued Cases

CASE # 1 - 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 # 2 - CEB 03-25-60 - Janice Hoover Estate C/O Holly Hoover at **365 Woodland Ave.** is cited 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 # 3 - CEB 05-25-94 - Eileen M Fichtner TR & Albon R Fichtner Living Trust 2-4-04 & Melaine M Kirtland TR & Eileen M Fichtner Living Trust 2-4-04

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 stored in front yard.**

First Notified – 2/13/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Ronald Beeney)

CASE # 4 - CEB 07-21-223 - Tracy Smith at **605 Willie Dr.** 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 304.7, 304.13), Violation(s) – **Damaged roof, missing siding, bare surfaces, damaged doors & windows.**

First Notified – 8/4/2020

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 5 - CEB 03-25-64 - Arnold Dwayne Hervy 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 # 6 - CEB 06-25-111 - Rodney Merrill Loker and Catherine A Mede at **1213 Margina Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7. a; Art. 3 Sec. 3.4.S.1, Violation(s) – **Utility trailer in driveway, no permit (shed).**

First Notified – 4/21/2025

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 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 # 9 - 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 # 10 - CEB 06-25-106 - Miguel Atariguana at **630 May St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1.; Art. 6 Sec. 2.H.7. a; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.7), Violation(s) – **Outside storage, peeling paint, dirt & grime, parking on the grass, no permit (shed & roof)**.
First Notified – 11/29/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 11 - CEB 06-25-108 - Progressive Home Investment Inc. at **560 Model**

St. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., Violation(s) – **Work w/o permit (fence).**

First Notified – 1/13/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Abrianna Itani)

CASE # 12 - CEB 06-25-109 - Robert E. Leibig at **1307 Moore 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.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.C (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, dirt & grime, faded paint, boarded window, work without permit (roof), trash & debris.**

First Notified – 4/11/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Abrianna Itani)

CASE # 13 - 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, damages to exterior surface, damaged screens/exterior doors, unfinished interior surfaces, missing interior doors, plumbing fixtures missing and exposed wires, no stove and work exceeding the scope of the permits.**

First Notified – 1/13/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Daniel Garcia)

CASE # 14 - 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: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 15 - CEB 02-25-30 - Pablo Raffaghelli PA at **1158 Hampton Rd.** 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 304.3), Violation(s) – **No permit (closed in the garage, added electrical fixtures on the exterior, installed new exterior doors and windows), no identification numbers.**

First Notified – 11/15/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Daniel Garcia)

CASE # 16 - 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), – **Vehicle parked on grass, peeling paint, 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)

CEB New Cases

CASE # 17 - CEB 07-25-130 - Mark Petrane at **33 N. Peninsula Drive** 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) – **Disabled vehicle and peeling paint.**
First Notified – 4/24/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 18 - CEB 07-25-119 - Peter John Barnes & Joyce E. Evans at **746 S. Palmetto Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 304.12, 304.13), Violation(s) – **Dirt & grime, broken fascia, rusted shed, damaged fencing, dilapidating handrail & broken window frames.**
First Notified – 2/28/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 19 - CEB 07-25-118 - Ynu Investments LLC at **1332 Hillcrest Drive** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 2.H.7.a. (Ref. FBC Supp. IPMC 302.8, 304.1), Violation(s) – **Outside storage, vehicles on grass, inoperable vehicle, damaged & dirty fascia.**
First Notified – 4/25/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Daniel Garcia)

CASE # 20 - CEB 07-25-126 - Fay Annetta & Michael Earl Mason at **146 Eagle Harbor Way** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (pavers).**
First Notified – 5/12/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 21 - CEB 07-25-113 - Delbert D. & Kerrian Gayle at **925 Niles Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.1, 302.8, 304.7), Violation(s) – **Outside storage, trash in yard, junk vehicles, roof in disrepair.**

First Notified – 5/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Tom Clig)

CASE # 22 - CEB 07-25-124 - Smitha Varghese at **347 S Martin Luther Blvd** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.3, 304.6, 304.7, 304.13, 305.5, 308.1), Violation(s) – **Damaged accessory structure (wall), deteriorated walls, rotted wood, damaged windows and doors, no identification numbers, damaged roof, soffit & fascia, missing handrails, debris.**

First Notified – 4/30/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 23 - CEB 07-25-125 - Minnie Torrence & Patrick A.Torrence at **375 Walnut 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 (Ref. FBC Supp. IPMC 308.1) City Code Ch # 78 Sec 78-42, Violation(s) – **Outside storage, damaged gutter, trash & debris, garbage toter in front yard.**

First Notified – 5/6/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 24 - CEB 07-25-114 - Anthony & Jasodra Rangasammy at **349 Fulton Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (roof and porch).**

First Notified – 2/5/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Abrianna Itani)

CASE # 25 - CEB 07-25-115 - Zabala O Ruben & Viryet Mayra at **516 Pleasant Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.1, 302.7), Violation(s) – **Outside storage, dirt & grime, trash and debris & dilapidated fence.**

First Notified – 3/26/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 26 - CEB 07-25-116 - Celeste Slater, Verlinda Johnson, Shirley Johnson, Donnell Slater, Patricia Slater, Henry Lee Slater & Cynthia Slater at **325 Fulton Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1.; Art. 6 Sec. 19.A.3; (Ref. FBC Supp. IPMC 302.1, 302.7, 304.3, 304.7), Violation(s) – **Outside storage, no permit (fence), trash & debris, dilapidated fence, no identification numbers & damaged roof.**

First Notified – 3/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 27 - CEB 07-25-117 - Robert Shulter EST, Doris Taylor, Debra Torrence, Ronald Ancrum, Linda Hart, Andrea Lee, Delores Gibson, Matthew Riggins & Lou Betty Smith EST at **418 N. Lincoln Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.7), Violation(s) – **Outside storage, dirt & grime, faded paint, dilapidated fence, damaged (roof, fascia, and soffit).**

First Notified – 10/23/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 28 - CEB 07-25-129 - Dominick Tesoriere & Carolyn C. McWhorten at **37 N. Hollywood Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 6.19.C; Art. 6, Sec. 8.G. (Ref. FBC Supp. IPMC 302.3), Violation(s) – **Outside storage, overgrown landscaping, boarded up windows, damaged wall & damaged driveway.**
First Notified – 9/27/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 29 - CEB 07-25-122 - Michael Turturro at **730 Flanders Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H. 7 a; Art. 6 Sec. 19.A.4, Violation(s) – **Dirt & grime, parking on the front lawn.**
First Notified – 3/26/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 30 - CEB 07-25-123 - Sharron M Johnson at **1105 Hillcrest 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 (Ref. FBC Supp. IPMC 505.1, 601.2, 603.1, 605.1, 704.6.1.2), Violation(s) – **Outside storage, dirt & grime, no water, no electricity, damaged appliances, light fixtures, smoke detectors.**
First Notified – 2/11/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

9. **Adjournment:**