

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

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-Chairman, Karen Robey, Bradford Gonzalez-Vice Chairman, Kerri Marsh and Colleen Calnan and Beth Radebaugh, Josephine Callis.

	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.

August 14, 2025 - 9:00 A.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of July 10, 2025, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**

5. Announcements

6. Hearing of Cases

Lien Review

LR- 1

CEB 02-20-33 - Jackson T L Trust, Dephrin J Jackson Trust, Truevine Temple Ministries, Inc. at **357 Rose Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4, Violation(s) – **Roof, fascia, peeling paint, dirt & grime.** First Notified – 7/12/2019 **Order Imposing Fine/Lien \$100.00 a day= \$20,000.00 effective March 12, 2020. Compliance date April 14, 2025. Lien interest= \$6,191.39, plus \$24.00 recording costs = \$26, 215.39.**

DISPOSITION _____
(Daniel Garcia)

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, No permit (enclosed door), damaged privacy fence.**
First Notified – 12/26/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

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CASE # 2 - 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: Impose Fine

DISPOSITION _____

(Sara Kirk)

CASE # 3 - 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: Impose Fine

DISPOSITION _____

(Roosevelt Butler, Jr.)

CASE # 4 - CEB 03-25-60 - Janice Hoover Estate 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 # 5 - 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 and damaged.**

First Notified – 5/7/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Tom Clig)

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CASE # 6 - 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: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 7 - 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.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7) Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 304.12, 304.13), Violation(s) – **Dirt & grime, damaged fascia, rusted shed, damaged fencing, dilapidating handrail & broken window frames.**

First Notified – 2/28/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 8- 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: Impose Fine

DISPOSITION _____

(Ronald Beeney)

CASE # 9 - 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)

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CASE # 10 - CEB 06-25-103 - William Warren Thompson Jr at 307 Garden 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 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.7), Violation(s) – **Overgrown landscaping, peeling paint and dirt & grime, damaged fence, no identification numbers & damaged roof.**

First Notified – 8/23/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 11 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 12 - 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, appliances, light fixtures, fire alarms.**

First Notified – 2/11/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

New Cases

CASE #13 - CEB 08-25-134 - Leonard Blasso at **111 Nathan Hale Court** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.4), Violation(s) – **Unmaintained yard, overgrown grass and weeds**
First Notified – 6/23/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

CASE # 14 - CEB 08-25-153 - Debra Eken at **208 Bellevue Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6), Violation(s) – **Holes in exterior wall, peeling paint, missing grout.**
First Notified – 5/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 15 - CEB 08-25-140 - Karen & Sleiman Zogheib at **398 Golf Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.10, 304.12, 304.13.2, 305.3, 305.4, 305.6, 309.1, 309.2, 504.1, 603.1), Violation(s) – **Raw sewage pooling under house, Dilapidated rear deck and handrailing, damaged window, damaged walls and ceilings, and peeling paint, damaged flooring, missing closet doors, infestation of insects, damaged plumbing fixtures, improperly installed plumbing, damaged washer and dryer.**
First Notified – 4/12/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 16 - CEB 08-25-133 - Zoran Lozanovski at **437 Lockhart Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4, **Violation(s) – Damaged soffit, damaged carport.**
First Notified – 10/8/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Sara Kirk)

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CASE # 17 - CEB 08-25-156 - Erinogert Zhutaj at **542 Foote Ct.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1, Violation(s) – **No permit (electrical) for exterior electrical lights.**

First Notified – 6/13/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 18 - CEB 08-25-157 - Susan Thakurdin at **547 Division St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 6 Sec. 6.19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), Violation(s) – **Defective exterior finishes, windows boarded in excess of 120 days, trash & debris.**

First Notified – 2/26/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Sara Kirk)

CASE # 19 - CEB 08-25-135 - 53 Nave LLC at **830 Berkshire Road** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 304.13, 304.7, 308.1), Violation(s) – **Overgrown landscaping, broken window, dilapidated roof, soffit and fascia, garbage and rubbish.**

First Notified – 5/29/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Roosevelt Butler, Jr.)

CASE # 20 - CEB 08-25-136 - O'Deisha C. Williams at **1013 Continental Drive** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **Work without a permit (driveway).**

First Notified – 5/29/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Roosevelt Butler, Jr.)

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CASE # 21 - CEB 08-25-137 - Apryl Prunty at **1605 N. Patrick Circle** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.2, 304.7), **Violation(s) – Dilapidated fencing, dilapidated door, peeling and paint, damaged fascia**
First Notified – 5/29/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 22 - CEB 08-25-141 - Preserved Rose LLC at **569 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 304.7), Violation(s) – **Outside storage and unmaintained landscaping, dirt & grime, damaged roof and fascia.**
First Notified – 5/15/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 23 - CEB 08-25-132 - Francisco Peralta at **456 S. Caroline 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 304.6, 304.14, 304.7 Violation(s) – **Outside storage, overgrown bushes, dirt & grime, damaged exterior wall, missing screens, damaged fascia and gutter.**
First Notified – 11/21/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 24 - CEB 08-25-154 - Sade Shenbanjo at **1222 Peachtree Rd.** 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 304.7), Violation(s) – **Dirt & grime, damaged roof.**
First Notified – 5/4/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 25 - CEB 08-25-142 - John Gilbert and Jonathan P. Tarratt at 716

Flora St. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), Violation(s) – **Overgrown landscaping, dirt & grime, Dilapidated fence.**

First Notified – 9/10/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 26 - CEB 08-25-143 - Fannie Lawrence at 409 Ellsworth St 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. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.13, 305.1, 308.1, 504.1, 605.1, 605.2, 702.4 Violation(s) – **Overgrown landscaping and outside storage, damaged exterior and interior surfaces. parking, dilapidated fence, boarded windows, no screens, no identification numbers, interior surfaces. rubbish & garbage, plumbing, light switch, electrical faceplate, blocked egress.**

First Notified – 12/19/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 27 - CEB 08-25-144 - Evelyn Brown-Carter and Jean Miley at 610

Berkshire Rd 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.7), Violation(s) – **Vehicle parking. no permit (roof), no identification numbers, damaged fascia and soffit.**

First Notified – 4/21/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

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CASE # 28 - CEB 08-25-145 - Jamaal Bell at **545 Spruce St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1; Art 5 Sec. 5.3.C.19.b; 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, 302..07, 302.8), Violation(s) – **Outside storage, parking on the lawn, no permit (windows and fence), trash & debris, dilapidated fence, junk vehicles.**

First Notified – 5/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 29 - CEB 08-25-147 - Sibil M Taylor at **160 Big Ben Dr** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.3), Violation(s) – **Overgrown grass and weeds, identification number not mounted on the front of the structure and /or visible from the public right of way.**

First Notified – 6/17/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 30 - CEB 08-25-149 - David J Blais at **1641 E Shangri La Dr** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), Violation(s) – **Identification numbers not mounted on the front of structure and /or visible from the public right of way.**

First Notified – 4/9/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE# 31 - CEB 08-25-150 - Mariam Realty Group LLC at **521 Division St.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8, 304.1, 304.2, 304.6, 304.7, 304.10, 304.13, 304.14, 604.3), Violation(s) – **damaged fence, parked on the grass, sagging front entrance floor, deteriorated surfaces front door/ chimney, front stairs, broken window glass, screens missing, peeling paint, roof sagging, shingles missing. Circuit panel interior cover removed.**

First Notified – 5/20/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE# 32- CEB 08-25-152 - Michelle & Jeremy Johnson at **309 Georgetowne Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), Violation(s) – **Identification numbers not mounted on the front of structure and /or visible from the public right of way.**

First Notified – 5/13/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

7. **Adjournment:**