

S. Kirk (3); R. Butler, Jr (4); D. Garcia (1); M. Quinn (1). M. Jones (1)
B. Itani (13); T. Clig (4+LR); R. Beeney (1), J. Stenson (5) K. Wexelberg (2).

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.

	<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.

September 11, 2025 - 9:00 A.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of August 14, 2025, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**

6. Hearing of Cases

Lien Review

LR-1

CEB 05-23-71 - Charlotte A & Mary M Stewart at 214 Cedar St. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (REF RBC Suppl IPMC 302.4, 304.2), Violation(s) – **Peeling paint, dirt & grime, east side steps broken, weeds overgrown.** First Notified – 3/14/2023 **Order Imposing Fine/Lien \$200.00 a day= \$10,000.00 effective July 13, 2023. Compliance date June 26, 2025. Lien interest= \$1,398.38, plus \$24.00 recording costs = \$11,422.38.**

DISPOSITION _____

(Tom Clig)

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 02-25-32 - Llewellyn Osborne Adams, Jr at 320 Garden 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 302.1, 302.7, 304.2, 304.7), Violation(s) – **Outside storage, unmaintained landscaping, dirt & grime, damaged fence, peeling paint, damaged roof and soffit.**
First Notified – 5/3/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____

(Mark A. Jones)

CASE # 3 - 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, 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 # 4 - 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: Impose Fine

DISPOSITION _____
(Ronald Beeney)

CASE # 5 - 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: Impose Fine

DISPOSITION _____
(John Stenson)

CASE # 6 - 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)

CASE # 7 - 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: Impose Fine

DISPOSITION _____
(Tom Clig)

CASE # 8 - 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: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 9 - 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: Impose Fine

DISPOSITION _____
(Sara Kirk)

Code Enforcement Board Meeting
September 11, 2025

CASE # 10 - 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: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 11 - 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 # 12 - 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: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 13 - 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 paint, damaged fascia.**

First Notified – 5/29/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 14 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 15 - CEB 07-25-117 - Robert Shulter Estate, Doris Taylor, Debra Torrence, Ronald Ancrum, Linda Hart, Andrea Lee, Delores Gibson, Matthew Riggins & Lou Betty Smith Estate 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 16 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 17 - CEB 02-25-45 - Barbara Lester at 351 Garden 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, Violation(s) – **Overgrown landscaping, work without permit (porch).**
First Notified – 11/22/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 18 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 19 - 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 # 20 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 21 - 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, damaged light switch and electrical faceplate, blocked egress.**

First Notified – 12/19/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 22 - CEB 08-25-144 - Evelyn Carter- Brown 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 23 - 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: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 24 - 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), at **521 Division St.** 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: Impose Fine

DISPOSITION _____
(Karl Wexelberg)

CEB New Cases

CASE # 25 - CEB 09-25-167 - Nicholas W. Welch and Brianna Gillispie at **951 Berkshire Rd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 303.1, 304.2), Violation(s) – **No identification numbers, garbage and rubbish.**

First Notified – 5/28/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 26 - CEB 09-25-163 - 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4, 304.7), Violation(s) - **Outside storage, utility trailer on front lawn, unsecured building, unmaintained landscaping, damaged soffit, fascia, gutter & downspouts.**

First Notified – 7/7/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mark Jones)

CASE # 27 - CEB 09-25-170 - Paul M. Gworek at **314 5th Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 505.3), Violation(s) – **Water account disconnected.**

First Notified – 7/2/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 28 - CEB 09-25-165 - Charlene Thurman at **627 Fremont 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, 302.8, 308.1), Violation(s) – **Overgrown grass, weeds, expired tag on vehicle. trash & debris in back yard.**

First Notified – 7/22/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

CASE # 29 - CEB 09-25-166 - Noemy Lopez **101 N Paul Revere 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, 303.1, 304.2), at Violation(s) – **Unmaintained landscaping, pool water not clear, fence in disrepair.**

First Notified – 7/23/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Tom Clig)

CASE # 30 - CEB 09-25-158 - Common Wealth Trust Services LLC TR 601 Vera Land Trust at **601 Vera 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; Art. 6 Sec. 19.A.4; Art. 3 Sec. 4.S.1., Violation(s) – **Outside storage, dirt and grime & work w/o permit (fencing).**

First Notified – 6/14/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 31 - CEB 09-25-171 - Cathy E Smith is at **533 Arthur Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.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, 605.4), **(Parcel # 5238-18-02-0130) Violation(s) – Parking on the lawn, overgrown landscaping and outside storage, dirt and grime, trash and debris, no identification numbers, damaged soffit, fire hazzard (extension cords).**

First Notified – 6/11/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 32 - CEB 09-25-172 - Ahmad D Crum at **533 N Keech St.** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1., Violation(s) – **Working without permit (plumbing).**

First Notified – 8/6/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 33 - CEB 09-25-164 - Nak Haeng & Jin Sook Cho at **521 White St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Work without permit (roof).**

First Notified – 4/15/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Abrianna Itani)

CASE # 34 - CEB 09-25-159 - Shandra Carreira at **802 N Halifax** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.8, 304.2, 304.3, 304.7), Violation(s) – **Unmaintained landscaping, junk vehicle, peeling paint, address numbers & damaged fascia boards.**

First Notified – 4/8/2024

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 35 - CEB 09-25-160 - Bukowski Allen & Deborah at **420 Golf Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1., Violation(s) – **Unpermitted detached garage being constructed.**

First Notified – 6/17/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 36 - CEB 09-25-161 - Wayne E. Schmidt at **924 N. Peninsula Drive** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.

(Ref. FBC Supp. IPMC 304.2), Violation(s) – **Exterior paint.**

First Notified – 2/22/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

CASE # 37- CEB 09-25-162 - Todd A. Balzarano at **306 Riverview Blvd.** 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 (Ref. FBC Supp. IPMC 301.3, 302.4, 304.7), Violation(s) – **Outside storage, utility trailer on front lawn, unmaintained landscaping, unsecured building, damaged soffit, fascia, gutter & downspouts.**

First Notified – 5/29/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(John Stenson)

7. **Adjournment:**