

S. Kirk (2); R. Butler, Jr (4); D. Garcia (1); M. Quinn (1).  
B. Itani (4); T. Clig (2); R. Beeney (1), J. Stenson (6).

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

# Agenda

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

	<b>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</b>		<b>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</b>
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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.

**October 9, 2025 - 9:00 A.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of September 11, 2025, Meeting Minutes**
- 4. Disclosure of Ex Parte Communications**
- 5. Announcements**

**6. Hearing of Cases**

**Continued Cases**

**CASE # 1 - 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 # 2 - 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 # 3 - 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 exterior surfaces, damaged doors & windows.**

First Notified – 8/4/2020

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

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**CASE # 4 - 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 # 5 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler, Jr.)

**CASE # 6 - 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 # 7 - 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 and weeds, expired tag on vehicle. trash & debris in back yard.**  
First Notified – 7/22/2025

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Tom Clig)

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**CASE # 8 - CEB 09-25-166 – Noemy Lopez at 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), Violation(s) – **Unmaintained landscaping, unsanitary pool, fence in disrepair.**

First Notified – 7/23/2025

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(Tom Clig)

**CASE # 9 - 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 appliances.**

First Notified – 4/12/2025

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 10 - CEB 09-25-159 - Shandra Carreira at 802 N. Halifax Ave** 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(John Stenson)

**CASE # 11 - CEB 09-25-160 - Allen & Deborah Bukowski 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:* Impose Fine

DISPOSITION \_\_\_\_\_

(John Stenson)

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**CASE # 12 - 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. 9.2.A (Ref. FBC Supp. IPMC 304.2), Violation(s) – **Exterior paint.**  
First Notified – 2/22/2025

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 13 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_  
(John Stenson)

**CASE # 14 - 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 # 15 - CEB 07-25-117 - Robert Shulter Estate, Doris Taylor, Debra Torrence, Ronald Ancrum, Linda Hart, Andrea Lee, Delores Gibson, Matthew Riggins & Betty Lou 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 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 # 17 - 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 without permit (fencing).**

First Notified – 6/14/2025

*ACTION TO BE TAKEN:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 18 - 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:* Impose Fine

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**New Cases**

**CASE # 19 - CEB 10-25-178 – Joy Brown-Maxwell, Vivian M. Brown, Tia Watson & Richard Thomas at 425 Maple St** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A ( Ref. FBC Supp. IPMC 301.3, 302.7, 304.13, 304.3, 308.1), Violation(s) – **Unsecured & unsanitary vacant structure, damaged fence, broken windows, inadequate address numbers, trash & debris.**

First Notified – 7/9/2025

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Sara Kirk)

**CASE # 20 - CEB 10-25-174 - Dilena L. Talley at 155 N Lanvale 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. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 605.4), Violation(s) – **Overgrown landscaping, peeling paint, dirt, and grime, parking on the lawn, unsanitary pond, damaged fence, wiring**  
First Notified – 6/26/2025

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Abrianna Itani)

**CASE # 21 - CEB 10-25-176 - Dominique Lynch, Taylor Varner, Kirsta Varner & Doug Varner at 1005 Lewis Dr** 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), Violation(s) – **Overgrown landscaping, parking, junk vehicle.**  
First Notified – 8/8/2025

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler, Jr.)

**CASE # 22 - CEB 10-25-179 - DeHaven J. Carter at 1417 Florida 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, 304.2, 304.13, 308.1), Violation(s) – **Dilapidated fencing, boarded windows, dirt & grime, garbage & rubbish.**  
First Notified – 7/31/2025

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Roosevelt Butler, Jr.)

**CASE # 23 - CEB 10-25-173 - Anthony R. Starnes at 414 S. Palmetto Ave** 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 304.12, 304.2), Violation(s) – **Outside storage, unmaintained landscaping, damaged handrails, peeling paint, dirt and grime.**  
First Notified – 6/12/2025

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Ronald Beeney)

**7. Adjournment:**