

A. Itani (5+1LR); S. Kirk (2); M. Quinn (5); R. Butler (6); R. Beeney (4).
T. Clig (1); J. Stenson (1); L. Tomengo (4); K. Wexelberg (5).

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-Chair, Bradford Gonzalez-Vice Chair, Karen Robey, Katherine 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.

February 12, 2026 - 9:00 A.M.

1. Call to Order
2. Roll Call
3. Approval of January 8, Meeting Minutes
4. Disclosure of Ex Parte Communications

5. Announcements

6. Hearing of Cases

Lien Review

LR-1

CEB 05-22-95 - Brian D Zahn & Tiffany DeJesus at 221 Blanche Place 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) – **Dirt and grime, mildew**. First Notified – 1/20/2022 **Order Imposing Fine/Lien effective June 13, 2024. Compliance September 25, 2024, \$100.00 a day x 100 days = \$10,000.00. plus \$24.00 recording costs = \$10, 024.00.**

DISPOSITION _____ (Tom Clig)

LR-2

CEB 06-21-179 - Janice Pickens at 831 Madison Avenue 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 302.7, 304.7), Violation(s) – **Damaged roof, yard and fence**. First Notified – 6/15/2020 **Order Imposing Fine/Lien effective August 12, 2024. \$100.00 a day x 100 days = \$10,000.00. plus \$24.00 recording costs = \$10, 024.00.**

DISPOSITION _____ (Abrianna Itani)

CEB CONTINUED CASES

CASE # 1 - CEB 01-26-31 - Evelyn Rodriguez at **1405 Mollie Road** is cited for failure to correct violations of The Land Development Code, Art 6 Sec 2.H. 7. a ;, Violation(s) – **Trailer & uhaul storage box.**

First Notified – 12/4/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Tom Clig)

CASE # 2 - CEB 03-25-60 - Janice Hoover Estate at **365 Woodland Avenue** 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 05-25-105 - Gary Alford at **141 Pierce Avenue** 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 on exterior surfaces, 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 # 4 - CEB 04-25-79 - Gary E. Holt at **524 Butler Boulevard** 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 # 5 - CEB 01-26-13 - Ivy Lyn Bibler & Kathryn Leigh Segale at 401 N. Oleander Avenue is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, trash & debris.**

First Notified – 6/4/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 6 - CEB 01-26-01 - Robert Worobec II at 3020 N. Peninsula Drive 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) – **No permit (fence), trash & debris.**

First Notified – 9/28/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Mariah Quinn)

CASE # 7 - CEB 01-26-26 - Sherman N Coleman at 749 Owasso Street is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3, Violation(s) – **Unmaintained landscaping & debris.**

First Notified – 11/21/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 8 - CEB 01-26-27 - David M. Burton & Lazzetta B. Webster at 312 N. Keech Street is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1; Art. 6 Sec. 6.19.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.14), Violation(s) – **Unmaintained landscaping, expired permit, unsecured vacant structure, ripped & missing insect screens.**

First Notified – 8/16/2024

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Sara Kirk)

CASE # 9 - CEB 11-25-212 - Florence L Roane Estate at **1328 Ginsberg Drive** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A 5.3. C.19.b. (Ref. FBC Supp. IPMC 304.7), Violation(s) – **Improper parking (RV), RV with prolonged plumbing and electrical utility connections, roof damage.**

First Notified – 6/6/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Lawanda Tomengo)

CASE # 10 - CEB 01-26-28 - George T. Caffery Estate at **312 N. Hollywood Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.7, 303.1, 304.14, 504.1), Violation(s) – **Outside storage, trash & debris, fire damaged structure, rotted wood, chipped/peeling paint, boarded windows, damaged fence, trash & rubbish, debris accumulation, storage of salvage items, stagnant hot tub, weeds, missing window screens, dilapidated lean-to/carport structure in rear, fire damaged plumbing equipment/pipes at the side of the house.**

First Notified – 4/22/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Lawanda Tomengo)

CASE # 11 - CEB 01-26-29 - Bobbie J. Toliver at **521 Spruce Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.3), Violation(s) – **Damaged roof & porch, rotted wood, dirt & grime, chipped/peeling paint, expired permit for electrical meter and work without permits for property alteration/ renovation. Chipped/peeling paint, rotted wood, dirt & grime. No identification numbers on the structure.**

First Notified – 1/14/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Lawanda Tomengo)

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CASE # 12 - CEB 01-26-30 - Murray Jess at **608 Cedar Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 304.14) City Code Ch # 78 Sec 78-112, Violation(s) – **Unmaintained landscaping, rubbish & debris, damaged/blighted structure, unsanitary/unsafe property conditions, weeds, missing window screens, trash & debris accumulation.**

First Notified – 10/2/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Lawanda Tomengo)

CASE # 13 - 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 # 14 - CEB 01-26-05 - Sejal Patel & Krunal Patel at **331 Mosaic Boulevard** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1, Violation(s) – **Work without permit (pavers).**

First Notified – 8/11/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 15 - CEB 11-25-188 - Andrew Hohner at **630 Marco Street** 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, 304.6, 304.12, 304.3, 308.1), Violation(s) – **Unmaintained landscaping, multiple inoperable vehicles parked in yard, dirt & grime exterior walls, balcony missing guardrails, street identification number not mounted on the front of the structure and/or visible from the public right of way, exterior trash & debris.**

First Notified – 8/6/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Karl Wexelberg)

CASE # 16 - CEB 11-25-190 - Margaret Cleveland Estate at 729 Indiana Street 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), Violation(s) – **Dilapidated fence, Street identification number not mounted on the front of the structure and/or visible from the public right of way.**

First Notified – 8/6/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Karl Wexelberg)

CASE # 17 - CEB 01-26-24 - Taqwa-Hakeem Salih Saeed at 1600 Attucks Court is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Unmaintained landscaping, debris and excess storage.**

First Notified – 10/16/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Karl Wexelberg)

CASE # 18 - CEB 11-25-187 - Gary & Vera Smith at 551 Heineman 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; Art. 3 Sec. 4.S.1.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.6, 304.7), Violation(s) – **Outside storage, dirt and grime, trash and debris, damaged exterior walls, damaged soffit and fascia and work without permit (fence and deck).**

First Notified – 8/15/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 19 - CEB 06-25-103 - William Warren Thompson Jr at 307 Garden Street 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)

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CASE # 20 - CEB 01-26-12 - Hailey Wilkins at **122 Mason Park Drive** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3, Violation(s) – **Overgrown landscaping.**

First Notified – 10/15/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 21 - CEB 01-26-16 - TRSTE LLC TR 531 Model Land Trust at **531 Model Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3; 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, 304.7), Violation(s) – **Outside storage, faded/peeling paint, and dirt & grime, trash & debris, damaged accessory (fence). Junk vehicles, no identification numbers, damaged soffit, fascia and roof.**

First Notified – 9/22/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

CASE # 22 - CEB 01-26-18 - Christina Jones, at **900 Madison Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19. C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.7) City Code Ch # 78 Sec 78-112 Violation(s) – **Unmaintained landscaping, dirt & grime, faded/peeling paint, boarded windows, trash & debris, dilapidated shed & fence, damaged fascia & soffit, Overgrown abutment area.**

First Notified – 9/15/2025

ACTION TO BE TAKEN: Impose Fine

DISPOSITION _____
(Abrianna Itani)

New Cases

CASE # 23 - CEB 01-26-23 - Emerita L. Velaquez & Rosa Berta Hendrix at **646 Marco Street** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Excessive outside storage.**

First Notified – 8/6/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

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CASE # 24 - CEB 02-26-33 - MaryEllen P. Osterndorf at **290 Williams Avenue** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.2), Violation(s) – **Unmaintained Landscaping, peeling paint.**
First Notified – 10/25/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 25 - CEB 02-26-34 - Phillip Joseph Collins at **286 Williams Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4, Violation(s) – **Dirt & grime.**
First Notified – 10/18/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Mariah Quinn)

CASE # 26 - CEB 02-26-32 - John Anthony Ruggiero Trust at **335 Hobart Avenue & # 337** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.7, 304.2, 304.13.2), Violation(s) – **Unmaintained landscaping, outside storage, damaged fence, peeling paint, and covered up windows .**
First Notified – 10/8/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

CASE # 27 - CEB 02-26-39 - Raymond Langlois at **204 Bellevue Avenue** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1, Violation(s) – **Work without permit (fence).**
First Notified – 9/10/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Ronald Beeney)

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CASE # 28 - CEB 02-26-41 - Cathy Y. Hankerson at **611 Marco Street** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.6), Violation(s) – **Dirt & grime, paint missing/peeling.**
First Notified – 7/10/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 29 - CEB 02-26-35 - Apryl Prunty at **1605 N. Patrick Circle** 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 308.1), Violation(s) – **Work without permit (roof), garbage & rubbish.**
First Notified – 12/9/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 30 - CEB 02-26-36 - Catherine R. Crosby Estate at **1029 S. Gertrude Court** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.7, 304.13), Violation(s) – **No identification numbers, broken windows, roof damaged (fascia).**
First Notified – 11/20/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 31 - CEB 02-26-37 - Stephen C. Hinson & David C. Hinson Sr. Estate

at **1010 Cadillac Drive** 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 304.2), Violation(s) – **Outdoor structure, dirt & grime.**

First Notified – 11/20/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

CASE # 32 - CEB 02-26-38 - Anderson Pate Jr. Estate at 1026 S Gertrude

Court 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 304.3, 304.7, 304.13), Violation(s) – **No identification numbers, dirt & grime, broken windows, roof damaged (fascia).**

First Notified – 11/20/2025

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Roosevelt Butler, Jr.)

7. Misc. Business:

8. Adjournment: