

November 13, 2025 - 9:00 A.M.

Members present:

Mrs. Turner Hymes, Chair
Mr. Bradford Gonzales, Vice-Chair
Mrs. Karen Robey
Ms. Katherine Marsh
Ms. Beth Radebaugh
Ms. Josephine Callis
Mr. Robert Riggio, Esquire, Board Attorney

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Denzil Sykes, Code Compliance Manager
Mr. Mark A. Jones, Code Compliance Field Supervisor
Mrs. Abrianna Itani, Code Compliance Inspector
Mr. Karl Wexelberg, Code Compliance Inspector
Mr. Tom Clig, Code Compliance Inspector
Mr. Ronald Beeney, Code Compliance Inspector
Mr. Daniel Garcia, Code Compliance Inspector
Mr. Roosevelt Butler, Code Compliance Inspector
Ms. Sara Kirk, Code Compliance Inspector
Mr. John Stenson, Code Compliance Inspector
Mr. Xavier Campbell, Audio/Video
Mr. Joesph Graves, Audio/Video
Sgt. Shawna Conley, Liaison- Police Officer
Mrs. Brenda Seivwright, Board Secretary

Approval October Minutes by:

 _____ Chairman

The Chair, **Mrs. Hymes**, called the meeting to order at approximately 9:00am. And asked for roll call. **Mrs. Seivwright** called the roll. All board members except were present except for Ms. Calnan, **Mrs. Seivwright** confirmed notification was given in the previous meeting that she wouldn't be here for the November 13, 2025, meeting. **Mr. Gonzalez** made a motion to excuse Ms. Calnan, and **Ms. Radebaugh** seconded the motion, and all agreed. 6-0

Mrs. Hymes asked if everyone had a chance to review the Minutes. **Mrs. Robey** made a motion, and **Mr. Gonzalez** seconded the motion to approve October 9, 2025, Minutes, and all agreed, and the motion approved. 6-0

Mrs. Hymes asked if everyone had a chance to review the Minutes. **Mrs. Robey** made a motion, and **Mr. Gonzalez** seconded the motion to approve October 9, 2025, Minutes, and all agreed, and the motion approved. 6-0

Mrs. Hymes asked if there was any Disclosure of Ex Parte Communications but there was none

Mrs. Hymes asked for the staff to come forward and be sworn in.

Staff was sworn in.

Mrs. Brenda Seivwright made the following announcements.

Pg. 2 LR- 2 CEB 03-19-63 - Edythe P. Fernando at 530 Shady Place via zoom

Pg. 3 CASE # 3 - CEB 05-25-96 - Alexander Contreras at 518 Cannon Street

Compliance November 12, 2025.

Pg. 4 CASE # 7 - CEB 08-25-135 - 53 Nave LLC at 830 Berkshire Road via zoom

Pg. 5 CASE # 9 - CEB 09-25-172 - Ahmad D Crum at 533 N. Keech Street

Compliance November 7, 2025.

Pg.5 CASE # 10 - CEB 10-25-174 - Dilena L. Talley at 155 N. Lanvale Avenue

Compliance November 10, 2025.

Pg. 7 CASE # 18 - CEB 11-25-208 - Karim Buhagiar at 121 Westwood Drive

Compliance November 12, 2025.

Pg. 8 CASE # 21 - CEB 11-25-189 - Central Florida Realty & Property Management, LLC

At 639 Marco Compliance November 12, 2025.

Pg. 9 CASE # 23 - CEB 11-25-191 - Daniel G. Langton at 428 Pelican Avenue

Compliance November 12, 2025.

Pg. 9 CASE # 25 - CEB 11-25-205 - Wayne K. & Franshawn D. Gordon at 1383 Vine Street

Compliance November 6, 2025.

Pg. 9 CASE # 26- CEB 11-25-198 - Natalia Goyanes at 140 Brasswood Court

Compliance November 6, 2025.

Pg.10 CASE # 27 - CEB 11-25-199 - Elias Ceruso Trust Sabatino Ceruso Revocable Living Trust at 449 Dagoon Holly Drive Compliance November 6, 2025.

Pg. 11 CASE # 31 - CEB 11-25-214 - Dorothy R. Colbert at 600 Tucker Street via zoom with a witness also on zoom

Pg. 13 CASE # 39- CEB 11-25-195 - Angela & Daniel Wells at 501 N. Lincoln Street zoom

Pg. 13 CASE # 40 - CEB 11-25-204 - Blanca M Santana Medina at 311 Garden Street Compliance November 10, 2025.

Pg. 13 CASE # 41- CEB 11-25-196 - Nancy Sack at 1053 Hampton Road via zoom

Mrs. Hymes explained the process of the proceeding and the cases were heard according to the way they were called. if They're any Attorneys/Police officers present will be heard first and called out of order of the agenda. And there were two cases that are going to called out order at the chair's discretion.

Per audio/video's made a request to was paused the meeting for aproximately 10 minutes, meeting resumed

Lien Review

LR- 1

CEB 07-24-118 - Louis Dellacamera at **350 Fulton 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7) and City Code Ch. 26 Sec. 26-294, Violation(s) – **Outside storage, dirt & grime, damaged fascia & soffit, no rti.** First Notified – 2/29/2024

Order Imposing Fine/Lien \$25.00 a day x 376 days= 9,400.00 effective September 12, 2024. Compliance date September 23, 2025. plus \$24.00 recording costs = \$9,424.00

Gregory McMillian Property Manager with a notarized permission letter to speak for Louis Dellacamera

Inspector Daniel Garcia testified to the status of the case and made a recommendation that no reduction be given.

Board Action: **Mr. Gonzalez** made a motion to accept the city recommendations to deny a reduction of the Lien. **Ms. Callis** seconded the same, and all agreed, and the motion was approved. **6-0**

LR-2

CEB 03-19-63 - Edythe P. Fernando at **530 Shady Place** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC

301.3, 302.4, 304.2, 304.3, 304.7, 505.1), Violation(s) – **Vacant structure, weeds, protective treatment, premises identification, roof and drainage and water system.** First Notified – 1/11/2019 **Order Imposing Fine/Lien \$100.00 a day x 150 days= 15,000.00 effective April 11, 2019. Compliance date September 30, 2025. Interest \$1,331.10 plus \$24.00 recording costs = \$16,355.10 minus payment tax deed sale - \$7,58.777 remaining balance= \$8,696.33**

Inspector Tom Clig testified to the status of the case and made a recommendation of reduction to 50% percent of \$ 8, 696.33

Ms. Lara Franciso owner sworn in via zoom.

Mr. Gonzalez left the chambers at 9:41am

Board Action: **Ms. Callis** made a motion to accept the city recommendations for a reduction of 50% of the Lien to \$ 4,348.17 said amount of and a payable in 30 days made. **Ms. Callis** withdrew previous motion and then made a new motion to accept the city recommendations for a reduction of 50% of the Lien to \$ 4,348.17 said amount of and a payable in 30 days made if not paid lien will revert to the original amount. **Ms. Marsh** seconded the same, and all agreed, and the motion was approved. **5-1 Gonzalez not present**

Continued Cases

CASE # 37- CEB 11-25-186 - Bark Real Estate LLC at 748 Berkshire Road 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.7), Violation(s) – **Dirt & grime, peeling paint, work without permit (building permit), damaged exterior walls, damaged roof.** First notified -8/14/2025.

Sid Vihlen Attorney representing respondent

Inspector Abrianna Itani testified to the status of the case, last inspection was November 6, 2025, she has not spoken to the owner but has spoken to the attorney and he explained the building in being demolished and permit has been submitted for that staff recommend compliance due the January cutoff which is December 31, 2025.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until, **December 31, 2025, to** come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Callis** seconded the same motion and all agreed, and the motion approved **6-0**

CASE # 35 - CEB 11-25-184 - 621 Vera Land Trust at **621 Vera Street** 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. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), **Violation(s) – Outside storage, parking on the lawn, trash and debris, work with out permit (roof)** First Notified – 7/14/2025.

David Spearin-witness was sworn in but there's no authorization to speak on behalf of the respondent.

Inspector Abrianna Itani testified to the status of the case, last inspection was November 6, 2025, and everything was in compliance except the permit the property remains in non-compliance, she has not had any contact with the owner, she only spoken to Mr. David Spearin Staff recommend full compliance due December 3, 2025.

BOARD ACTION: Ms. Callis made a motion to accept the city's recommendation to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until, **December 3, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Marsh** seconded the same motion and all agreed, and the motion approved **6-0**

CASE # 1 - CEB 10-25-178 - Joy Brown-Maxwell, Vivian M. Brown, Tia Watson & Richard Thomas at **425 Maple Street** 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 identification numbers, trash & debris.** First Notified – 7/9/2025

Inspector Sara Kirk testified to the status of case; she's had no contact, but some progress demo permit has been obtained and approved. Staff recommended the amend until December 31, 2025, cutoff.

BOARD ACTION: Mrs. Robey made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Mr. Gonzalez** seconded the same, and the motion was approved. **6-0**

CASE # 2 - CEB 08-25-140 - Karen & Sleiman Zogheib at **398 Golf Boulevard** 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

Sleiman Zogheib sworn via zoom

Inspector John Stenson testified to the status of case; property is vacant. Staff recommended to amend until January cutoff

Attorney Diaz asked respondent to clarify his legal name as Sly was his nickname, he was re-sworn with legal name as Sleiman Zogheib and he is the owner.

BOARD ACTION: Ms. Callis made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting

for consideration of a fine up to \$1,000 per day. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

CASE # 3 - CEB 05-25-96 - Alexander Contreras at **518 Cannon Street**
Compliance November 12, 2025.

CASE # 4 - 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, dilapidated porch and missing downspouts, dirt & grime on the house.**

First Notified – 3/11/2025

Gary Alford owner and Nicole Consoazio Case worker transformation 386 both were sworn in.

Inspector Ronald Beeney testified to the status of case; he's had contact with the case worker and respondent has been awarded \$250,000.00 for a rebuild. Staff recommended to amend until February cutoff.

BOARD ACTION: Mrs. Robey made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **February 4, 2026**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

Gonzalez left chamber at 10:15 am and returned at 10:18 am

CASE # 5 - CEB 10-25-173 - Anthony R. Starnes at **414 S. Palmetto Avenue** 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 and unmaintained landscaping, damaged handrails, peeling paint. dirt & grime.**

First Notified – 6/12/2025

No respondent present

Inspector Ronald Beeney testified to the status of case; he's no had contact with owner, no progress. staff recommended imposing a fine of \$100.00 per day up to a maximum of \$10,000.00

BOARD ACTION: **Ms. Radebaugh** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective November 13, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Ms. Marsh** seconded the same, and all agreed motion was approved. **5-1 Gonzalez not present to vote.**

CASE # 6 - 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

Tam Uyen Vu Nguyen owner and Khoi Vu respondent's husband were both sworn in.

Inspector Roosevelt Butler testified to the status of case. since the august hearing he's had contact with the owner and have hired a new contractor who pulled a fence permit instead of the pavers. Staff recommended to amend until January cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **December 31, 2026**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Ms. Marsh** seconded the same, and all agreed motion was approved. **6-0**

CASE # 7 - 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

Eza Safideieh sworn in via zoom.

Inspector Roosevelt Butler testified to the status of case. since the august hearing he's had contact with the owner, who has meet with building department and they've decided not to condemn but the owner must get a permit to rebuild. Staff recommended to amend until January cutoff.

Mr. Safidieh explained his process with building department.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **February 4, 2026**, to come into compliance or be returned to a

subsequent meeting for consideration of a fine up to \$1,000 per day. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

CASE # 8 - 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 & grime and work without permit (fencing)**. First Notified – 6/14/2025

No respondent present

Inspector Abrianna Itani testified to the status of the case; states since the october hearing she has had contact and there's been progress, last inspection was November 6, 2025 and results was non-compliance Staff recommended to amend until January cutoff.

BOARD ACTION: Ms. Callis made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

CASE # 9 - CEB 09-25-172 - Ahmad D Crum at **533 N. Keech Street** 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

Compliance November 7, 2025

CASE # 10 - CEB 10-25-174 - Dilena L. Talley at **155 N. Lanvale Avenue** 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 & grime, parking on the lawn, unsanitary (pond), damaged fence, wiring**. First Notified – 6/26/2025

Compliance November 10, 2025

New Cases

CASE # 11 - CEB 11-25-207 - William F. Murphy at **341 Taylor Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3, Violation(s) – **Unmaintained landscaping, dirt & grime, and outside storage**. First Notified – 8/21/2025

No respondent present.

First Notified – 8/21/2025

No respondent present.

Inspector Ronald Beeney testified to the status of case, last date of reinspection was November 12, 2025, and result was non-compliance there's been no contact from the owner Staff recommended non-compliance with compliance due next cutoff.

BOARD ACTION: **Ms. Radebaugh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 12- CEB 11-25-200 - Mary Lee Radovich at **304 Jessamine Boulevard** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1, Violation(s) – **Work without permit (driveway apron)**. First Notified – 9/29/2025

No respondent present.

Inspector Mark Jones Field Supervisor testified to the status of case, field generated case, and result was non-compliance there's has been contact from the owner property is occupied. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 13 - CEB 11-25-210 - J & G Investment Group Inc. at **628 Willie Drive** 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) – **Missing fence pickets, No identification numbers**. First Notified – 8/25/2025

No respondent present.

Inspector Sara Kirk testified to the status of the case, case was a compliant driven generated case site visit November 12, 2025. Property remains in non-compliance there's been no contact with the owner. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: Ms. Radebaugh made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mr. Gonzalez seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 14 - CEB 11-25-192 - Matthew E. Scott, Anthony R. Scott & Cassandra R. Scott at **370 Hartford Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 8.G; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), Violation(s) – **Unmaintained landscaping, sagging roof, dilapidated fence and decking, peeling paint, unsured pool, fencing is down around the pool, piles of trash and debris.** First Notified – 7/25/2025 **Victoria Zinn attorney representing respondent.**

Inspector Mariah Quinn testified to the status of the case, was a compliant driven generated case, no contact from the property owner recommends non-compliance for the unsecured pool by November 16, 2025. And all the remaining violation to be in compliance by December 31, 2025. When she visited the site there was a temporally sagging fence, but it was not safe to keep someone out. Staff recommended non-compliance with compliance due January cutoff.

Mr. Riggio- Board attorney mention to the board that he believed that it was a felony, which is a serious violation for them not to have a fence that meets the requirement as specified by the statute.

Victoria Zinn states that's the reason her clients attempted to retain a fencing company, and the fencing company suggested the temporally fence for the time being until they can erect a proper fence it was erected due to strong winds in did lean. And there are both probate and unlawful detainer action that were instituted as the result of the death the prior owner of the property she continued to explain of the circumstances the respondents are facing and the process of access to the property.

With continued efforts to comply with and rely on the fence company to put up the proper fence.

Melissa Diaz city attorney advised since they weren't notified until they gain possession there's no relevance to this case.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **November 16, 2025**, for the pool to be secured life-safety as to the city standards and the remaining violations **December 13, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Ms. Radebaugh seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 15 - CEB 11-25-193 - Humberto L. Colon and Linnette Vera at **288 Boylston Avenue** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), Violation(s) – **Disabled vehicle parked in driveway** First Notified – 7/12/2025

No respondent present

Inspector Mariah Quinn testified to the status of the case, was a compliant driven generated case, no contact from the property owner Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Radebaugh** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE #16 - CEB 11-25-201 - Louai K. Khugia at **1425 Mardrake Road** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a (Ref. FBC Supp. IPMC 302.4, 302.8, 304.2), Violation(s) – **Parking boats on grass, overgrown lawn, expired & no tag (vehicle) failure to maintain fence**. First Notified – 10/1/2025

Louai K. Khugia was sworn in.

Inspector Tom Clig testified to the status of the case, was a compliant driven generated case, there was some phone contact from the property owner some vehicles were moved he's in partial compliance. Staff recommended non-compliance with compliance due December cutoff.

BOARD ACTION: **Ms. Callis** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 3, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 17 - CEB 11-25-202 - Inspire Innovation LLC at **937 Benecia Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A; City Code Ch.# 78 Sec 78-112 (Ref. FBC Supp. IPMC 302.4, 302.7, 304.3, 304.4), Violation(s) – **Overgrown bushes & weeds, outside storage, porch and garage collapsed, no identification numbers, wood damage (home, porch, and garage), abutting right of way overgrown**. First Notified – 8/27/2025

No respondent present.

Inspector Tom Clig testified to the status of the case, was a field generated case, there was no contact until November 13, 2025, owner came to office to explain the plans for the property. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 18 - CEB 11-25-208 - Karim Buhagiar at **121 Westwood Drive** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a, Violation(s) – **Boat & truck on west lawn**. First Notified – 10/6/2025

Compliance November 12, 2025.

CASE # 19 - CEB 11-25-203 - Frank Farella at **101 Chickadee Court** 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), Violation(s) – **Pool screens torn and in disrepair, dirt & grime, faded paint**.

First Notified – 7/23/2025

No respondent present.

Inspector Tom Clig testified to the status of the case, was a complaint generated case, there was no contact until November 13, 2025, he's had contact with the owner's daughter the owner is deceased, reinspection November 12, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: **Ms. Marsh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 20 - 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

No respondent present.

Inspector Karl Wexelberg testified to the status of the case, this case is a field generated case he's had no contact or progress, reinspection November 7, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: Mr. Gonzalez made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mrs. Robey seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 21 - CEB 11-25-189 - Central Florida Realty & Property Management, LLC at **639 Marco Street** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), Violation(s) – **Fence in disrepair**. First Notified – 8/6/2025

Compliance November 12, 2025

CASE # 22 - CEB 11-25-190 - Margaret Cleveland Estate at **729 Indiana Street** Violation 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), (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

No respondent present.

Inspector Karl Wexelberg testified to the status of the case. This case is a field generated case he's had limited contact with owner, no progress, reinspection November 7, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due January cutoff.

BOARD ACTION: Ms. Callis made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mr. Gonzalez seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 23 - CEB 11-25-191 - Daniel G. Langton at **428 Pelican Avenue** 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) – **Street identification number not mounted on the front of the structure and/or visible from the public right of way**. First Notified – 7/15/2025
Compliance November 12, 2025.

**Code Enforcement Board Minutes
November 13, 2025**

CASE # 24 - CEB 11-25-182 - Sarah A. Flanary at **1356 Continental Drive** 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 302.7, 302.8, 304.2, 304.7, 308.1), Violation(s) – **Overgrown landscaping, dilapidated fencing, junk vehicle, dirt & grime, damaged roof soffit and fascia, garbage and rubbish.** First Notified – 9/11/2025

Elmore Flanary is the son of respondent was sworn.

Inspector Roosevelt Butler testified to the status of case. this case was a field generated case. The last inspection was November 7, 2025, result of inspection was non-compliance he's had contact with children of respondent daughter and the son. Staff recommended non-compliance with compliance by the January cut off.

Mr. Flanary was given option to speak, the only comment made was he's working on it.

BOARD ACTION: **Ms. Marsh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved.

6-0.

CASE # 25 - CEB 11-25-205 - Wayne K. & Franshawn D. Gordon at **1383 Vine Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3, Violation(s) – **Outdoor storage.** First Notified – 8/11/2025

Compliance November 6, 2025

CASE # 26- CEB 11-25-198 - Natalia Goyanes at **140 Brasswood Court** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3, Violation(s) – **Overgrown landscaping.** First Notified – 9/24/2025

Compliance November 6, 2025

CASE # 27 - CEB 11-25-199 - Elias Ceruso Trust Sabatino Ceruso Revocable Living Trust at **449 Dagoon Holly Drive** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3, Violation(s) – **Overgrown landscaping.** First Notified – 9/25/2025

Compliance November 6, 2025

CASE # 28 - CEB 11-25-206 - Brian Sieg at **100 Maplewood Drive** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a, Violation(s) – **Illegal parked RV**. First Notified – 9/6/2025

Brian Sieg was sworn in.

Inspector Roosevelt Butler testified to the status of case. since the last hearing he's had contact with the owner. property remains in non-compliance. Staff recommended compliance, compliance by December 3, 2025.

Mr. Sieg explains the process he's taken, and says he's disable and he ask for more time.

BOARD ACTION: **Ms. Marsh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Radebaugh** seconded the motion, and all agreed, and the motion approved **4-2. No vote Robey/Gonzalez**

CASE # 29 - CEB 11-25-211 - Morning Star Missionary Baptist Church of Daytona Beach Trust at **643 Madison Avenue** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.14, 304.2, 304.3, 304.7), Violation(s) – **Dirt & grime at exterior surfaces, torn window screens, chipped, peeling paint, rotted wood, no identification numbers, damaged, dilapidated roof**. First Notified – 6/2/2025

No respondent present.

Inspector Lawanda Tomengo testified to the status of the case. staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved. **6-0**

CASE # 30 - 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, roof damage**. First Notified – 6/6/2025

Ramona Ponder was sworn in, occupant of the residence, not the owner.

Inspector Lawanda Tomengo testified to the status of the case. staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: Mr. Gonzalez made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mrs. Robey seconded the motion, and all agreed, and the motion approved.

6-0

CASE # 31 - CEB 11-25-214 - Dorothy R. Colbert 600 Tucker Street is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.3, 304.7), at Violation(s) – **Dirt & grime, chipped & peeling paint on exterior surfaces, no identification numbers, roof damage.** First Notified – 4/28/2025

Bennette Lisa Brown, the daughter of respondent and Attorney Luis Pimentel as a witness for this case both was sworn in via zoom the attorney says he is not representing the respondent in this case, but he is representing her in the case against the insurance company.

Inspector Lawanda Tomengo testified to the status of the case. property was vacant but currently it is occupied by a tenant with a copy of the lease from the tenant. staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: Mr. Gonzalez made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mrs. Robey seconded the motion, and all agreed, and the motion approved.

6-0

CASE # 32 - CEB 11-25-215 – Lonnie Davis at **420 Fletcher Avenue** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 3 Sec. 4.S.1. (Ref. FBC Supp. IPMC 304.14, 304.2, 304.3), Violation(s) – **Outside storage, rubbish, trash & debris, overgrown landscaping, expired permit (remodel), missing window screens, chipped/peeling & faded paint at ext. surfaces, no identification numbers.** First Notified – 5/10/2025

James McBride was sworn in. he brought in a written statement from **Lonnie Davis** owner.

Inspector Lawanda Tomengo testified to the status of the case. she's had no contact with the owner there has been some progress items removed from the front of the house and construction storage has by removed from exterior there was a permit on file that expired in system as expired and there has been enough significant progress on the repairs of the property. Staff recommend non-compliance with compliance by the January cutoff.

Melissa Diaz City Attorney asked **Mr. McBride** to clarify respondent's name **Mr. McBride** states Lonnie Davis, and it was corrected from Davis Lonnie to Lonnie Davis moving forward.

Mr. McBride read the letter written by Lonnie Davis to the board for their consideration and mercy and grace and letter acknowledge of Mr. McBride permission to speak in his absence.

BOARD ACTION: **Ms. Callis** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved. **6-0**

CASE # 33 - CEB 11-25-216 - David Cory Mason at **344 N. Frederick Avenue** 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, 304.3, 308.1), Violation(s) – **Outside storage, improper parking (trailer), unregistered and inoperable vehicles, no identification numbers, trash, rubbish & debris.** First notified – 5/12/2025

Rufus Walker, close friend of the respondent was sworn in. who states respondent lives in Atlanta, Georgia and couldn't make here for the hearing. upon him arriving in chambers, he contacted Inspector Tomengo to inform her that he's taken care of the violations and has showed pictures and asked Inspector Tomengo who has agreed to go back out and reinspect the property and she agreed to reinspect on November 13, 2025.

Inspector Lawanda Tomengo testified to the status of the case. Staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved. **6-0**

CASE # 34- CEB 11-25-183 - Anthony Ray Teel **611 North Street** 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 302.7, 304.6, 304.13, 304.13.1, 305.1, 305.6, 504.1, 603.1, 605.1, 605.4), at **Violation(s) – Outside storage, illegal parking on the lawn, dilapidated fence, damaged exterior walls, inoperable windows, damaged glazing, damaged interior surfaces, damaged interior doors, incorrect**

plumbing, unable to operate appliances, non-working electrical outlet, illegal wiring. First Notified – 2/19/2025

Inspector Abrianna Itani testified to the status of the case. tenant compliant case. Staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: **Ms. Radebaugh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved. **6-0**

Case # 36- CEB 11-25-185 - George A. Walton at **841 Kingston Avenue** 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. 19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13), Violation(s) – **Overgrown landscaping, dirt and grime, boarded windows.**
First Notified – 7/23/2025

Stephanie Walton granddaughter of the respondent was sworn in.

Inspector Abrianna Itani testified to the status of the case. field generated case. she's had no contact with the owner. Staff recommend non-compliance with compliance by the January cutoff.

Ms. Walton states she has someone cutting the grass regularly now and the boards are off the widows.

BOARD ACTION: **Ms. Radebaugh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved. **6-0**

CASE # 38 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, work w/o permit-fence and deck, trash and debris, damaged exterior walls, damaged soffit and fascia.** First Notified – 8/15/2025

Gary Smith was sworn in.

Inspector Abrianna Itani testified to the status of the case. Field generated case. Last inspection, November 6, 2025, she had contact with the owner. Staff recommend non-compliance with compliance by the January cutoff.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Ms. Radebaugh seconded the motion, and all agreed, and the motion approved. **6-0**

Mrs. Hymes, the chair left the chambers at 12:09 and the gavel passed to vice-chair Mr. Gonzalez in her absence.

CASE # 39- CEB 11-25-195 - Angela & Daniel Wells at **501 N. Lincoln Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **Work without permit (roof and fence)**. First Notified – 8/21/2025

Angela Wells was sworn in via zoom.

Inspector Abrianna Itani testified to the status of the case. Field generated case. Last inspection, November 6, 2025, she had contact with the owner. Staff recommend non-compliance with compliance by the January cutoff.

Ms. Wells has applied for permit under review

Mrs. Hymes returned to chambers at 12:14

BOARD ACTION: Ms. Radebaugh made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Ms. Marsh seconded the motion, and all agreed, and the motion approved. **5-1 Hymes no vote**

CASE # 40 - CEB 11-25-204 - Blanca M Santana Medina at **311 Garden Street** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1, Violation(s) – **Work w/o permit (carport)**. First Notified – 5/7/2025

Compliance November 10, 2025

CASE # 41 - CEB 11-25-196 - Nancy Sack at **1053 Hampton Road** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Violation(s) – **Overgrown landscaping and outside storage, dirt and grime.**
First Notified – 6/16/2025

No respondent present

Inspector Abrianna Itani testified to the status of the case. compliant generated case. Last inspection, November 6, 2025, result was non-compliance, she's had contact with the owner. Staff recommend non-compliance with compliance by the January cutoff. and respondent is not in agreement about the repairs needed and is not working with her but against her. **Inspector Itani** says she was sick today, that's why she's not here, but she wanted to be here today.

BOARD ACTION: **Ms. Callis** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **December 31, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved.
6-0

Mrs. Robey made a motion to adjourn the meeting, and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved. **6-0**

Adjournment: approximately at 12:20 pm