

**CODE
ENFORCEMENT
BOARD**

City Commission Chambers
301 S. Ridgewood Ave., Daytona Beach, FL 32115

**Members: Mary Louise 'Weegie' Kuendig, Chairman;
Turner Hymes, Vice-Chairman; Neil Harrington, Karen
Robey, and Katherine Marsh, Thomas Mehegan and
Bradford Gonzalez**

August 8, 2024

Members present:

Mrs. Mary Louise "Weegie" Kuendig
Mrs. Turner Hymes
Mr. Neil Harrington
Mrs. Karen Robey
Mr. Thomas Mehegan
Ms. Karrie Marsh
Mr. Charles Cino, Esquire, Board Attorney

Staff present:

Mr. Anthony Jackson, Deputy City Attorney
Mr. Denzil Sykes Code Compliance Manager
Mr. Mark A. Jones Code Compliance Field Supervisor
Mr. Curtis. Wiggins, Code Compliance Inspector
Mr. Daniel Garcia, Code Compliance Inspector
Mr. Roosevelt Butler, Code Compliance Inspector
Ms. Sara Kirk, Code Compliance Inspector
Mr. Tom Clig, Code Compliance Inspector
Mr. John Stenson, Code Compliance Inspector
Mr. Xavier Campbell, Audio/ Video
Mr. Joesph Graves, Audio/Video
Mr. Timothy Blowers, Police Officer - Liaison
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by: Mary Louise "Weegie" Kuendig Chairman

The Chairman **Mrs. Kuendig** called the meeting to order at 9:00 am. And ask for a roll call.
Mrs. Seivwright called the roll.

Roll Call

All board members were present. Except for Mr. Gonzalez, **Mrs. Robey** made a motion to excuse Mr. Gonzalez **Mrs. Hymes** second the motion all agreed 6-0

Approval of June 13, 2024, Meeting Minutes

Prior to the approval of the June 13, 2024, minutes there was a small scrivener's error in the minutes as to the date on the agenda should which was corrected during the meeting after minutes were corrected, they were amended **Mr. Harrington** made motion to approve the minutes as corrected **Mrs. Robey** seconded the motion all agreed 6-0

Disclosure of Ex Parte Communications

There were none.

Announcements:

Mrs. Seivwright read the announcements as follows

Pg. 2 lien review # 2 CEB 03-24-44 scrivener's error as to the spelling of respondent's name from Resham Mahadeo to Resham Mahadeo and also corrections to effective date reads May 9, 2023 is should be May 9, 2024 and compliance date reads June 26, 2022 should be June 26, 2024.

Pg. 3 lien review CEB 11-18-149 - Jerry W. Albro - 209 - Woodland Ave via zoom

Pg. 3 lien Review # 3 CEB 09-21-276 - James R & Bonita B McClough - 920 Lockhart St

Pulled at the respondents request

Pg. 4 CASE # 3 - CEB 05-24-71 - Gary George & Heidi Robinson 520 Poinsetta Rd via zoom

Pg. 4 CASE # 4 - CEB 07-24-120 - Essie Jackson Grayson 845 Wildwood St

Compliance July 31, 2024

CASE # 5 - CEB 07-24-121 - Charles Davis at 1014 Continental Dr

Compliance July 31, 2024

Pg.9 CASE # 22 - CEB 04-24-58 - Leroy & Anthony C Gadson at 526 Cannon St via zoom.

Pg.11 CASE # 29 - CEB 07-24-113 - Florida LLC at 336 Fulton St

Compliance August 5, 2024

CASE # 31 - CEB 07-24-115 - China Master Holdings at 1089 Madison Ave

Compliance August 1, 2024

Pg. 12 CASE # 33 - CEB 08-24-133 - Home Away Investments & Services LLC at 1808 N Halifax Ave Absent due to death in the family

Staff requested a continuance **Mrs. Hymes** made a motion for a continuance of this case until the next meeting which will be September 12, 2024, **Ms. Marsh** seconded the motion all agreed 6-0

CASE # 35 - CEB 08-24-136 - Michael Clark Bonnell at 1800 N Halifax Ave

Compliance August 5, 2024

Staff was sworn in.

Mrs. Kuendig explained the proceedings and the cases were called accordingly.

Anthony Jackson City Deputy Attorney asked to allow the case to heard later to allow the respondent to appear or if they choose to do so now it's up to the board.

LR- 1

CEB 03-23-46 - Briana N Johnson - 1344 Cedar Bluff is cited for failure to correct violations of The Land Development Code, LDC Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), Violation(s) – **Dilapidated fencing**. First Notified – 12/17/2022 **Order Imposing Fine/Lien effective April 13, 2023. \$100.00 a day. Compliance = May 6, 2024. \$100 x 100 days = \$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

No respondent present

Inspector Roosevelt Butler, Jr. testified to the status of the case and the staff's recommendation was to be denied without prejudice

Board Action: Mrs. Hymes made a motion to agree with the recommendation of the city no reduction without prejudice Ms. Marsh seconded the motion, and all agreed, and the motion approved. 6-0.

LR-2

CEB 03-24-44 - Resham Mahadeo - 1906 N Halifax Ave is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.7, 304.13.2, 304.14, 304.15, ,305.3, 305.6, 504.1, 506.2, 602.1, 603.1, 605.2, 605.4, 704.6.1.2, City Code Ch. 26 Sec 26-294., Violation(s) – **Unpermitted AC installation, damaged exterior walls, inoperable windows missing/damaged screens. Damaged front door, damage roof, missing interior doors (closets),damaged plumbing fixture (tub) drainage systems, no heat, inoperable appliances, receptacles covers, electrical wiring (garage) smoke alarms, interior surfaces (ceiling, walls, flooring) lack of rental license and inspection**. First Notified – 1/17/2024 **Order Imposing Fine/Lien effective May 9, 2023 \$200.00 a day. Compliance =June 26, 2022. \$200 x 48 days = \$9,600.00, plus \$24.00 recording costs = \$9,624.00.**

Resham Mahadeo was present and sworn in via zoom and Monica Wilson Attorney

Ms. Wilson requested the city to rescind the lean and wave the fine.

Mr. Anothny City Deputy Attorney rebuttal Ms. Wilson request with discussion.

Inspector John Stenson testified to the status of the case and the staff's recommendation was to reduce the lien to the amount of \$5,000.00 for administrative fees payable in 30 days or the lien will revert to the original amount in full.

The board’s continued discussion

Inspector John Stenson testified to the status of the case and the staff’s recommendation was to reduce the lien to the amount of \$5,000.00 for administrative fees payable in 30 days or the lien will revert to the original amount in full.

LR-3

CEB 11-18-149 - Jerry W. Albro - 209 - Woodland Ave is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.2, 302.1, 302.3, 304.2, 304.13, 308.1), Violation(s) – **Maintenance responsibility, property sanitation, driveway maintenance, protective treatment, boarded windows and doors, rubbish and garbage accumulation.** First Notified – 7/25/2018 **Order Imposing Fine/Lien effective February 14, 2019. \$150.00 a day. Compliance = October 9, 2019. \$150 x 66.6 days = \$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

Sandra Albro (sister-in-law heir to property) present and sworn in via zoom

Inspector John Stenson testified to the status of the case and the staff’s recommendation was to reduce the lien to the amount of \$2,000.00 for administrative fees payable in 30 days or the lien will revert to the original amount in full.

Board Action: **Mrs. Hymes** made a motion to accept the city staff’s recommendation was to reduce duction of \$2,000.00 and payable in 30 days, **Ms. Marsh** seconded the motion and all agreed, and the motion approved. 6-0.

LR-4

CEB 09-21-276 - James R & Bonita B McClough - 920 Lockhart St 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 304.2), Violation(s) – **Unpermitted shed in front yard, peeling paint on exterior surfaces** First Notified – 6/7/2021 **Order Imposing Fine/Lien effective October 14, 2021. \$100.00 a day. Compliance = May 2, 2024. \$100 x 100 days = \$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

Case was pulled per respondent request

Continued Cases:

Cases were heard in the order in which they were called.

CASE # 1 - CEB 07-24-123 - Cody Bill O’Connell & Bradon Dleo 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 302.8), at **117 Palm PI** Violation(s) – **Unmaintained landscaping, fading paint and dirt & grime, junk vehicle.** First Notified – 5/4/2024

No respondent present

Inspector Abrianna Itani testified to the status of the case. since the last hearing there's no contact or no progress. Property is owner occupied Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: Mr. Harrington made a motion to reduce but to accept the recommendation to impose a fine of \$100.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Hymes** seconded the same, and the motion was approved. 6-0

CASE # 2 - CEB 07-24-126 - Alvin Matthew Harris II 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 302.4,302.7) and City Code Ch. 78 Sec. 78-112., at **937 Benecia Ave** Violation(s) – **Outside storage & overgrown landscaping, dilapidated garage, maintain abutment.** First Notified – 7/28/2023

No respondent present

Inspector Tom Clig testified to the status of the case. since the last hearing there's no contact or no progress. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: Mrs. Hymes made a motion to accept the city recommendation to impose a fine of \$200.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Robey** seconded the same, and the motion was approved. 6-0

CASE # 3 - CEB 05-24-71 - Gary George & Heidi Robinson is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **520 Poinsetta Rd** Violation(s) – **No permit for interior renovation.** First Notified – 12/5/2023

Gary George Robinson present and was sworn in.

Inspector Curtis Wiggins testified to status of the case, since the last hearing, he had contact with owner and with progress staff recommends amend until the October cut off.

BOARD ACTION: Ms. Marsh made a motion to accept the recommendation of the city to amend the previous order of non-compliance and allow the Respondents until October 2, 2024, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved **Mrs. Hymes** seconded the same, and the motion was approved. 6-0

CASE # 4 - CEB 07-24-120 - Essie Jackson Grayson is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A.3, at **845 Wildwood St** Violation(s) – **Outdoor storage, illegally parked RV, dilapidated shed.** First Notified – 4/27/2024

Compliance July 31, 2024

CASE # 5 - CEB 07-24-121 - Charles Davis is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **1014 Continental Dr Violation(s) – Outdoor storage, parking, junked vehicles.** First Notified – 5/4/204

Compliance July 31, 2024

CASE # 6 - CEB 07-24-131 - John & Mazie Anthony 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 302.8, 304.2), at **1417 Forest Ave Violation(s) – Outside storage, Unlicensed vehicle, protective treatment to exterior surfaces.** First Notified – 4/20/2024

No respondent present

Inspector Roosevelt Butler, Jr testified to the status of the case. since the last hearing I have had contact, there's been minimal progress. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city recommendation to impose a fine of \$100.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Robey** seconded the same, and the motion was approved. 6-0

CASE # 7 - CEB 06-24-93 - Matthew Michaels is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **820 Wild Olive Ave Violation(s) – Unpermitted work replacing wooden deck on property.** First Notified – 2/23/2024

No respondent present

Inspector John Stenson testified to the status of the case. the permit have been issued and work is now in progress Staff recommended amending it until the September cutoff.

BOARD ACTION: **Ms. Marsh** made a motion to accept the recommendation of the city to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mrs. Robey** seconded same, and motion was approved. 6-0

CASE # 8 - CEB 07-24-128 - Emory Dewey Lyons & Gregory M Lyons & Dwayne M Lyons is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A .3 and City Code Ch. 26 Sec. 26-294 and City Code Ch. 90 Sec. 297-294, at **417 N Oleander Ave Violation(s) – Outside storage, vehicle parked in front yard, failure to obtain a rental license.** First Notified – 3/11/2024

No respondent present

Inspector John Stenson testified to the status of the case. since the last hearing I have had contact, there's as of this morning outside storge has been somewhat removed and there

remains quite a few violations to be addressed. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: Mrs. Hymes made a motion to accept the city recommendation to impose a fine of \$200.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr. Harrington seconded the same, and the motion was approved. 6-0

CASE # 9 - CEB 07-24-129 - Coast 2 Coast Promotional Marketing LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at **224 Zelda Blvd.** Violation(s) – **Unpermitted property renovations.** First Notified – 4/22/2024

No respondent present

Inspector John Stenson testified to the status of the case. he has had contact with the owner and the permit have been submitted and no more work going and they're waiting for the permit to come out, property is vacant. staff recommended to amend to September cutoff.

BOARD ACTION: Mrs. Robey made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day Mrs. Hymes seconded same, and motion was approved. 6-0

Anthony Jackson requested for a moment to introduce the new **City Attorney David Dixon** who is the primarily police legal advisor and probably be doing some of Code Enforcement as well.

CASE # 10 - CEB 07-24-130 - Timothy Cropper Jr is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **217 Euclid Ave** Violation(s) – **Parking in front yard, junk vehicle, expired tag.** First Notified – 1/2/2024

No respondent present.

Inspector John Stenson testified to the status of the case. No contact and no progress Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: Mrs. Hymes made a motion to accept the recommendation of the city to impose a fine of \$200.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. Ms. Marsh seconded the same, and the motion was approved.6-0.

CASE # 11 - CEB 07-24-132 - Jae Louise Gates & Jeffrey Michael Gates 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 304.2, 304.13), at **222 N Hollywood Ave** Violation(s) –**Unmaintained landscaping, broken door window, peeling and faded paint throughout the exterior of the structures, unsecured detached garage.** First Notified – 6/5/2024

No respondent present.

Inspector John Stenson testified to the status of the case. one time contact and no progress and property remains. As of August 8, 2024, property remains in non-compliance. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the recommendation of the city to impose a fine of \$100.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Robey** seconded the same, and the motion was approved. 6-0.

CASE # 12 - CEB 09-22-204 - Bonnie Boudreau Keating is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **606 S Lanvale Ave** Violation(s) – **Unpermitted accessory structures**. First Notified – 3/28/2022

Bonnie Keating was present and sworn.

Inspector Sara Kirk testified to the status of the case. since the last hearing she had contact permit has been issue and it's scheduled for August 9, 2024, final inspection. Staff recommended to amend to September cutoff for compliance.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mr. Harrington** seconded same, and motion was approved. 6-0

CASE # 13 - CEB 07-24-98 - Murray Jess 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 305.3, 602.2, 603.1, 604.3, 605.4), at **608 Cedar St** Violation(s) – **Unpermitted plumbing, unpermitted electrical and unpermitted roof, outside storage, damaged fence, damaged windows and doors, unsanitary and damaged interior surfaces, trash & debris, no heat, inoperable appliances, inoperable electrical outlets, extention cords being used as permanent wiring**. First Notified – 3/2/2022

No respondent present.

Inspector sara Kirk testified to the status of the case. she has had contact but no progress, no permits, or rental license applied for, and property is occupied. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to accept the recommendation of the city to impose a fine of \$500.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Robey** seconded the same, and the motion was approved. 6-0.

Mr. Jackson Deputy City Attorney reminds the board of stature criteria and recommendations for fines amounts from the city and they're going to look at the gravity of the violations, efforts of respondents to comply and the history of the respondent and these are the three criteria of the stature.

CASE # 14 - CEB 07-24-124 - Jamie Matthews & Amy-Lyn Hawk Matthews 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, at **575 Live Oak Ave Violation(s) – Outside storage, no permit (fence and sheds)**
First Notified – 3/5/2024

No respondent present.

Inspector Sara Kirk testified to the status of the case. she has had contact with the owner permit obtained. staff recommended amend to amend to September cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mrs. Hymes** seconded same, and motion was approved. 6-0

CASE # 15 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams, Sr 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.4, at **524 S Lanvale Ave Violation(s) – Unpermitted renovations, exposed surfaces, missing garage door and missing trim.** First Notified – 7/19/2022

Kelvin Lee was present and sworn in.

Inspector Sara Kirk testified to the status of the case. she has had contact with the owner permit issued, with ongoing progress, but permit hasn't been signed off on and installation and roof is scheduled for August 8, 2024, a lot of things have been signed off on. the permit engineer plans had to be resubmitted. staff recommended to amend to October cutoff to allow respondent to complete the work.

BOARD ACTION: **Mr. Harrington** made a motion to amend the previous order of non-compliance and allow the Respondents until **October 2, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mrs. Hymes** seconded same, and motion was approved. 6-0

CASE # 16 - CEB 07-21-223 - Tracy Smith 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), at **605 Willie Dr. Violation(s) – Damaged roof, missing siding, bare surfaces, damaged doors & windows.** First Notified – 8/4/2020

No respondent present

Inspector Sara Kirk testified to the status of the case. respondent is on the city's waiting list since June 2019. Respondent was reverified respondent was still on the list and confirmed by Mr. Orrender from the City's Redevelopment Housing Program that she is on the city's rehab waiting list. staff recommended to amend to January cutoff.

BOARD ACTION: **Mrs. Robey** made motion to amend the previous motion order of non-compliance and allow the Respondents until **December 31, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Ms. March** seconded same, and motion was approved. 5-1 **Harrington opposes**

Mrs. Robey and **Ms. Marsh** both agreed to amend their previous motion and seconded and change the dates from above to the following to January 2, 2024, for compliance.
5-1 Harrington opposes for something that's been on record since 2020.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents until **January 2, 2025**, 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 same, and motion was approved. 5-1 **Harrington opposes**

CASE # 17 - CEB 04-20-84 - Larry Sanders 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.4, at **721 Loomis Ave.** Violation(s) – **No permit for exterior addition, peeling paint, rotted wood, damaged windows.** First Notified – 8/16/2019

No respondent present

Inspector Sara Kirk testified to the status of the case. respondent has been reverified by Mr. Orrender from the City's Redevelopment Housing Program that the respondent remains on the city's rehab waiting list since August 10, 2020. staff recommended to amend to January cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents until **January 2, 2025**, 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 same, and motion was approved. 5-1 **Harrington opposes**

CASE # 18 - CEB 07-24-99 - Sunrock Capital LLC 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.14)and City Code Ch. 26 Sec. 26-294., at **610 Division St** Violation(s) – **Damaged fence, damaged soffit/trim, no permit (fence), no permit (HVAC and electrical), missing insect screens, inadequate address numbers, failure to obtain a rental license.** First Notified – 11/21/2023

No respondent present.

Inspector Sara Kirk testified to the status of the case. since the last hearing she has had no contact with the owner and no progress. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to accept the city's recommendation to impose a fine but increase to the amount of \$200.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00

dollars. **Mrs. Hymes** seconded the same, and the motion was approved.6-0

CASE # 19 - CEB 07-24-101 - ASP-Readychem LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 604.3) and City Code Ch. 26 Sec. 26-294., at **701 Magnolia Ave** Violation(s) – **Overgrown landscaping, exterior peeling paint & dirt and grime, damaged fence, broken light fixture on front of the home, failure to obtain a rental license.** First Notified – 3/9/2024

No respondent present

Inspector Sara Kirk testified to the status of the case. since the last hearing she has had no contact with the owner and the only progress was the yard was cut, property is occupied, no application for rental license application submitted. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city’s recommendation to impose a fine of \$100.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh** seconded the same, and the motion was approved.6-0

CASE # 20 - CEB 05-24-83 - Romella I.N.T Corp 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, 308.1), at **1144 Australia Ave** Violation(s) – **Missing (windows, roof, doors), expired demo permit, damaged porch, blighted and unsecured structure.** First Notified – 2/22/2024

No respondent present

Inspector Sara Kirk testified to the status of the case. since the last hearing she has had no contact with the owner, but a lot of progress was made cut, permit has been issued, application submitted. Staff recommended staff recommended to amend to October cutoff for compliance.

BOARD ACTION: **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents until **October 2, 2024**, 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 same, and motion was approved. 6-0

CASE # 21 - CEB 06-24-92 - Keep Investment INC, 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.13, 304.14), at **642 Eldorado St** Violation(s) – **No permit (Interior demolition), unsecured & unsanitary vacant structure, no windows or doors, ripped screens, peeling paint, dirt & grime, rotted wood.** First Notified – 12/26/2023

No respondent present

Inspector Sara Kirk testified to the status of the case. since the last hearing she has had contact with the owner, various permits were submitted. But back and forth with permits department owner decided to demo instead of rehab. staff recommended to amend to September cutoff.

BOARD ACTION: Ms. Marsh made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mr. Harrington** seconded same, and motion was approved. 6-0

CASE # 22 - CEB 04-24-58 - Leroy & Anthony C Gadson 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, 304.7), at **526 Cannon St Violation(s) – Damaged fence, junk vehicle, damaged roof**. First Notified – 9/1/2023

Edith Gadson was present and sworn in via zoom sister of the respondent.

Inspector Daniel Garcia testified to the status of the case. he's had contact with owner junk vehicle has been removed and fence has been repaired the roof is the remaining work needed to be completed and respondent has been verified with Mr. Orrender from the City's Redevelopment Housing Program to be on the city's waiting list. staff recommended to amend to January cutoff.

BOARD ACTION: Mrs. Hymes made a motion to amend the previous order of non-compliance and allow the Respondents until **January 2, 2025**, 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 same, and motion was approved. 5-1 **Harrington**

CASE # 23 - CEB 04-24-53 - Peggy A Cooper 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 304.2, 304.4.12), at **615 Roma St Violation(s) – No building permit, mildew, dirt & grime and peeling paint, rotted wood, damaged and missing screens**. First Notified – 12/16/2023

Tamika Wilmore granddaughter of respondent was present and sworn

Inspector Daniel Garcia testified to the status of the case. since the last hearing he has had contact with the Ms. Wilmore, permits was applied for and issued July 22, 2024, just waiting for final building inspection on August 9, 2024. staff recommended to amend to September cutoff.

Mrs. Hymes left the chamber at 10:39

BOARD ACTION: made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, 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 same, and motion was approved. 4-0 no **vote Hymes**

CASE # 24 - CEB 07-24-107 - Phillip D Hankins is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.15)and City Code Ch. 26 Sec. 26-294., at **624 Tomoka Rd** Violation(s) – **Dirt & grime, vehicles in yard, trash & debris, damaged garage door, failure to obtain a rental license.** First Notified – 3/6/2024

No respondent present

Mrs. Hymes returns to chambers 10:44

Inspector Daniel Garcia testified to the status of the case. he had no contact property is occupied with little progress made, no rental license. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Harrington** seconded the same, and the motion was approved.4-0 **no vote Hymes**

CASE # 25 - CEB 07-24-108 - Juwana Smith 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, at **608 Tomoka Rd** Violation(s) – **Outside storage, peeling paint and dirty exterior surfaces.** First Notified – 3/6/2024

Juwanna Smith was present and sworn in.

Inspector Daniel Garcia testified to the status of the case. Since the last hearing he has had contact with progress has been made. staff recommended to amend to September cutoff.

BOARD ACTION: **Ms. Marsh** made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day **Mrs. Hymes** seconded same, and motion was approved. 6-0

CASE # 26 - CEB 07-24-109 - TSTE LLC 410 & Pleasant St DTD 02-2019 is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A.4, at **410 Pleasant St** Violation(s) – **Buckling siding & wood rot on fascia, vehicle parked on grass.** First Notified – 3/4/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case. he had no contact property owner is occupied with no progress made. Staff recommended imposing a fine of \$250.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to accept the city's recommendation to impose a fine of \$250.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Hymes** seconded the same, and the motion was approved.5-1 **Kuendig**

CASE # 27 - CEB 07-24-110 - Adeyemi Abel 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; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.3, 304.14, 304.15,) City Code Ch. 26 Sec. 26-294, at **632 Tomoka Rd** Violation(s) – **Unmaintained landscaping, dirt & grime, peeling paint, no permit (shed), trash & debris, damaged and missing fencing, missing window screens, damaged front door, inadequate address numbers, failure to obtain a rental license.** First Notified – 3/13/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case. since the last hearing he has had contact with no progress other grass has been cut demo permit has been applied and under review July 24, 2024. staff recommended to amend to September cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, 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 same, and motion was approved. 6-0

CASE # 28 - CEB 07-24-112 - Jeremiah Van Larson 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; Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.7, 304.14, 304.15, 305.3, 501.2, 604.3, 704.6) and City Code Ch. 26 Sec. 26-294., at **724 Colfax Dr** Violation(s) – **Unmaintained landscaping, wood rot exterior walls, trim, fascia, soffit and shed. No permit (white plastic fence), damaged fence and shed , damaged screens, damaged rear entry door, damaged gutter system, cracks in walls and ceiling. Leaking sink, electrical hazards on exterior side of the house and at hot water heater, no operable smoke detectors and failure to obtain a rental license.** First Notified – 4/29/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case. he had no contact with property owner property is occupied with no progress made. Staff recommended imposing a fine of \$250.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Ms. Marsh** made a motion to accept the city's recommendation to impose a fine of \$250.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Harrington** seconded the same, and the motion was approved. 6-0

New Case called at this time.

CASE # 34- CEB 08-24-137 - Brelinda Rose is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 2.H.7.Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.3), at **831 Pinewood St** Violation(s) – **Outdoor storage, parking on the grass, junk vehicles, no address numbers.** First Notified – 5/6/2024

Brelinda Rose was present and sworn in.

Inspector Roosevelt Butler, Jr. testified to the status of the case. Staff recommended finding of non-compliance with compliance due September 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 September 4, 2024, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day and **Mrs. Hymes** seconded the motion and all agreed, and the motion approved 6-0

CASE # 29 - CEB 07-24-113 - Florida LLC 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 302.1, 304.3304.7), at **336 Fulton St** Violation(s) – **Outside storage, wood rot & peeling painting, vehicle on side yard, trash & debris, address numbers, missing flashing.** First Notified – 4/29/2024

Compliance August 5, 2024

CASE # 30 - CEB 07-24-114 - Einer Leiva Lopez is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.2.H.7a; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at **723 Fairmount Rd** Violation(s) – **Commercial items stored on the northside of the property, vehicles parked and stored on front lawn, no permit for door and pavers, no address seen fronting unit.** First Notified – 12/11/2023

No respondent present.

Inspector Daniel Garcia testified to the status of the case. he had no contact property owner one time owner occupied with no progress made. Owner came into the office asking questions. permit has been approved due extension. Staff recommended imposing a fine of \$250.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to impose a fine of \$250.00 per day against the respondent effective August 8, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Hymes** seconded the same, and the motion was approved.5-1 **Kuendig**

CASE # 31 - CEB 07-24-115 - China Master Holdings LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7a; 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, 302.7,304.3) and City Code Ch. 26 Sec. 26-294., at **1089 Madison Ave** Violation(s) – **Outside storage & landscaping maintenance, dirt & grime on the building, vehicles on the front yard, trash & debris damaged/mismatching fence, shed & wood structures, no address number on the building, failure to obtain a rental license.** First Notified – 2/29/2024

Compliance August 1, 2024

CASE # 32 - CEB 07-24-118 - Louis Dellacamera 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, at **350 Fulton St** Violation(s) – **Outside storage, dirt & grime, damaged fascia & soffit, failure to obtain a rental license.**
First Notified – 2/29/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case. since the last hearing he has had no contact with owner, property is occupied, little progress made. Permit for roof issued April 20, 2024, removed little outside storage needs rental license staff recommended to amend to September cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents until **September 4, 2024**, 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 same, and motion was approved. 6-0

Adjournment: 11:07