
CITY OF DAYTONA BEACH

MINUTES

**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**

November 14, 2024

Members present:

Mrs. Mary Louise "Weegie" Kuendig
Mrs. Turner Hymes
Mr. Neil Harrington
Mrs. Karen Robey
Mr. Thomas Mehegan
Ms. Karrie Marsh
Mr. Bradford Gonzalez
Mr. Robert Riggio, 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
Mrs. Abrianna Itani, 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. Joseph Graves, Audio/Video
Mr. Timothy Blowers, Police Officer - Liaison
Mrs. Brenda Seivwright, Board Secretary

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

Approval of Minutes November 14, 2024, by:
Chairman

Chairman **Mrs. Kuendig** called the meeting to order at 9:00 am. And ask for a roll call. **Mrs. Seivwright** called the roll. All board members were present **Mr. Harrington** made a motion to approve the September 12, 2024, **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved. 7-0

Mrs. Kuendig asked if there were any additions or corrections to the minutes and there were none.

Mrs. Kuendig asked if there were any **Disclosure of Ex Parte Communications**, there were none.

Mrs. Seivwright made the announcements as follows.

PG. 2

LR- 1 CEB 09-22-205 - LLOTS LLC at 590 Shady PL via zoom

CASE # 1 - CEB 05-24-71 - Gary George & Heidi Robinson at 520 Poinsetta Rd via zoom

Pg. 4

CASE # 7- CEB 09-24-160 - Herman L Robinson Jr. at 352 Fulton St. Via zoom

CASE # 8 - CEB 09-24-159 - Uzair Shuja 116 Emmett St. Via zoom

CASE # 9 - CEB 09-24-141 - Adiba Shuja at 530 Cannon St Via zoom

CASE # 10 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at 402 Auditorium Blvd. Via zoom

CASE # 13 - CEB 07-24-97 - Norma Jean Arendt at 829 N Grandview Ave.

Via Zoom

Pg. 8

CASE # 22 - CEB 07-24-124 - Jamie Matthews & Amy-Lyn Hawk Matthews at 575 Live Oak Ave. Compliance November 13, 2024.

Mrs. Kuendig welcomed **Mr. Riggio** to the Code Enforcement Board

Staff sworn in

Mrs. Kuendig explained the process of the proceeding and the cases were heard according to the way they were called.

Hearing of Cases

Lien Reviews:

LR-1 CEB 09-22-205 - LLOTS LLC at **590 Shady PL** 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 302.3,304.10, 304.13, 307.1 Violation(s) – **Unpermitted electrical work, HVAC, shed, stucco, windows, interior renovations. missing handrails on hazardous staircase, broken & hazardous concrete driveway.** First Notified – 6/9/2022. **Order Imposing Fine/Lien effective March 9, 2023. \$100.00 a day. Compliance = August 14, 2024. \$100 x 158 days = \$15,000.00, plus \$24.00 recording costs = \$15, 024.00.**

Jacob Stoll and Kellie Stoll were both present and sworn in via zoom.

Inspector Sara Kirk testified to the status of the case and the staff's recommendation was a reduction of \$5,000.00 from \$15,024.00 lien.

Board Action: **Mrs. Hymes** made a motion to accept the city staff's recommendation was to reduce the lien to \$5,000.00 payable in 30 days or the fine will revert to the original amount \$15,02 **Mr. Gonzalez** seconded the motion, and motion was approved 7-0

LR 2 CEB 06-24-90 - Twin Homes LLC at **1401 3rd 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 305.6,504.1) and City Code Ch. 26 Sec. 26-294, Violation(s) –**Work without a permit (Interior renovations), Dilapidated door in bathroom, bathroom sink stopped up and kitchen sink leaks.** **Order Imposing Fine/Lien effective July 11, 2024. \$200.00 a day. Compliance = September 5, 2024. \$100 x 56 days = \$11, 200, plus \$24.00 recording costs = \$11, 224.00.**

Respondent not present

Inspector Roosevelt Butler, Jr testified to the status of the case and the staff's recommendation was no reduction in the lien.

Board Action: **Mrs. Hymes** made a motion to accept the city staff's recommendation was to deny the reduction of the lien **Ms. Mash** seconded the motion and motion was approved. 7-0

CONTINUED CASES:

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

Gary George Robinson was present and sworn in via zoom.

Inspector Curtis Wiggins testified to the status of the case. Since the August hearing some work was completed out of the scope of the permit and a revised permit has been applied for. He's had contact but property remains in noncompliance. Staff recommended to amend to January cutoff.

BOARD ACTION: Ms. Marsh 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 Mrs. Hymes seconded same, and motion was approved. 7-0

CASE # 2 - CEB 08-24-133 - Home Away Investments & Services LLC at 1808 N Halifax Ave. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Total remodel without permits.** First Notified – 6/4/2024

Rafael Gonzalez (Part owner) was present and sworn.

Inspector Mark Jones testified to the status of the case. he has had no contact and there was no permit applied for. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: Mrs. Hymes made a motion to impose a fine of \$100.00 per day against the respondent effective November 14, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr. Gonzalez seconded the same, and the motion was approved. 7-0

CASE # 3 - CEB 07-24-122 - Rachel L Valerius at **627 Clark St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S.1., Violation(s) – **no permit (fence).** First Notified – 4/9/2024

No respondent present.

Inspector Mark Jones proxy for Inspector Mariah Quinn testified to the status of the case. since the last hearing there has been contact with the property owner fence permit and it's been approved waiting for fees for permits. Staff recommended to amend to January cutoff.

Mrs. Robey amended her motion Mr. Gonzalez withdrew his seconded motion for the date of compliance.

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. 6-1 Gonzalez

CASE # 4 - CEB 09-24-151 - John Alexander Joe at **628 S Segrave St.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 111.1, 301.3, 302.1, 302.4, 304.6, 304.7, 304.15, 305.1, 305.3, 308.1), Violation(s) – **Unsecure property, trash & debris, weeds, overgrown lawn, deteriorating walls, no rear door, uninhabitable, excessive damage & debris, rubbish & garbage.** First Notified – 12/14/2023

Geneva Joe (wife of respondent) was present and sworn in.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and accept the recommendations of the city to return at the January hearing with a decision to demo the property or present an application to raise the floor/building.

And with a current quick claim deed presented Mrs. Geneva Joe was to be added to the case as owner. **Mrs. Hymes** seconded same, and motion was approved.7-0

CASE # 5 - CEB 09-24-157 - Harold Wayne Benjamin at **549 S Keech St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19; 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), Violation(s) – **Outside storage, dirt & grime, trash & debris, damaged shed door, boarded up windows.** First Notified – 5/31/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case. since the September hearing she has contact with the respondent and the daughter in law, the boards and trash and debris have been moved and the outside storage and still remains in non-compliance. 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 **Mr. Gonzalez** seconded same, and motion was approved. 7-0

CASE # 6 - CEB 09-24-150 - Walter L & Heidi Patrick at **344 Weaver St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.3, 304.6, 304,7), Violation(s) – **Dirt & grime, damaged fencing, rotten wood, house numbers, damaged soffit, boarded up window.** First Notified – 6/17/2024

Walter Patrick was present and sworn in.

Inspector Abrianna Itani testified to the status of the case. since the September hearing she has had contact with the respondent, the house has been pressure washed, and some windows have been installed one more window remaining to replace but still remains in non-compliance. Staff recommended to amend to January cutoff.

BOARD ACTION: **Mr. Gonzalez** 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 **Mrs. Hymes** seconded same, and motion was approved. 7-0

CASE # 7- CEB 09-24-160 - Herman L Robinson Jr. at **352 Fulton St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), Violation(s) – **Trailer & vehicle in front yard, unlicensed/inoperable vehicles.** First Notified – 7/16/2024

Herman Robinson was present and sworn in.

Inspector Daniel Garcia testified to the status of the case. He has had contact with the owner and is occupied with no progress made except two cars have been moved but remains in noncompliance. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$100.00 per day against the respondent effective November 14, 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. 7-0

CASE # 8 - CEB 09-24-159 - Uzair Shuja 116 Emmett St. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.14, 305.1, 305.3, 601.2, 605.1), Violation(s) – **Missing and damaged window screens, dirt and grime, peeling paint, cracked interior surfaces and damaged floor tiles, unpainted interior surfaces, exposed wires in electrical box.** First Notified – 8/2/2024

Shahbaz Shuja (the father on respondent) was present and sworn in via zoom.

Inspector Daniel Garcia testified to the status of the case. Since the last hearing. He's had contact with minimal progress, property is not occupied respondent was ordered to fix the life safety issues within 5 days and nothing has done, and property remains in noncompliance. Staff recommended imposing a fine of \$250.00 per day for the life safety issue until it reaches a maximum of \$15,000.00. And \$100.00 per day for the remaining violations until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$200.00 per day against the respondent effective November 14, 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. 7-0

CASE # 9 - CEB 09-24-141 - Adiba Shuja at 530 Cannon St is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 304.6, 304.7, 304.12, 304.15, 305.3, 305.6, 704.6.1.2) City Code Ch. 26 Sec 26-294., Violation(s) – Abandon septic tank in front yard, improper driveway surfacing, damaged exterior walls, improper handrail installation, exterior doors, damaged roof, walls, ceilings, flooring, closet doors, missing inoperable smoke detectors. First Notified – 2/16/2024

Shahbaz Shuja the son of respondent was present and sworn in via zoom.

Inspector John Stenson testified to the status of the case. He has had contact via email and there were three times set for inspection the respondent didn't show the third time he sent a representative who states they work for the respondent and the property remains in noncompliance. Staff recommended imposing a fine of \$300.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to impose a fine of \$300.00 per day against the respondent effective November 14, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Gonzalez** seconded the same, and the motion was approved. 7-0

Mr. Harrington left the chambers 10:39

CASE # 10 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at 402 Auditorium Blvd. 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, 304.7, 304.13.2, 304.15), Violation(s) – **Unmaintained landscaping, inoperable windows, exterior doors, protective treatment, roof and drainage.** First Notified – 8/7/2023

Nicole McErlean was present via zoom and sworn

Inspector John Stenson testified to the status of the case. Since the last hearing he has had contact via email the permit for the windows and doors are waiting resubmittal

Major issue is hurricane Milton happen and caused more damaged. Staff recommended to amend to January cutoff.

Mrs. McErlean explained her progress in detail of the contractors and is working to bring this property in compliance.

Mr. Harrington returns to the chambers 10:43

BOARD ACTION: **Mr. Gonzalez** 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 **Mrs. Hymes** seconded same, and motion was approved. 5-1 **Robey**

Harrington wasn't present to vote he rescued himself he didn't hear the case.

Ms. Kuendig called for a roll call.

Roll call

Gonzalez- Yes

Marsh- Yes

Kuendig - Yes

Harrington No vote

Mehegan- Yes

Hymes- Yes

Robey- No motion passes 5-1 **Robey**

CASE # 11 - CEB 06-24-93 - Matthew Michaels at 820 N Wild Olive Ave is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – Unpermitted work replacing wooden deck on property. First Notified – 2/23/2024

Matthew Michaels was present and sworn in.

Inspector John Stenson testified to the status of the case. Permit has been awaiting resubmittal since March 12, 2024, as of November 13, 2024, nothing has been done, and no action has been taken for the permit property remains in compliance. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$10,000.00.

Mr. Matthews says he had permission to demo the existing deck, but he faced financial difficulties and couldn't apply for permit and now he's ready to comply. And ask for January cutoff.

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 **Mr. Gonzalez** seconded same, and motion was approved. 7-0

CASE # 12 - CEB 07-24-129 - Coast 2 Coast Promotional Marketing LLC at 224 Zelda Blvd. is cited for failure to correct violations of The Land Development Code, Art.

3 Sec. 3.4. S.1., Violation(s) – **Unpermitted property renovations. First Notified – 4/22/2024**

Daniel Prieto present and sworn in.

Inspector John Stenson testified to the status of the case. Since last hearing he had no contact, with owner. He has some notes from the building department who performed site inspection on November 6, 2024, the inspector notes the passing of this inspection in progress additional substantial work has been done without any inspection or disclosure being done such as the conversion of the garage to a living space and installed new mechanical systems and the notes states the front concrete steps are not in compliance with the code and much of the work has been done without the inspections and his stop work order was posted seven months ago and the first inspection done on the above date. permit was issued September 9, 2024. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$15,000.00.

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 **Mr. Gonzalez** seconded same, and motion was approved. 7-0

Mrs. Hymes left the chambers at 10:56 returns at 11:00

Ms. Kuendig calls for a Chambers 5-minute break at 11:00

Mrs. Kuendig resumes the Chamber meeting at 11:08

CASE # 13 - CEB 07-24-97 - Norma Jean Arendt at 829 N Grandview Ave. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.7), Violation(s) – **Unmaintained landscaping, boat parking, dilapidated detached garage, peeling exterior paint, damaged roof.** First Notified – 4/3/2024

Norma Jean Arendt was present and sworn in via zoom.

Inspector John Stenson testified to the status of the case. Since last hearing he had no contact with the property owner and no progress and property is unoccupied. Staff recommended imposing a fine of \$200.00 per day until it reaches a maximum of \$10,000.00.

Mrs. Arendt was given the opportunity to explain her progress says her contractor put her on hold due to the fact that her situation wasn't internal there's other people living in houses with no roof so she was bump and she can't continue go the stresses of court every month and she's at the mercy of the contractor. The contractor states he spoke with the inspector November 14, 2024, but inspector Stenson has not spoken to him as of that date given, **Mrs. Arendt** also states she's emailed inspector Stenson the progress of her property.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$200.00 per day against the respondent effective November 14, 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. After which, Then **Mrs. Kuendig** called for a roll call.

Roll call

Gonzalez- Yes **Marsh- No** **Kuendig - No** **Harrington No**

Mehegan- Yes **Hymes- Yes** **Robey- No** motion failed 4-3

BOARD ACTION: Mrs. Robey made a replacement 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 Mr. Harrington seconded same, and motion was approved. 6-1 **Gonzalez**

CASE # 14 - CEB 09-24-152 - Cheryl D Miller, Raynard L Miller & Robert Miller at 541 Cedar St is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1; Art. 6 Sec. 6.19; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.1.2, 304.14, 305.3, 305.4, 305.6, 504.1, 505.3, 602.3, 603.1, 604.3, 605.4, 702., 702.1, 704.6.1.2.) City Coode Ch# 26 Sec. 26-294, Violation(s) - **Damaged soffit, defective exterior surfaces, broken downspout, dirt & grime, expired roof and electrical permits, front door not weather-tight, broken windows, windows that are not easily openable, missing screens, damaged/defective interior surfaces, loose and broken interior staircase railing, missing or inadequate interior doors, nonfunctional plumbing fixtures, exposed plumbing, no active water account, no heat, inoperable appliances (stove, HVAC, refrigerator), defective electrical outlets, broken fixtures, extension cords being used as permanent wiring, interior doors with padlocks, rear door padlocked, obstructed egress(storage blocking walkways, windows with bars) , no working smoke detectors. No rental licenses. First Notified – 7/1/2024**

No Respondent present.

Inspector Sara Kirk testified to the status of the case. Since the last hearing she has had no contact and there was no known progress. Previous tenants who now have been evicted filed the complaint property currently unoccupied the property manager told inspector Kirk the persons occupying are squatters do not tenant the occupants said they paid rent either way property remains in noncompliance 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 impose a fine of \$200.00 per day against the respondent effective November 14, 2024, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr. Gonzalez seconded the same, and the motion was approved. 7-0

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

No respondent present.

Inspector Sarah Kirk testified to the status of the case. She stated that Mr. Lee has been in contact with her and there has been tremendous progress to the property the electrical

part of the permit will be finalized after the cabinets are put in. Staff recommended to amend to January cutoff.

BOARD ACTION: Mrs. Robey made a replacement 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 Mr. Gonzalez seconded same, and motion was approved 7-0

CASE # 16 - CEB 05-24-83 - Romella I.N.T Corp at 1144 Australia Ave. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 308.1), Violation(s) – **Missing (windows, roof, doors), expired demo permit, damaged porch, blighted and unsecured structure.** First Notified – 2/22/2024

No respondent present.

Inspector Sarah Kirk testified to the status of the case. She stated that the respondent has been in constant contact with contractor Cecil Moore it would be a few more months before the job is completed there were a few setbacks due to hurricane Milton however can be seen in the pictures it was a big job, there's has been a lot of work done. Staff recommended to amend to January cutoff for compliance.

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 7-0

CASE # 17 - CEB 06-24-92 - Keep Investment INC, at **642 Eldorado St** .is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.13, 304.14), **Violation(s) – Interior demolition without permit issued, 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 the owner-maintained contact with her and the permit for demolition has been issued and approved October 21, 2024. The property will be demolished. Staff recommended to amend to January cutoff for compliance.

BOARD ACTION: Mrs. Robey made 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 Mrs. Hymes seconded same, and motion was approved. 7-0

CASE # 18 - CEB 09-24-153 - Aklipse Asset Management, INC, at **234 Reva St** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; City Code Ch # 26 Sec. 26-294., Violation(s) – **Damaged trim and dilapidated structure in back yard.** First Notified – 4/12/2024

No respondent present.

Inspector Sara Kirk testified to the status of the case. Since the last hearing She has not had any contact or progress. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$200.00 per day against the respondent effective November 14, 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. 7-0

CASE # 19 - CEB 09-24-146 - Barbara Reid at 217 Lockhart St is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.01), Violation(s) – **Outside Storage and overgrown grass, damaged roof & missing soffit, debris**. First Notified – 5/10/2024

Barbara Reid was present and sworn in.

Inspector Sara Kirk testified to the status of the case. Since the last hearing She has had contact with owner and her son Aaron Reid. And there has been progress with the outside storage, and they have received a FEMA check for repair/replacement of the roof, and she advised Ms. Reid everything else needed to be done to be in compliance.

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 **Mrs. Hymes** seconded same, and motion was approved 7-0

CASE # 20 - CEB 09-24-143 - Elliot M Bennett at 617 Russell Dr is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, **Violation(s) – Expired permit (fence)**. First Notified – 5/23/2024

No respondent present.

Inspector Sara Kirk testified to the status of the case. Since the last hearing She has not had any contact or progress. When she did a posting she Spoke with the wife, but she didn't want to comply. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Ms. Marsh** made a motion to impose a fine of \$100.00 per day against the respondent effective November 14, 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. 7-0

CASE # 21 CEB 09-24-156 - Andrew Phillips at 625 Loomis Ave 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 308.1), Violation(s) – **Outside storage, trash & debris**. First Notified – 8/25/2023

No respondent present.

Inspector Sara Kirk testified to the status of the case. She has had contact with property owner and a lot has been cleaned up, he is working on it, and it's an eye sore to the community. Staff recommended to amend to January cutoff for compliance.

BOARD ACTION: Mr. Gonzalez made a motion to impose a fine of \$100.00 per day against the respondent effective November 14, 2024, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. Ms. Marsh seconded the same, and then there was a discussion and a vote on the motion was made 5- No 2-yes Gonzalez / Marsh and motion failed. Then there was continued discussion.

Mr. Riggio - Code Board Attorney explained he didn't see desperate treatment as mentioned about this case explanation was given relating to this case.

BOARD ACTION: Mrs. Hymes made 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 Mr. Harrington seconded same, and motion was approved 6-1 Gonzalez

CASE # 22 - CEB 07-24-124 - Jamie Matthews & Amy-Lyn Hawk Matthews at 575 Live Oak Ave. Compliance November 13, 2024

New Cases:

CASE # 23 - CEB 10-24-161 - Gloria Dickerson at 623 State St. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.4, 304.6, 304.13, 304.13.2, 304.14, 304.15, 604.3) City Code Ch. 66 Sec 66-61., Violation(s) – **Outside storage and landscaping maintenance, rotten wood, peeling paint, unsecure opening, damaged chain link fence, openings in concrete walls, broken/ missing windows glass, inoperable windows, damaged /missing window screens, damaged exteriors, settling concrete blocks over opening, damaged roof and drip edge, hanging electrical conduit.** First Notified – 4/15/2024

Darryl Lucas Contractor was present and sworn in.

Inspector Mark Jones testified to the status of the case. There is progress and what has been done didn't need permits but there were other permits that was pull and there is an attorney who represents the respondent who is currently in a nursing home. Staff recommended finding of non-compliance with compliance due January cutoff.

Mr. Lucas was given the opportunity to elaborate on the progress and he states that there is much more work completed than what the pictures are showing and there were permits issued for the window replacements and he explains the process for payments from the attorney to complete the compliance and expects January everything should be completed by that time.

BOARD ACTION: Mrs. Hymes made a motion to find the respondent in Non-Compliance and order the respondent to come in 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 and Mr. Gonzalez seconded the motion and all agreed, and the motion was approved. 7-0.

CASE # 24 - CEB 10-24-170 - Karol Zarinana at 834 Marion St. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S.1., Violation(s) – **No permit (garage).** First Notified – 7/17/202

No respondent present.

Inspector Tom Clig testified to the status of the case. He's had no contact with owner and property was posted owner occupied. Staff recommended finding of non-compliance with compliance due January cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to find the respondent in Non-Compliance and order the respondent to come in 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 and **Mr. Gonzalez** seconded the motion and all agreed, and the motion was approved. 7-0.

CASE # 25 - CEB 10-24-165 - James W Robinson at 1137 Madison Ave. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 3 Sec. 3.4.S.1, Violation(s) – **Outside storage, work without permit (driveway)**. First Notified – 6/24/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case. she has had contact with owner and contractor and there is progress. Staff recommended finding of non-compliance with compliance due January cutoff.

BOARD ACTION: **Mr. Harrington** made a motion to find the respondent in Non-Compliance and order the respondent to come in 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion was approved. 7-0.

CASE # 26 - CEB 10-24-167 - Beatrice M Sims EST C/O Crystal Key Brock is Cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1, 505.1, 601.2), at **873 Madison Ave** Violation(s) – **Rubbish and garbage, no water, no electricity**. First Notified – 6/26/2024

Shirley Pate- witness was present and sworn in.

Inspector Abrianna Itani testified to the status of the case. Since November 13, 2024, the has been minimal progress. Contact was made with the occupant and property remained in noncompliance. Staff recommended finding of non-compliance with compliance due January cutoff.

Ms. Pate explains how she's related to this case she says she's the beneficiary, but property is in probate and what she has done and trying to do to comply, and states she has an attorney working for her as well.

Anthony Jackson Deputy City Attorney explains he's been informed that the Inspector has been notified by the heirs who are opposed to Ms. Pate and believes Ms. Pate has no valid interest and at this point she should be recognized as a witness.

Mr. Riggio Code Board Attorney asked Ms. Pate if she lives on the property and advised her the violations should've been easily resolved by someone who lives on the property.

Inspector Itani says she has an email from city staff stating the water usage at property is being used fraudulently.

BOARD ACTION: **Mrs. Hymes** made a motion to find the respondent in Non-Compliance and order the respondent to come in 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 and **Mr. Harrington** seconded the motion and all agreed, and the motion was approved. 7-0.

CASE # 27 - CEB 10-24-168 - Yonervy Viera Lorenzo is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2. H.7a, at **1301 3rd St.** Violation(s) – **Commercial vehicle parked at residence. Vehicle with no tag. Parking on the grass.** First Notified – 8/7/2024

Yonervy Viera Lorenzo was present and sworn in.

Inspector Roosevelt Butler, Jr testified to the status of the case.

Anthony Jackson Deputy City Attorney advised the board this case should be continued and make no ruling for compliance or noncompliance at this time and to have an interpreter present due to what seems to be a language barrier for the respondent to ensure he fully understands what's taken place.

Inspector Daniel Garcia explained to him that the case is being continued to insure he gets an interpreter to ensure his understanding of what is happening.

Mr. Lorenzo told **Mr. Garcia** that he would be moving the commercial vehicle today and parking the vehicle with no tag in the garage. Date which is November 14, 2024.

Mr. Garcia was asked to explain that there will be an extension with a continuance next hearing with an interpreter present if necessary, and he needs to contact the inspector for reinspection for compliance and **Mr. Garcia** ensure he would accompany the inspector for reinspection if needed.

BOARD ACTION: **Mrs. Robey** made a motion for a continuance to allow the Respondents to be returned to a subsequent meeting on **January 9, 2025**, for non-compliance or compliance the city will provide an interpreter if he becomes compliant, it won't be necessary and **Mrs. Hymes** seconded the motion and all agreed, and the motion was approved. 7-0.

CASE # 28 - CEB 10-24-163 - Sophie Delannoy at 669 Kingston Ave. 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, 304.7), **Violation(s) –**

Landscaping maintenance, dirt & grime, trash & debris, damaged roof. First Notified – 8/2/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case. he has had contact with owner's husband he started the roof and will be completing the work needed to be done, and he will get permits by January cutoff property remains in noncompliance. Staff recommended finding of 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, 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 and Mr. Harrington seconded the motion and all agreed, and the motion was approved. 7-0.

Mr. Mehegan is excused to leave the meeting at 12:15 there's still a quorum meeting continues.

CASE # 29 - CEB 10-24-164 - Jara Chen Yuan 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 304.2, 304.3, 304.7), at **723 White St** Violation(s) – **Unmaintained landscaping, rotten wood, trash & debris, dirt & grime, address numbers, roof damage.** First Notified – 8/2/2024

Jara Chen Yuan was present and sworn in.

Marion Yvette Macharden witness was present and sworn in.
(who is the neighbor of Mr. Yuan)

Inspector Daniel Garcia testified to the status of the case. property was posted and first-class mail sent. Property remains in noncompliance. Staff recommended finding of non-compliance with compliance due January cutoff.

Mrs. Macharden testified about the condition and the ongoing problems of rodents, and racoons and snakes due to the overgrowth of **Mr. Yuan yard** and she's not sure where he went since hurricane Milton there were four trees down in the backyard she asked the occupancies who was there and they removed two of trees that's more than he's ever done and he claims they were squatters but she's spoken to him several times over the years her husband has since passed away, and she has had snakes in her bed and wants him to cleanup his property for life safety of her children. She showed the chairman the pictures from her phone.

There was further discussion about this being a life safety issue as well.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance within 7 days from today November 14, 2024 to have the back yard cleanup and the remaining violation 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 **Mr. Harrington** seconded the motion and all agreed, and the motion was approved. 6-0.

BOARD ACTION: **Mrs. Robey** amended her a motion to find the respondent in Non-Compliance and order the respondent to come in compliance within 7 days from today's date, November 14, 2024 to have the unmaintained landscaping in it's entirety needs to be cleanup by November 21, 2024 and the remainder violations be in compliance by 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 **Mr. Gonzalez** seconded the motion and all agreed, and the motion was approved. 6-0.

CASE # 30 - CEB 09-24-139 - Joseph S Bisquert at 515 Heineman St. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2), Violation(s) – **Outside storage & landscaping maintenance, vehicle parked in front yard, unlicensed /inoperable vehicle, peeling paint on the front trim.** First Notified – 5/30/2024

Joseph S Bisquert was present and sworn in.

Inspector Daniel Garcia Inspector testified to the status of the case. The property remains in noncompliance. Staff recommended finding of non-compliance with compliance due January cutoff.

Mr. Bisquert stated he opposes with violations and says he's in compliance.

Anthony Jackson Deputy City Attorney explains Land Development Codes to respondent and explains the order and address the disputes one by one.

The respondent left the chambers voluntary before hearing board action.

There was further discussion with board and **Mr. Riggio** explained the proceedings which typically done with the testimony of the Inspector and with pictures but reasonably.

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, 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 and **Mrs. Hymes** seconded the motion and all agreed, and the motion was approved. 6-0.

Mr. Gonzalez asked further questions about the translation. And was advised by **Mr. Riggio** that wouldn't be wise because the board members act as a judge a that would a conflict of interest.

Adjournment: 12:39