

**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**

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September 12, 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. Charles Cino, Esquire, Board Attorney

**Staff present:**

Mr. David Russell, 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. Joesph Graves, Audio/Video  
Mr. Fertz Gaspard Police Officer  
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 8:59 am. And ask for a roll call. **Mrs. Seivwright** called the roll. All board members were present.

**Roll Call**

All were members were present

**Approval of September 12, 2024, Meeting Minutes**

Prior to the approval of the September 12, 2024, minutes Mrs. **Robey** made a motion to approve the minutes and Mrs. **Hymes** seconded the motion all agreed.7-0

**Disclosure of Ex Parte Communications**

There were none.

**Announcements:**

**Pg 2. LR-1 CEB 02-24-33 645 Cherry St via zoom**

**LR-2 CEB 09-23-116 645 Cherry St via zoom**

**Pg.3 LR- 3 CEB 07-24-122 627 Clark St via zoom**

**Pg. 4 Case # 4 CEB 08-24-135 2931 N Peninsula Dr.**

**Compliance September 9, 2024**

**Case # 5 CEB 01-24-19 402 Auditorium Blvd via zoom**

**Case # 6 CEB 07-24-97 829 N Grandview Ave. via zoom**

**Pg. 5 Case # 9 CEB 07-24-117 1158 Hampton Rd.**

**Compliance September 5, 2024**

**Pg.7 Case # 14 CEB 09-24-148 841 Valencia Ave.**

**Compliance September 5, 2024**

**Pg. 8 Case # 18 CEB 09-24-144 301 Waverly Cir.**

**Compliance September 4, 2024**

**Pg. 9 Case # 22 CEB 09-24-145 170 Edwards St.**

**Compliance September 4, 2024**

**Pg. 9 Case # 24 CEB 09-24-160 352 Fulton St via zoom**

**Pg. 12 Case # 33 CEB 09-24-158 1030 Australia Ave.**

**Compliance September 11, 2024**

Staff were sworn in.

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

Cases were heard in the order they were called

**Lien Reviews:**

**LR-1**

**CEB 02-24-33 - John and Brenda Egner – 645 Cherry St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, Violation(s)– **No permit for renovations.** First Notified – 3/7/2023 **Order Imposing Fine/Lien effective March 14, 2024. \$100.00 a day. Compliance = June 26, 2024. \$100 x 104 days = \$10,400.00, plus \$24.00 recording costs = \$10,424.00.**

**John Egner was present in sworn in**

**Inspector Sara Kirk** 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 **Mr. Gonzalez** seconded the motion. 3-4

**1<sup>st</sup> Roll call**

**Hymes- Yes      Robey -Yes**  
**Marsh – No      Gonzalez- Yes**  
**Mehegan – Yes    Keundig - No**  
**Harrington- No    First vote failed due to confusion**

**Mr. Charles Cino Board's Attorney** advised to revoke.

**Mrs. Robey** made motion to reconsider her vote seconded by **Ms. Marsh** motion passes to reconsider vote. 5-2 **Hymes – Gonzalez**

**Mrs. Keundig** for clarity explained the what the bases for Yes or No, voting yes means you agree with city, if you vote No you're not agreeing with the city.

**Mrs. Hymes** made a motion to deny any reduction of the lien a second from **Mr. Gonzalez**.

**2<sup>nd</sup> Roll call**

**Hymes – Yes      Robey – No**  
**Harrington - No    Marsh - No**  
**Gonzalez- Yes      Mehegan – Yes    Keundig – No    Motion failed 3-4**

**Mr. Harrington** made a motion to reduce the lien to the amount of \$5,000.00 fees payable in 30 days or the lien will revert to the original amount in full. **Ms. Marsh** seconded the motion and motion approved. 6-1 **Hymes**

**LR-2**

**CEB 09-23-116 - John and Brenda Egner - 645 Cherry St** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A3; Art. 9 Sec. 9.2.A (Ref. FBC

Supp. IPMC 302.1, 302.7, 304.2, 308.1), Violation(s) – **Outside storage, overgrown grass, trash and debris, dilapidated fence, peeling paint, dirt and grime, rubbish and garbage.** First Notified – 5/12/2023 **Order Imposing Fine/Lien effective March 14, 2024. \$200.00 a day. Compliance = July 8, 2024. \$200 x 75 days = \$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

**John Egner was present via zoom and previously sworn in**

**Inspector Daniel Garcia** testified to the status of the case staff recommendation to the status of the case and the staff's recommendation was to reduce the lien to the amount of \$5,000.00

**Board Action:** **Mr. Gonzalez** made a motion to accept the city staff's recommendation was to reduce duction of \$5,000.00 and payable in 30 days, or the lien will revert to the original amount in full **Mr. Harrington** seconded the motion and all agreed, and the motion approved. 6-1. Hymes

### LR-3

**CEB 01-24-10 - Becky Franklin (Thomas M. Murray New Owner) -319 N Frederick Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A ; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.4, 304.7), Violation(s)– **Trash & debris, overgrown grass & weeds, damaged fence, RV parked the grass, rubbish & garbage.** First Notified – 9/22/2023. **Order Imposing Fine/Lien effective February 15, 2024. \$100.00 a day. Compliance = August 13, 2024. \$100 x 150 days = \$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

**Thomas M. Murray present via zoom and sworn in.**

**Inspector Daniel Garcia** testified to the status of the case. staff recommendation to reduce the lien to the amount of \$5,000.00.

**Board Action:** **Mrs. Robey** made a motion to accept the city staff's recommendation to reduce duction of \$5,000.00 and payable in 30 days, or the lien will revert to the original amount in full **Mrs. Hymes** seconded the motion and all agreed, and the motion approved. 7-0

### Contiuned Cases:

**CASE # 1 - 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 (fencing and three sheds).** First Notified – 3/5/2024

**No respondent present.**

**Inspector Sara Kirk** testified to the status of the case. she had had no contact but there is progress. staff recommended to amend to October cutoff.

**BOARD ACTION:** **Mr. Gonzalez** 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. 7-0

**CASE # 2 - CEB 07-24-122 - Rachel L Valerius** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at **627 Clark St.** Violation(s) – **no permit (fence)** First Notified – 4/9/2024

**No respondent present.**

**Inspector Mariah Quinn** testified to the status of the case. since the last hearing property owner applied for permit but it in zoning review. staff recommended to amend to November cutoff

**BOARD ACTION:** **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents until **November 6, 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. 7-0

**CASE # 3 - CEB 08-24-137 - Brellinda 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

**Brellinda Rose was present and sworn in.**

**Inspector Roosevelt Butler, Jr.** testified to the status of the case. since the last hearing he's had contact with owner and there has been tremendous amount of progress. Staff recommended amending until the October cutoff.

**BOARD ACTION:** **Mr. Gonzalez** 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. 7-0

**CASE # 4 - CEB 08-24-135 - Jeannine Hadley** 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 302.7, 303.1, 304.2), at **2931 N Peninsula Dr.** Violation(s) – **Unmaintained landscaping, damaged fencing, unsanitary pool, peeling paint.** First Notified – 7/23/2024

### **Compliance September 9, 2024**

**CASE # 5 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan** 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 ), at **402 Auditorium Blvd.** 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 in.**

**Mrs. McErlean** says her husband will be closing his business in two weeks and flying down to the property to start the work and get permits himself.

**Inspector John Stenson** testified to the status of the case. since the last hearing the home remains the same damage to home is due to hurricane and respondent was waiting for a release of funds to do the work and she has received first payment of funds from the insurance company and property is secured and property remain in non-compliance. Staff recommended to amend to November cutoff.

**BOARD ACTION:** **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents until **November 6, 2024**, 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 07-24-97 - Norma Jean Arendt** 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), at **829 N Grandview Ave.** Violation(s) – **Unmaintained landscaping, boat parking, dilapidated detached garage, peeling exterior paint, damaged roof.** First Notified – 4/3/2024

**Norma Jean Arendt was present via zoom and sworn.**

**Inspector John Stenson** testified to the status of the case. Staff recommended to find the respondent in Non-Compliance to come into compliance by the November cutoff.

**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, **November 6, 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. 7-0

**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 N 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. Permits have been issued and the work is done. Staff recommended to amend to October cutoff.

**BOARD ACTION:** **Mrs. Robey** 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. 7-0

**CASE # 8 - 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

**Daniel Prieto present and sworn in.**

**Inspector John Stenson** testified to the status of the case. and the permit was issued on September 9, 2024, and they're waiting for the inspection process. staff recommended to amend to October cutoff to complete the process.

**BOARD ACTION:** **Mr. Gonzalez** 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. 7-0

**CASE # 9 - CEB 07-24-117 - Joseph Leonard Risse, Jr** 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, 302.7, 304.2, 304.2 ) and City Code Ch. 26 Sec. 26-294; City Code Ch.66 Sec. 61-66, at 1158 Hampton Rd. Violation(s) – **Outside storage, unmaintained landscaping, wood rot on fascia and soffit, parking on the grass, trash & debris, damaged fence and storage shed, dirt & grime, failure to obtain a rental license, No Business Tax Receipt (home business).** First Notified – 3/13/2024

**Compliance September 5, 2024**

**CASE # 10 - 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. He's had contact with owner and permit has been pulled property has been demolished just waiting on everything to be finalized. staff recommended to amend to October cutoff.

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

**CASE # 11 - 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

**Gregory McMillion present and was sworn in.**

**Inspector Daniel Garcia** testified to the status of the case. since last hearing he's had no contact with property owner property and property not occupied and no progress made. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

**BOARD ACTION:** **Ms. Robey** made a motion to accept the city's recommendation to impose a fine but at \$25.00 per day against the respondent effective **September 12, 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 # 12 - CEB 08-24-133 - Home Away Investments & Services LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **1808 N Halifax Ave.** Violation(s) – **Total remodel without permits.** First Notified – 6/4/2024

**Rafeal Gonzalez present and sworn in.**

**Inspector Tom Clig** testified to the status of the case. this is a field generated case. Determined by the respondents response stating death in the family and the case was continued from August due to the respondent had death in his family. Staff recommended to find the respondent in Non-Compliance to come into compliance by the November cutoff.

**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, **November 6, 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. 7-0

**CASE # 13 - CEB 09-24-151 - John Alexander Joe** 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), at **628 S Segrave St.** 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 present and was sworn in.**

**Inspector Mariah Quinn** testified to the status of the case this case was complaint generated, she has had contact with the owner on how to apply for the permit but as of September 12, 2024, the permit has not been applied for. Staff recommended to find the respondent in Non-Compliance to come into compliance by the next cutoff.

**Mrs. Keundig** questioned why **Sgt. Blowers** was called Sgt. Blowers came forwarded **Sgt. Timothy Blowers Police Officer - Liaison of the City Daytona Beach Police Department** testified to why he was called in, due to the transients and not having utilities and the property is fixable.

**BOARD ACTION:** **Mrs. Hymes** 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, **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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved. 7-0

**CASE # 14 - CEB 09-24-148 - Muhammed Moeed Chaudhry** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; City Code Ch # 26 Sec 26-294., at **841 Valencia Ave.** Violation(s) – **Overgrown grass, failure to obtain a rental license.** First Notified – 5/13/2024

#### **Compliance September 5, 2024**

**Mrs. Robey left the chambers 10:44**

**CASE # 15 - CEB 09-24-150 - Walter L & Heidi Patrick** 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), at **344 Weaver St.** Violation(s) – **Dirt & grime, damaged fencing, rotten wood, missing house numbers, damaged soffit, boarded up window.** First Notified – 6/17/2024

**Walter L Patrick was present and sworn in.**

**Mr. Patrick states** upon receiving the notice he contacted someone to power wash the home and has an invoice for the power wash, which was done on August 13, 2024, and requested extension of time of 60 days to meet with contractors to get things completed. And he has purchased the address numbers for property.

**Inspector Abrianna Itani** testified to the status of the case. This case was field generated there has been no contact with the owner and no improvements. Staff recommended Non-Compliance with compliance by next cutoff.

**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, **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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved. 6-0 Robey No vote

**Mrs. Robey returned to chambers 10:47**

**CASE # 16 - CEB 09-24-157 - Harold Wayne Benjamin** 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), at **549 S Keech St.** Violation(s) – **Outside storage, dirt & grime, trash & debris, damaged shed door, boarded up windows.**  
First Notified – 5/31/2024

**Taquilla Benjamin** daughter in law of respondent and who is **Power of Attorney** was present and sworn in.

**Inspector Abrianna Itani** testified to the status of the case. This case was field generated there has been recent contact with the power of attorney. Staff recommends Non-Compliance with compliance by November cutoff.

**BOARD ACTION:** **Ms. Marsh** 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, **November 6, 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. 7-0 Robey

**CASE # 17 - CEB 09-24-141 - Adiba Shuja** 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., at **530 Cannon St.** 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, unlicensed rental property.**  
First Notified – 2/16/2024

**Shaahbaz Shuja** son of the respondent was present and sworn in.

**Inspector John Stenson** testified to the status of case. This is compliant driven case by tenant. Staff recommends Non-Compliance with compliance by October cutoff.

**Mr. Shuja** ensures the property will in compliance by next cutoff. and he will have the damaged septic tank cover repaired. There was continued discussion and questions, **Denzil Sykes Code Compliance Division Manager** says they will meet the respondent on site of property.

**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, **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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved. 7-0

**CASE # 18 - CEB 09-24-144 - Harry U Sperl** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **301 Waverly Cir.** Violation(s) – **Overgrown landscaping.** First Notified – 5/10/2024

**Compliance September 4, 2024**

**Chambers break at 10:50 – Chambers resumed at 11:01**

**CASE # 19 - CEB 09-24-149 - Monica M Perakis** 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 304.2, 304.7), at **824 N Grandview Ave.** Violation(s) – **Overgrown landscaping, parking in front yard, peeling paint, damaged fascia boards.** First Notified – 7/16/2024

**Inspector John Stenson** testified to the status of case. This is a field generated case. The respondent is currently hospitalized, he had contact with her sister, who has taking on the responsibility of taking care of everything for her staff is recommended compliance by November cutoff.

**BOARD ACTION:** **Mrs. Hymes** 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, **November 6, 2024**, 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 approved. 6-1 Mehegan no vote

**Mr. Mehegan returned to chambers 11:04**

**CASE # 20 - CEB 09-24-139 - Joseph S Bisquert** 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), at **515 Heineman St.** 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** testifies to the status of the case. This was a citizen complaint. Staff recommended Non-Compliance with compliance by next cutoff.

**Mr. Bisquert** asked for a different inspector to reinspect the property.

**Mr. Garcia** agreed he will have the Field Supervisor **Mark Jones** to reinspect since, he's the one who opened the case.

**BOARD ACTION:** **Mr. Gonzalez** made a motion to review the case and continue the case until the October hearing **Mrs. Robey** seconded the motion and all agreed, and the motion approved. 6-1 Kuendig

**CASE # 21 - CEB 09-24-140 - Lars Homes LLC** 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 304.3), at **227 Desoto St.** Violation(s) – **Vehicle parked in the front yard, no address numbers.** First Notified – 5/30/2024

**Lenton Johnson** General Manager present and sworn in.

**Inspector Daniel Garcia** testifies to the status of the case. This was a citizen complaint from a previous tenant. There is a new tenant. Staff recommended finding of non-compliance with compliance due September cutoff.

**Mr. Johnson** says as of September 12, 2024, they've posted no parking signs to keep tenants from parking in the front yard.

**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 **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 22 - CEB 09-24-145 - Rudolph Defreitas** 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.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), at **170 Edwards St.** Violation(s) – **Outside storage, vehicles parked on the grass, rubbish and garbage.** First Notified – 5/25/2024

#### **Compliance September 4, 2024**

**CASE # 23 - CEB 09-24-147 - Charlie & Roslyn Thomas-Smith** 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) City Code Ch # 26 Sec. 26-294., at **536 Madison Ave.** Violation(s) – **Outside storage, cracked glass window, unpainted soffits, no rental license.** First Notified – 5/31/2024

**Roslyn Smith** present and sworn in.

**Inspector Daniel Garcia** testifies to the status of the case. This was a citizen complaint a previous tenant. The unit is vacant, and he was on the property September 11, 2024, and most of outside storage has been moved, cracked window has been repaired and he could see she has prepared to paint the entire property there's trim already started once violations are in compliance she then can apply for rental license. Staff recommended finding of non-compliance with compliance due September 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 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 and **Mrs. Hymes** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 24 - CEB 09-24-160 - Herman L Robinson Jr.** 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), at **352 Fulton St.** Violation(s) – **trailer & vehicle in front yard, unlicensed/inoperable vehicles.** First Notified – 7/16/2024

**Herman Robinson was present via zoom and was sworn in.**

**Inspector Daniel Garcia** testifies to the status of the case. Staff recommended finding of non-compliance with compliance by next cutoff.

**Mr. Robinson** says the two of vehicles were removed and one had a tag, and one needed tire which was towed as well, but the other vehicles are operable with exception of the one he's in the process of refurbishing which previously belong to his grandfather. And he will be flying down from Tennessee to Florida to take care of the issues at hand but needed to know the time he allowed to comply and says he can resolve the issues.

**Sgt. Timothy Blowers - Police Liaison of the City of Daytona Beach Police Department** came forward and confirmed that the police department does tow cars that are junk by ordinance and the cars were removed by city of Daytona Beach and that's what it would fallen under but doesn't know anything about of them being ordered to be returned.

**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 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 **Ms. Marsh** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 25 - CEB 09-24-159 - Uzair Shuja** 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), at **116 Emmett St.** 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**

**Shaahbaz Shuja the respondent was present and previously sworn in.**

**Sarai Walker tenant was present and sworn in.**

**Thomas Bank the tenant's boyfriend present and sworn in.**

**Inspector Daniel Garcia** testified to the status of the case. This case was field generated and a tenant compliant. He's had no contact with the owner. Staff recommends Non-Compliance with compliance by October cutoff. and 5-day life safety issue to be resolved.

**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 in 5 days with the electrical life safety issues which would be **September 17, 2024**, and Non-Compliance of the remaining violations with compliance by **October 2, 2024**.and property is not to be rented until it meet the city standards, 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 approved. 7-0

**CASE # 26 - CEB 09-24-146 - Barbara Reid** 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), at **217 Lockhart St.** Violation(s) – **Outside Storage, 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. this is an email complaint from Sgt. Timothy Blowers Police Liaison states she went to the property promptly after receiving the email and spoke to Ms. Reid onsite and explained the violations and what needs to be done. Staff recommended finding of non-compliance with compliance by next 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 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 and **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 27 - CEB 09-24-138 - Lisa R Harbin** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), at **765 Greenway PL.** Violation(s) – **Outside storage, damaged fence.** First Notified – 6/10/2024

**No respondent present.**

**Inspector Sara Kirk** testified to the status of the case. this is a compliant driven case. she states she visited the property September 11, 2024. it is occupied by property owner, yard was overgrown, but she left a courtesy notice, and she has cut the grass. Staff recommended finding of non-compliance with compliance by next 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 **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 and **Mrs. Hymes** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 28 - CEB 09-24-143 - Elliot M Bennett** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **617 Russell Dr.** Violation(s) – **Expired permit (fence).** First Notified – 5/23/2024

**No respondent present.**

**Inspector Sara Kirk** testified to the status of the case. compliant driven case she states she visited the property on September 11, 2024. Property remains in non-compliance. Staff recommends Non-Compliance with compliance by the next 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 **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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 29 - CEB 09-24-152 - Cheryl D Miller & Raynard L Miller & Robert Miller** 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, at **541 Cedar St.** 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

**Raynard Miller and Cheryl Miller, and Victor Ingram who is the Property Manager all were present and sworn in.**

**Inspector Sara Kirk** testified to the status of the case. This a field generated case, she states she reinspected the property on August 30, 2024, and September 11, 2024. Property remains in non-compliance and vacant. Staff recommends Non-Compliance with compliance by the November (60 days) 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 **November 6, 2024**, 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 approved 7-0

**CASE # 30 - CEB 09-24-153 - Aklipse Asset Management, INC.** 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., at **234 Reva St.** Violation(s) – **Damaged trim and dilapidated structure in back yard, no rental license.** First Notified – 4/12/2024

**No respondent present.**

**Inspector Sara Kirk** testified to the status of the case. This a compliant generated case, she states she reinspected the property on September 11, 2024. And she had no contact. Property remains in non-compliance and vacant. Staff recommends Non-Compliance with compliance by the Next 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 **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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 7-0

**CASE # 31 - CEB 09-24-155 - Affordable Housing 001-010 LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; Art. 6 Sec. 2.H.7.a, at **724 S Caroline St.** Violation(s) – **Damaged carport, trailer in front yard.** First Notified – 1/29/2024

**No respondent present.**

**Inspector Sara Kirk** testified to the status of the case. This is a field generated case, she states she reinspected the property on September 11, 2024. And she's had continuous contact with a contractor Mr. Boatright with progress. and he's working on getting his crew registered with Volusia County to get a permit. Staff recommends Non-Compliance with compliance by the November (60 days) cutoff to allow time to comply.

**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 **November 6, 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. Robey seconded the motion and all agreed, and the motion approved 7-0

**CASE # 32 - CEB 09-24-156 - Andrew Phillips** 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), at **625 Loomis Ave.** Violation(s) – **Outside storage, trash & debris.** First Notified – 8/25/2023

**Andrew Phillips was present and sworn.**

Inspector Sara Kirk testified to the status of the case. this a field generated case, with multiple complaints from residents. she states she reinspected the property on September 11, 2024. Staff recommends Non-Compliance with compliance by the Next 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 **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 and Mr. Gonzalez seconded the motion and all agreed, and the motion approved 7-0

**CASE # 33 - CEB 09-24-158 - Pioneer Appliance Co. INC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A. 4; Art. 6 Sec. 2.H.7.a; City Code Ch # 26 Sec. 26-294, at **1030 Australia Ave.** Violation(s) – **Overgrown grass and outside storage, boat in yard, failure to obtain rental license.** First Notified – 3/28/2024

**Compliance September 11, 2024**

**Miscellaneous Business:**

**CEB 04-20-97 - Locksley Newton - 360 Weaver St** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 107.1, 302.7, 304.2, 505.3), Violation(s) – **Damaged fence, paint fading and peeling, unsecured, no water.** First Notified – 10/21/2019 **Order Imposing Fine/Lien effective August 13, 2020. \$25.00 a day. Compliance = not in compliance. \$100 x 100 days = \$10,000.00, plus \$24.00 recording costs = \$10,024.00.**

**Locksley Newton was present and sworn in.**

**Inspector Daniel Garcia states the property is not in compliance.**

**David Russell City Attorney** explains that this case was brought in as a courtesy to explain to the respondent lien review process to ensure that respondent understands the process of a lien review there was discussion and explanation was given to Mr. Newton.

**Adjournment: 12:20**