

**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**

February 13, 2025

Members present:

Mrs. Mary Louise "Weegie" Kuendig, Chairman
Mrs. Turner Hymes, Vice-Chairman
Mr. Neil Harrington
Mrs. Karen Robey
Ms. Karrie Marsh
Mr. Thomas Mehegan
Mr. Bradford Gonzalez
Mr. Scott Simpson, Esquire, Board Attorney

Staff present:

Mr. Anthony Jackson, Deputy City Attorney
Ms. Melissa Diaz, Assistant City Attorney
Mr. Denzil Sykes, Code Compliance Manager
Mr. Mark A. Jones Code Compliance Field Supervisor
Mr. Ronald Beeney, Code Compliance Inspector
Ms. Mariah Quinn, Code Compliance Inspector
Mr. Daniel Garcia, Code Compliance Inspector
Mr. Roosevelt Butler, Code Compliance Inspector
Ms. Sara Kirk, Code Compliance Inspector
Mrs. Abrianna Itani, 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
Sgt. Shawna Conely, Police Officer - Liaison
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by: Mary Louise Kuendig Chairman

The Chairman **Mrs. Kuendig** shared condolences to **Inspector Mariah Quinn** on the recent transitioning of her mother.

The Chairman **Mrs. Kuendig** called the meeting to order approximately 9:35 am. And ask for roll call. Each board member announced their presence. All board members were present at the time of roll call, Except for Mrs. Hymes, who would be arriving later, there was a motion made by **Mr. Harrington** to excuse Mrs. Hymes, and **Mr. Gonzalez** seconded the same motion, and all agreed, and the motion approved.6-0.

Approval of January 9, 2025, Meeting Minutes:

The Chairman **Mrs. Kuendig** asked if everyone had a chance to read the minutes **Mrs. Robey** acknowledged an error on the January 9, 2025, minutes, **Mrs. Robey** made a motion to approve the minutes, and **Mr. Harrington** seconded the same motion and all present agreed 6-0. They have since been reviewed in their entirety via video and corrections have been made. Upon approval they will be published as to all amended corrections.

Announcements:

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LR-1

CEB 02-24-38 - Innovative Factor Corp at 615 North Street via Zoom

LR-2

CEB 07-24-112 - Jeremiah Van Larson at 724 Colfax Dr via zoom

Pg. 4

CASE # 4 - CEB 09-24-151 - John Alexander & Geneva Joe at 628 S Segrave St Compliance February 5, 2025

Pg.6

CASE # 14 - CEB 01-25-09 - Debra Lynn Gordon at 850 Lewis Dr via zoom

Pg.7

CASE # 17 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams Sr at 524 S Lanvale Ave Compliance February 12, 2025

Pg.8

CASE # 21 - CEB 09-24-156 - Andrew Phillips at 625 Loomis Ave Compliance February 5, 2025

Pg.10

CASE # 28 - CEB 01-25-19 - Gloria Dickerson at 457 N Martin Luther King First noticed September 23, 2024.

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CASE # 33 - CEB 01-25-25 - Equity Trust Co FBO IRA # 200179730 at 453 Pleasant St Compliance February 12, 2005

CASE #34 - CEB 01-25-26 - Burke Family Trust dated August 29, 2007, Lagree M Burke Sr & Cecile J. Burke Trustees at 409 & 415 Walker Ave Compliance February 6, 2025.

Continuation of the announcements

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CASE # 52 - CEB 02-25-37 - James & Marie Taylor at 615 Ruth St Compliance February 6, 2025.

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CASE # 55 - CEB 02-25-46 - Elnora S Jackson Est at 532 N Keech St
First Notice August 5, 2024

Mrs. Seivwright made a correction as to a previous announcement

CASE # 17 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams Sr at 524 S Lanvale Ave is
not in compliance.

Anthony Jackson Deputy City Attorney made an announcement to the staff as to those who
have previously been given notice of intent to appear on zoom IT staff would be sending the
respondents notifications that the zoom won't be available

Disclosure of Ex- Parte Communications and there were none.

Mrs. Seivwright swore in Staff.

Mrs. Kuendig stated she would be leaving the meeting at noon and the meeting could be cancelled or continued by the remaining board members, and explained the process of the proceeding and the cases were heard according to the way they were called.

Hearing of cases

CEB 02-24-38 - Innovative Factor Corp at 615 North Street Violation(s) is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2) City Code Ch. 26 Sec 26-294, at – No rental license, damaged fence, mildew & dirt on fence and all exterior surfaces. First Notified – 11/27/2023 **Order Imposing Fine/Lien effective March 14, 2024. Compliance January 13, 2025, \$250.00 a day x 60 days = \$15,000.00. plus \$24.00 recording costs = \$15,024.00.**

David St. Fort owner was sworn in.

Inspector Daniel Garcia testified to the status of the case and the staff's recommendation was to reduce the lien down to the amount of \$5,000.00 for administrative fees.

Board Action: Mrs. Robey made a motion to accept the staff's recommendations of \$5,000.00 for administrative cost payable in 30 days or the lien would revert to the original amount, Mr. Gonzalez seconded the same motion and all agreed, and the motion approved. 7-1 Hymes no vote

Mrs. Hymes arrived approximately at 9:45 am

CEB 07-24-112 - Jeremiah Van Larson at **724 Colfax Dr** 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 302.7, 304.7, 304.14, 304.15, 305.3, 501.2, 604.3, 704.6) and City Code Ch. 26 Sec. 26-294 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 **Order Imposing Fine/Lien effective August 8, 2024. Compliance January 15, 2025. \$250 x 60 days =\$15,000.00, plus \$24.00 recording costs = \$15,024.00.**

Steven Cooney, Manager- for Blue Palm Property Management company who manages said property for respondent was sworn in.

Inspector Daniel Garcia testified to the status of the case and the staff's recommendation was to waive the lien in its entirety to the amount of \$0.00 the owner is overseas in military and once made aware the corrected everything in a timely fashion.

Board Action: **Mr. Gonzalez** made a motion to accept the staff's recommendations to reduce the lien to \$0 and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved 7-0

Mr. Harrington left the room at 9:50 am

Continued Cases:

CASE # 1 - 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 respondents

Inspector Daniel Garcia testified to the status of the case. No contact, property occupied needed a building permit for the roof, but no permit applied for. Staff recommend imposing a fine of \$250.00 per day to a maximum of \$ 15,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to except the staff recommendation and impose a fine of \$250.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, **Ms. Marsh** seconded the same and the motion was approved 6-1
Harrington No vote

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

No respondents

Inspector Daniel Garcia testified to the status of the case. No contact, property not occupied. No progress. Staff recommend imposing a fine of \$250.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: Mrs. Hymes made a motion to except the staff recommendation and impose a fine of \$250.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, Ms. Marsh seconded the same and the motion was approved **6-1 Harrington No vote**

Mr. Harrington returns 9:53 am

CASE # 3 - CEB 01-25-01 - Donna & Glenn D Wetherell at 624 Mulberry 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 302.1, 302.3, 302.7, 304.13, 304.14, 605.1., Violation(s) – Outside storage, unmaintained landscaping, damaged/dilapidated door overhang, dirt & grime, no permit (shed & enclosed window), trash & debris, hazardous walkway (pallet), all damaged/dilapidated fencing, broken window, missing/ torn screens, porch light with exposed wiring. First Notified – 9/13/2024

No respondent present.

Inspector Ronald Beeney testified to the status of the case. there has been contact via phone, property not occupied, no progress. Staff recommend imposing a fine of \$250.00 per day to a maximum of \$ 15,000.00.

BOARD ACTION: Mr. Harrington made a motion to except the staff recommendation and impose a fine of \$250.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, Mr. Gonzalez seconded the same and the motion was approved **7-0**.

CASE # 4 - CEB 09-24-151 - John Alexander & Geneva Joe at 628 S Segrave St
Compliance February 5, 2025

CASE # 5 - CEB 01-25-04 - Bradford W MacClemmy Jr & Tracie M Boyd at 227 Michigan Ave is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1; Art. 6 Sec. 6.19.A.3; Art 6 Sec 8.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.8; 304. 6), Violation(s) – Junk and debris, no permit (privacy fence), mildew and rot on the structure, high grass and weeds, inoperable vehicles. First Notified 1/16/2024

No respondent present.

Inspector Mariah Quinn testified to the status of the case. Since the last hearing there has been significant progress made and all that remains is the permit final for the fence. Staff recommendations to be amended until the next cutoff. For the inspection to take place.

BOARD ACTION Mr. Harrington made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 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 the same, and the motion was approved. **7-0**

CASE # 6 - CEB 01-25-06 - Richard Uhl at 615 Mulberry 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, 304.7, 304.13, 308.1, 308.2 Violation(s) – Excessive amount of outside storage, trash & debris, broken window on south side of the house. First Notified – 7/24/2024

Cierra McDonald Power of Attorney, for respondent. **Richard Uhl** both were sworn in.

Ms. McDonald asked for a continuation to complete the work.

Inspector Mariah Quinn testified to the status of the case. Since the last hearing there has been some progress made at this time, she doesn't have updated pictures due to the fact it was dark in the am and the progress that was made is not visible from the street Staff recommendations to be amended until the next cutoff. For the inspection to take place.

BOARD ACTION **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day: **Mr. Gonzalez** seconded the same, and the motion was approved. **7-0**

CASE # 7 - 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

No respondent present.

Inspector John Stenson testified to the status of the case. Since the last hearing there has been no contact from the property owner, who lives at the property and his last visit to property was February 12, 2025, there has been no change the permit has not been issued or inspected, or final. Staff recommend imposing a fine of \$200.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to accept the staff recommendation and impose a fine of \$200.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved **7-0**.

CASE # 8 - CEB 07-24-129 - Coast 2 Coast Promotional Marketing LLC at **224 Zelda Blvd** is – Unpermitted property renovations. First Notified – 4/22/2024

Daniel Prieto sworn in.

Inspector John Stenson testified to the status of the case. There has been a permit issued was issued September 9, 2024, there have been two partial inspections as of February 12, 2025, which remains not finalized. Staff recommend imposing a fine of \$500.00 per day to a maximum of \$15,000.00. Then staff changed their recommendations to amend to the next cutoff.

Mr. Prieto explained the process to get to the present state, and how it took months to get the plans.

BOARD ACTION **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 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 the same, and the motion was approved. **5-2 Hymes / Gonzalez**

CASE # 9 - CEB 01-25-27 - Katherine Crissman & Jessica Switzer at **2312 N Oleander 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 304.3, 304.7), Violation(s) – Unmaintained landscaping, premises identification, damaged roof (soffits). First Notified – 9/18/2023

No respondent present.

Inspector John Stenson testified to the status of the case. there has been contact and Ms. Switzer lives at the property, the landscaping has been addressed, and they've finally put address numbers. However, the roof soffit are still in disrepair. Staff recommend imposing a fine of \$200.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to except the staff recommendation and impose a fine of \$200.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved **7-0**.

Mr. Gonzalez left the room at 10:17

CASE # 10 - CEB 01-25-03 - Melissa Fairrington at **1329 Golfview Dr** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4. S.1; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 505.3), Violation(s) – Outside storage, trash & debris in front and side yards, no water in the occupied home. First Notified – 11/13/2024

No respondent present

Inspector Tom Clig testified to the status of the case. there has been no contact with the owner, no progress. unoccupied. Staff recommend imposing a fine of \$200.00 per day to a maximum of \$10,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to except the staff recommendation and impose a fine of \$200.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mr. Harrington** seconded the same and the motion was approved **6-1 Gonzalez no vote**.

CASE # 11 - CEB 01-25-29 - Melissa Fairrington at 1329 Golfview Dr is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.8, 303.1,304.13, 304.15 504.1, 604.3,702.1), Violation(s) – Grass overgrown front and rear yard, Jet Ski south side of house (no tag), utility trailer north side (no tag), pool black and unsanitary, not secured, missing hardware fixtures (exterior pool door), Improper plumbing and electrical systems, trash & debris blocking interior egress. First Notified – 12/9/2024

No respondent present.

Inspector Tom Clig testified to the status of the case. there has been no contact with the owner, no progress. unoccupied. The pool was drained and secured now but remains in noncompliance. Staff recommend imposing a fine of \$200.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to except the staff recommendation and impose a fine of \$200.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mrs. Hymes** seconded the same and the motion was approved **6-1 Gonzalez no vote**.

Mr. Gonzalez returns at 10:21

CASE # 12 - 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 – 7/17/2024

No respondent present.

Inspector Tom Clig testified to the status of the case there has been no contact with the owner, no progress. property is occupied. The pool was drained and secured remains in noncompliance. Staff recommend imposing a fine of \$100.00 per day to a maximum of \$15,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to except the staff recommendation and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, **Ms. Marsh** seconded the same and the motion was approved **6-1 Gonzalez no vote**.

CASE # 13 - CEB 01-25-07 - Georgia Ann Bell Est at 905 Rosewood St is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec.9.2. A (Ref. FBC Supp. IPMC 302.7, 304.7), Violation(s) – Overgrown landscaping, outdoor storage, dilapidated fence, dilapidated screen porch roof. First Notified – 8/13/2024

No respondent present

Inspector Roosevelt Butler testified to the status of the case, since last month's meeting there has been continuous contact with Mr. Bell who is the son of the respondent who is the property owner and has made progress, the roof has been completed, a lot of the outdoor storage has been placed in one area waiting on a dumpster and he's working on the fence. Staff recommends amending until the next cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 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 the same, and the motion was approved. **7-0**

CASE # 14 - CEB 01-25-09 - Debra Lynn Gordon at 850 Lewis Dr 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. 6 Sec. 6.19.A.4; Art. 3 Sec. 4.S.1 (Ref. FBC Supp. IPMC 302.7), Violation(s) – Remove storage container from the property, parking on the grass, without permit new structure and fence, dilapidated fencing. First Notified – 9/18/2024

No respondent present

BOARD ACTION **Mrs. Hym** made a motion to accept the city's recommendation to continue this case until next month the meeting allow the Respondents until **March 13, 2025**, to be properly noticed **Ms. Marsh** seconded the same, and the motion was approved. **7-0**

Mr. Mehegan left the room at 10:28 am

CASE # 15 - CEB 01-25-11 - Tam Uyen VU Nguyen at **133 Eagle Harbor Way** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1, Violation(s) – **Work without a permit (Installation of pavers)**. First Notified – 9/26/2024
No respondent present

Inspector Roosevelt Butler testified to the status of the case, there has been contact with the owner and contractor and the contractor has submitted the requested document awaiting response from the city. Staff recommends amending until the next cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day: **Mr. Gonzalez** seconded the same, and the motion was approved. **6-1 Mehegan no vote**

Mr. Mehegan returns at 10:31 am

CASE # 16 - CEB 01-25-12 - Sarah Flanary at **1356 Continental Dr** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.7, 308.1), Violation(s) – Overgrown landscaping, dilapidated fence, damaged roof and soffit, excess garbage and rubbish. First Notified – 8/27/2024

No respondent present.

Inspector Roosevelt Butler testified to the status of the case, since the last meeting there has been contact with the owner with no progress. the property is blighted in the community. Staff recommend imposing a fine of \$500.00 per day to a maximum of \$10,000.00.

Mr. Denzil Sykes Code Compliance Manager confirmed the property is owner occupied, and the maximum fine remains in the amount of \$10,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to except the staff recommendation and impose a fine of \$500.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mrs. Hymes** seconded the same and the motion was approved **7-0**

CASE # 17 - 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, at Violation(s) – **Unpermitted renovations, exposed surfaces, missing garage door and missing trim**. First Notified – 7/19/2022

No respondent present.

Inspector Sara Kirk testified to the status of the case, there has been contact with the owner, Mr. Lee was unable to attend he wanted that relay to the board he had to work today and there was a misunderstanding with the permit office. He didn't realize that everything had to be

completed before the permit could be finalized and waiting on electrical and plumbing and everything Code asked him to do, he's done. Staff recommends amending until the cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day: **Mr. Gonzalez** seconded the same, and the motion was approved. **7-0**

CASE # 18 - 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 Sara Kirk testified to the status of the case, since the last meeting she has had contact and there's been progress, The roof was finalized on January 21, 2025, and the electrical and HVAC and plumbing they are working on. Staff recommends amending until the next cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 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 the same, and the motion was approved. **6-1 Harrington**

CASE # 19 - 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, and since the last meeting she has maintained contact with Mr. Bergonzoli, the property owner and demolition has started, the demo permit has been issued, and the building is gone. Staff recommends amending until the next cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 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 same, and the motion was approved. **7-0**

CASE # 20 - 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, overgrown grass, damaged roof, missing soffit, debris. First Notified – 5/10/2024

No respondent present.

Inspector Sara Kirk testified to the status of the case. since the last meeting there has been no contact with the owner, little progress. there's a permit application that's been approved and the property continues to be a mess. Continued to get complaints Staff recommend imposing a fine of \$200.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to except the staff recommendation and impose a fine of \$200.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mrs. Hymes** 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

Compliance February 5, 2025

CASE # 22 - CEB 01-25-15 - Matilda Riley at **636 Eldorado St** 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 308.1), Violation(s) – Damaged roof, trim, soffit and debris. First Notified – 3/29/2024

No respondent present. (She was here but left to go back to the hospital with daughter in Intensive Care Unit (ICU))

Inspector Sara Kirk testified to the status of the case; states she has continuous contact with the owner. The property unoccupied and the respondent just had asbestos survey completed on January 30, 2025, which she has a copy of in preparation to be demolished. Staff recommended amending until the April cutoff.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **April 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 same, and the motion was approved. **7-0**

CASE # 23 - CEB 01-25-16 - Elizabeth Coleman & Kimberly Johnson, at **837 S Kottle Cir** 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, 304.3 Violation(s) -**Overgrown grass**, outside storage, damaged/missing soffit, damaged fence, identification numbers not visible from the street. First Notified – 10/16/2024

No respondent present.

Inspector Sara Kirk testified to the status of the case. this case was a complaint generated, and she's never had contact with the owner, with no progress the fence is still down, and address number are still not visible. Staff recommend imposing a fine of \$100.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to except the staff recommendation and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved **7-0**

CASE # 24 - CEB 01-25-17 - Rayfield McCloud at **955 Magnolia 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. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.3, 304.7, 304.14, Violation(s) – Outside storage, dilapidated shed/structure, dirt & grime on house, boat in front yard, parking on grass, trash & debris. First Notified – 3/28/2024

Rayfield McCloud was present and sworn in.

Inspector Sara Kirk testified to the status of the case. this case was a complaint generated, the remain in non-compliance there's dirt and grime and a dilapidated shed on the property, Staff recommend imposing a fine of \$100.00 per day to a maximum of \$ 10,000.00.

Mr. McCloud says he disagrees with the fine and the dilapidated shed he has a blue tarp on it.

Mrs. Kuendig explains that the tarp is not a roof, that's why he needs more time to correct the issues. Trash & debris is gone, and she's inclined to give more time to come in compliance.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to provide insurance approval and to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day: **Ms. Marsh** seconded the same, and the motion was approved. **7-0**

CASE # 25 - 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

Tequilla Benjamin Power of Attorney for the respondent

Nelson Estenoz new owner and **Juane Derece** (arrived via respondent translator)

all 3 persons were present and sworn in.

Inspector Brianna Itani testified to the status of the case and asked to add the new owners and staff recommended until the April cutoff to allow the respondent/new owners time to make corrections for compliance.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents and further ordered to add the owner by name as respondents in this case until **April 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 the same, and the motion was approved. **7-0**

Mrs. Hymes left the room at 11:10

CASE # 26 - 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 Brianna Itani testified to the status of the case, since the January hearing she's had contact with the owner and the contractor and the permit has been approved and is now waiting for a final. Staff recommends amending until the March cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to provide insurance approval and 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 same, and the motion was approved. **6-1 Hymes no vote**

CASE # 27 - CEB 10-24-167 - Beatrice M Sims Est at 873 Madison Ave 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), Violation(s) – Rubbish and garbage, no water, no electricity. First Notified – 6/26/2024

Shirley Pate - the witness, was present and sworn in.

Ms. Pate advised that the property was bequeathed to her in the will, but she can't afford to pay for the probate.

Mr. Scott Simpson- Code Board Attorney asked Ms. Pate about the will she mention

Mr. Harrington asked Ms. Pate if she has authority to taking action on behalf of the estate and **Ms. Pate** response was, she didn't know what she is the estate has been finalized.

Anthony Jackson, Deputy City Attorney, advised the last time Ms. Pate was present it was determined that she could be here a witness, but not as a representative at this time and the board attorney could advise.

Scott Simpson Code Board - Attorney - reiterated and asked Ms. Pate if she said there was a will, but no one has been assigned as representative of the estate, after checking his resources **Mr. Simpson** advised there is a filing of the will filed July 2023 coming up on two years. But there is no Probate started and there was further discussion as to the water and electricity services at the property if the property has been properly noticed you can still move forward and you can levy a fine on the property which will become a lien and that would to be worked out somehow and the owner is deceased the property is not homestead property.

Inspector Abrianna Itani testified to the status of the case and advised there is no water at the property. There is only stormwater. The city utilities has plugged the water due to illegal use of water and says there is no water at the property and states she has had contact with Crystal Brock an heir and she is working things out with her and staff recommended to amend until the April cutoff to check probate status.

Mrs. Kuendig asked Mr. Harrington what alternatives they have, **Mr. Harrington** says he is going by previous ruling that the fine goes on the property and **Mrs. Kuendig** agrees with Mr. Harrington continuing to explain if the state has not settled the property and it's still in the person name and that's where we make the fine. And there was further discussion.

BOARD ACTION: **Mr. Harrington** made a motion to recommend and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved **5-0**
Hymes / Mehegan no vote

Mr. Harrington left the room at 11:19

CASE # 28 - CEB 01-25-19 - Gloria Dickerson at 457 N Martin Luther King 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 304.3, 304.4, 304.7, 304.10, 304.12, 304.15., Blvd Violation(s) – Unmaintained landscaping, dirt & grime, damaged porch deck, missing handrails, missing front door, no identification numbers, damaged structural members, damaged roof.
First Notified – 7/18/2024

Daryl Lucas was present and sworn in.

Inspector Abrianna Itani testified to the status of the case. since the January meeting she has had no contact with the contractor and there's been no progress. Her last inspection was February 12, 2024, and the result was non-compliance. Staff recommended imposing a fine of \$100.00 per day to a maximum of \$ 15,000.00.

Daryl Lucas explained the process of the lawyer getting things done on the property and asked for more time to get money to get things done.

Inspector Itani asked to make a correction as to the fine of \$100.00 per day to a maximum of \$ 15,000.00 owner never occupy the property.

Mr. Thomas Mehegan Board member asked since he was just hired if time could be given to allow the contractor to do the work.

BOARD ACTION: **Mrs. Robey** made a motion to recommend and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved **4-2 Harrington no vote**

Mr. Harrington returned to the room 11:23 am

Mrs. Kuendig asked for a roll call vote and was called as follows:

Roll call

Harrington – no vote	Gonzalez - Yea		
Marsh- Nay	Hymes - Nay		
Robey-Yea	Kuendig- Yes	Mehegan -Yes	(4-2 Harrington no vote)

Mrs. Robey left the room at 11:31

CASE # 29 – CEB 01-25-20 - Johnny Noviello at **515 Westmoreland Rd** 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. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.3, 304.15), Violation(s) – Outside storage, overgrown landscaping, dirt & grime, parking on unapproved surface (front and back yard), trash & debris, dilapidated fence, junk vehicle, dilapidated metal door, contrast of identification numbers. First Notified – 7/5/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case her since the January hearing she has had no contact with the owner and no progress last inspection was February 12, 2025, and the result was non-compliance. Staff recommended imposing a fine of \$100.00 per day to a maximum of \$ 10,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to accept the city's recommendation to accept and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$10,000.00 or until compliance is achieved, **Mr. Gonzalez** seconded the same and the motion was approved. **6-0 Robey no vote**

Mrs. Robey returns to the room at 11:33

CASE # 30 - CEB 01-25-21 - Willie May McCoy Est at **332 Deeley 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. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.3, 304.7, 304.14, Violation(s) – Outside storage, dirt & grime, parking in back and side yard, Trash & debris, no identification numbers, dilapidated roof, boarded windows. First Notified – 10/14/2024

Maria Armas was present and sworn in. says she is the girlfriend of respondent 's Grandson Tracee D. McCoy, one of the owners who has given her permission to speak on his behalf.

Mr. Harrington asked for clarification to his question, why are they dealing with an estate if the grandson is the owner?

Inspector Abrianna Itani testified to the status of the case. there has been contact and there is progress, and she spoke with Tracee McCoy, and he gives his girlfriend permission to speak on his behalf. Staff recommends amending until the next cutoff because they're making progress at the property. **Ms. Armas** says Tracee McCoy is one the owners with two other grandchildren and says they did provided documentation of ownership to FEMA and the attorney but don't know why the ownership has not changed the grandmother Willie May McCoy passed away approximately two years ago.

The board members are asking for the documentation of ownership to be submitted.

Mr. Scott Simpson Board Attorney says there's no information about the estate online. The only thing he found was a lawsuit from 2019 against Ms. McCoy.

Anthony Jackson, Deputy Attorney reminds the board as well the chairman the position of the staff we need compliance and if someone is moving towards compliance regardless of who owns it and with the testimony of the inspector staff is asking for more time. And continued to clarify that's just the city's recommendation, the board can make whatever decision they want.

Mr. Mehegan left the room 11:41

BOARD ACTION: Mrs. Hymes made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **March 5, 2025**, to provide insurance approval and 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 the same, and the motion was approved. **4-2 Gonzalez/ Kuendig Mehegan no present no vote**

Mr. Mehegan returned to room 11:43

CASE # 31 - CEB 01-25-23 - James W Lane at 600 Madison 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, 304.3, 304.7, 304.14, Violation(s) – Overgrown landscaping, dirt & grime, peeling paint, damaged fascia and gutter.

First Notified – 10/3/2024

No respondent present

Inspector Abrianna Itani testified to the status of the case. Since the January hearing she has had no contact with the owner and the lawn has been cut last inspection was February 12, 2025, and the result was non-compliance. Staff recommended imposing a fine of \$100.00 per day to a maximum of \$ 15,000.00.

BOARD ACTION: Mrs. Hymes made a motion to recommend and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, Mr. Gonzalez seconded the same and the motion was approved 7-0

CASE # 32 - CEB 01-25-24 - James W Lane Jr EST at 604 Madison 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, 304.3, 304.7, 304.14 Violation(s) Overgrown landscaping, dirt & grime, peeling paint, damaged fascia and gutter. First Notified – 10/3/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case. Since the January hearing she has had no contact with the owner and the lawn has been cut last inspection was February 12, 2025, and the result was non-compliance. Staff recommended imposing a fine of \$100.00 per day to a maximum of \$ 15,000.00.

BOARD ACTION: Mrs. Hymes made a motion to recommend and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, Mr. Gonzalez seconded the same and the motion was approved 7-0

CASE # 33 - CEB 01-25-25 - Equity Trust Co FBO IRA # 200179730 at 453 Pleasant St is cited for failure to correct violations of The Land Development Code, Art. 6 Sec 2.A; 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), Violation(s) – Outside storage, overgrown landscaping, peeling paint, parking on the grass, junk vehicle. First Notified – 10/4/2024

Compliance February 12, 2025

CASE # 34 - CEB 01-25-26 - Burke Family Trust dated August 29, 2007 Lagree M Burke Sr & Cecile J. Burke Trustees at 409 & 415 Walker 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, 304.15, 304.3), Violation(s) – Overgrown landscaping, dirt & grime, peeling paint, trash & debris, damaged front door, no identification numbers, boarded up windows.

Compliance February 6, 2025

CASE # 35 - 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, unmaintained landscaping, 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 – 7/18/2024

Daryl Lucas contractor was sworn in.

Inspector Mark A. Jones Field Supervisor testified to the status of the case. since last hearing on January 9, 2025, he had contact with contractor, the challenge is very slow they have replaced the damaged fascia board and close to installing all the windows had a permit issued back in October of 2024, but no inspections on the work done from building department. Staff recommended imposing a fine of \$100.00 per day to a maximum of \$ 15,000.00.

Mr. Lucas explained his challenges for the attorney process the funds are released and questioned why an extension isn't granted since there has been a lot of progress made.

Mr. Scott Simpson, Board Attorney explains why the respondent has a guardian and their role once a respondent has been declared incapacitated by the court and there's a guardian appointed, he's not sure if the attorney for this case is the guardian or the attorney for the guardian in essence one or the other the guardian is the owner of the property. Guardianship has been appointed, and the courts monitor and approve the process.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to except and impose a fine of \$100.00 per day against the respondent effective **February 13, 2025**, to a maximum of \$15,000.00 or until compliance is achieved, **Mrs. Hymes** seconded the same and the motion was approved. **6-1 Mehegan**

Mrs. Kuendig and Mrs. Marsh and Mr. Mehegan all departed the meeting at 12 noon, a quorum remains to continue with the rest of the meeting.

Mr. Harrington requested taking all the remaining respondents cases first and not taking them in order of the agenda

Mrs. Hymes Vice-Chairman requested a list of the remaining respondents in the order their on the agenda and the case were called according to the list.

At 12 noon the meeting was recessed for 10-minute break.

Meeting resumed approximately 12:18 pm

Mrs. Hymes explains the process and procedure of the continuation of the meeting.

CEB New Cases:

CASE # 36 - CEB 02-25-32 - Llewellyn Osborne Adams, Jr at 320 Garden St 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 302.1, 302.7, 304.2, 304.7), Violation(s) – Outside storage, unmaintained landscaping, dirt & grime, damaged fence, peeling paint, damaged roof and soffit. First Notified – 5/3/2024

Llewellyn Osborne Adams, Jr and Llewellyn Osborne Adams, Sr both were present and sworn in.

Inspector Mark A. Jones Field Supervisor testified to the status of the case. This is a field generated case he had no contact with property owner there has been progress the building has been painted, and landscaping is being worked on the roof and fence repair remains. Staff recommends finding of non-compliance with compliance due at next cutoff for all the violations, Except for the roof repair this property is on the city roof replacement list per the development department and return June 12, 2025, meeting for a progress report and to set compliance date for the roof repair and he has a letter he received on February 12, 2025, confirming placement on the roof repair program list.

Mr. Adams asked for an explanation of what's needs to be done.

Inspector Jones explained and showed them via the city's photo presented what needs to be done.

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 **March 5, 2025**, to come into compliance for all violations except the roof and return **June 12, 2025**, meeting for progress report and to set compliance date for the roof repair or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 38 - CEB 02-25-44 - Hearthstone Fellowship & Foundation INC at 900 N Oleander Ave is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.7, 304.6, 304.13, 304.7), Violation(s) – Dilapidated driveway, detached garage, exterior walls staining, broken window on front door, damage roof on detached garage. First Notified – 6/24/2024

James DeLeskey Secretary, Hearthstone and the Certified Contractor was present and sworn in.

Inspector John Stenson testified to the status of the case. This is a complaint driven case his last inspection was February 12, 2025. Exterior walls staining has been corrected, the broken window on front door has been replaced with all other violations remaining. Staff recommends finding non-compliance with compliance due at next cutoff.

Mr. DeLeskey was given the opportunity to speak, he requested for more time until April.

BOARD ACTION: **Mr. Harrington** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 40 - CEB 02-25-42 - Jessica Ester Orjulea & Emerson Gabriel Orellana Medina at 1005 Essex Rd 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), Violation(s) – Outdoor storage, Illegal parking, no permit (fence). First Notified – 11/18/2024
Jessica Ester Orjulea was sworn in.

Inspector Roosevelt Butler testified to the status of the case. This was a field generated case. His last inspection was February 11, 2025, result if of reinspection was non-compliance he had contact with the property owner. Staff recommend a finding of non-compliance with compliance due at next cutoff. **Ms. Orjulea** explained that she showed Mr. Butler her receipt she's paid for her survey to get a permit.

BOARD ACTION: **Mrs. Robey** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 41 - CEB 02-25-39 - Kinh Nguyen & Thi Bich Duyen VO, at 141 Eagle Harbor Way is cited for failure to correct violations of The Land Development Code, Art. 3 Sec.3 4.S.1 Violation(s) – Work without permit (driveway). First Notified – 11/21/2024

Kinh Nguyen was sworn in.

Inspector Roosevelt Butler testified to the status of the case. This was a citizen compliant case. His last inspection was February 11, 2025, result if of reinspection was non-compliance, he had contact with the property owner and on January 31, 2025, plans are under review. Staff recommends finding non-compliance with compliance due at next cutoff.

Mr. Nguyen explained that he didn't know he needed a permit for the driveway when he purchased the home the driveway was on the survey. It was 16ft long and it was made almost 20 ft after he contacted Mr. Butler, he helped him a lot and he appreciates that, and he applied for an impact permit, and it's almost done.

BOARD ACTION: **Mrs. Robey** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

Mrs. Seivwright made an announcement that the following case is in compliance.

**CASE # 43 - CEB 02-25-48 - Bruce A Brahms & Barry Brahms at 512 S Lanvale Ave
Compliance February 12, 2025**

CASE # 45 - CEB 02-25-30 - Pablo Raffaghelli PA at 1158 Hampton Rd 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 304.3), Violation(s) – **No permit for the following: garage enclosed, exterior electrical fixtures added, new exterior doors and windows installed, no identification numbers.** First Notified – 11/15/2024

**Pablo Raffaghelli owner
Ruben Munoz, representative of the Contracting and Engineer Firm
both were present and sworn in.**

Inspector Daniel Garcia testified to the status of the case. This was a complaint. Last inspection was February 12, 2025, property remains in non-compliance. And he's had not contact with the owner. Staff recommends finding non-compliance with compliance due at next cutoff.

Mr. Munoz explained they have applied for permits and needs to get blueprints for the ongoing repairs for the entire interior and some electrical, HVAC, plumbing and he has submitted a set of prints that is going to be upgraded and says it will take some time and asked for more time to give a better report.

BOARD ACTION: **Mrs. Robey** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

Mr. Munoz asked if he could come next time without Mr. Raffaghelli

Mrs. Hymes explained that Mr. Raffaghelli needs to give a letter of Authorization to represent **Melissa Diaz** assistant City Attorney advised **Mr. Munoz** council wants verbal confirmation from **Mr. Raffaghelli**, she asked **Mr. Raffaghelli** if he would give permission for **Mr. Munoz** to represent him at the next hearing and **Mr. Raffaghelli** gives his permission to do so.

CASE # 49 - CEB 02-25-34 - Gary Holt at 534 Pine 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 304.6, 304.6, 304.7), Violation(s) – Outside storage, overgrown landscaping, broken windows, damaged exterior walls, damaged soffit. First Notified – 9/9/2024

Gary Holt was sworn in.

Inspector Brianna Itani testified to the status of the case, this was a field generated case, has had contact with the owners requested a finding of non-compliance and compliance by next cut off.

Mr. Holt advised he had a 90-day eviction process for people who were there illegally that he didn't know he needed a notice of intent to apply for eviction, then a 30-day eviction then another 30 days to wait for the court to give him the eviction. When he finally got the eviction, the home was trashed, and six broken windows and already repaired.

Mrs. Hymes advised the respondent to stay in touch with the inspector.

BOARD ACTION: Mrs. Robey 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mr. Harrington seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 50 - CEB 02-25-35 - Riverview Commercial of Daytona Beach LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., at 421 Model St Violation(s) – Work without permit (windows). First Notified – 9/19/2024

Ejaz Ahmed was sworn in

Inspector Brianna Itani testified to the status of the case and advised this is a complaint generated case for work without a permit for the windows. Had contact with the owner requested a finding of non-compliance and compliance by next cut off.

Mr. Ahmed advised he hired a window company and applied through the window company. He bought the property with the windows installed and did not know they did not have the permits. The window permit was applied for, and the city is requesting an elevation certificate and requesting more time so they can comply with that as well. **Mr. Hymes** advised that by the next cutoff we should know what the progress is or the process that he is going through at that time.

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and Mr. Harrington seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 51 - CEB 02-25-36 - TRSTE LLC TR 529 Arthur Ave Land Trust dated April 20, 2018, at 529 Arthur 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 302.1,302.8), Violation(s) – Outside storage, dirt & grime, trash & debris, junk vehicle. First Notified – 7/8/2024

Mack Robinson (tenant/witness) was sworn in.

Ms. Robey asked about the owner of the trust and **Mr. Robinson** advised the owner is in the hospital and that he is the tenant and would be handling the violations.

Melissa Diaz Assistant City Attorney advised he could speak as a witness and confirmed he is not speaking on behalf of the owner and does not have the authority to do so.

Inspector Brianna Itani did not testify. **Mr. Sykes** advised the tenant to speak as a witness just not as a representative of the owner.

Mack Robinson advised he had a situation with his mother and believed it was his fault and that is why is he there.

BOARD ACTION: Mrs. Robey 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for

consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 53 - CEB 02-25-38 - JL Versatile Handyman Services LLC, at **631 Roy 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 302.7, 304.1, 304.3,304.7, 604.1 Violation(s) – Outside storage, dirt & grime, peeling paint, damaged vent, damaged fence, contrast of identification numbers, dilapidated roof, broken electrical pole. First Notified – 8/23/2024

Jefferson Lavall was sworn in.

Inspector Brianna Itani testified to the status of the case and advised this is a complaint generated case had contact with the owner and requested compliance by next cut off and noted the property is being demolished, and he is now going through that process.

Mr. Jefferson advised that when they bought this property and while getting prepared to do the roofing it collapsed, and they had extensive damage and the building was condemned, just waiting on the contractor to get the job done. **Mr. Gonzalez** asked if the inspector has confirmed the Information. **Inspector Brianna Itani** confirmed.

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

Inspector Brianna Itani requested May cut off due to the fact, the city is the one that was going to be putting property on the schedule to demolish the house.

BOARD ACTION: **Mr. Gonzalez** amended the 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 **April 30, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 54 - CEB 02-25-45 - Barbara Lester at **351 Garden 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.3 Violation(s) – Overgrown landscaping, work without permit (porch). First Notified – 11/22/2024

Barbara Lester was sworn in

Inspector Brianna Itani testified to the status of the case and advised this is a complaint generated case she has had no contact with the owner last inspection February 12, 2025, and requested compliance by next cut off. **Ms. Lester** advised she has been working with the city to get her house repaired for about two or three years now and she has finally received approval, the city will be responsible for tearing down the house and is on the city program waiting list, waiting for the building to be rebuilt. Advised she will ask for a letter and give it to the inspector to show proof of the program's approval.

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 55 - CEB 02-25-46 - Elnora S Jackson Est at **532 N Keech 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 304.3, 304.6, 304.3,304.7 Violation(s) – Overgrown landscaping, dirt & grime, peeling paint, damaged exterior wall, no identification number, damaged soffit. First Notified – 6/28/2041

Lynette Smith & Pervis Jackson was sworn in

Inspector Brianna Itani testified to the status of the case and advised this is a field generated case and has had contact with the owner and requested compliance by the next cut off. **Mrs. Smith** advised she turned in paperwork to the courts for being appointed the personal representative of the estate. **Board Attorney Simpson** advised they won't be able to transfer title until they start probate also provided a number and Summary Administration is the process she would be needing to look into.

Mrs. Robey advised the respondent to keep the inspector updated on the Estate Process.

BOARD ACTION: **Mrs. Robey** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

Mr. Scott Simpson Board Attorney stepped out at 1:15

CASE # 37 - CEB 01-25-02 - Willis Hill, Jr., Carol R Frazier, Gloria Hill EST, Dorothy Ann Richardson, Tracy Hill, Gary Hill, Kenneth Gregory Hill, Tamika Hill, Angela Mobley at **911 Sycamore St** 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 302.4, 302.7, 304.7), Violation(s) – Rotten wood, peeling/faded paint, overgrown landscaping, damaged fence, damaged roof and drip edge. First Notified – 8/20/2024

No respondent present.

Inspector Tom Clig testified to the status of the case and advised this is a field generated case and has had contact with the owner and requested compliance by the next cut off

BOARD ACTION: **Mr. Harrington** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

Mr. Simpson returned to room at 1:18

CASE # 42 - CEB 02-25-47 - John A Nelson at **737 Whitehall St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., Violation(s) – No permit (windows). First Notified – 7/12/2024

No Respondent present.

Inspector Sara Kirk testified to the status of the case and advised this is a field generated case nineteen windows (no permit) and requested compliance by the next cut off

BOARD ACTION: **Mr. Harrington** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 44 - CEB 02-25-49 - Monir Y El Farra at **121 Lockhart St** 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 302.8, 304.6, 304.3, 304.13, 305.3, 602.3, 704.6.1.2), Violation(s) – Outside storage, overgrown grass, inoperable vehicles, damaged exterior wall, broken window, missing identification numbers, damaged/defective interior surfaces, inoperable HVAC and defective washing machine (drainage), missing smoke detectors. First Notified – 10/25/2024

No respondent present

Inspector Sara Kirk testified to the status of the case and advised this is a complaint/tenant generated case and requested compliance by the next cut off

BOARD ACTION: **Mr. Harrington** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mrs. Robey** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 46 - CEB 02-25-31 - Marc 2 LLC at **1065 Hampton Rd** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.1, 304.7), Violation(s) – Overgrown/unmaintained landscaping, damaged carport and damaged (carport roof). First Notified – 12/10/2024

No respondent present.

Inspector Daniel Garcia testified to the status of the case and advised this is a complaint driven case last inspection was January 28, 2025, remains in non-compliance and requested compliance by the next cut off.

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 47 - CEB 02-25-40 - RMV Entertainment LLC and Veronica Gonzalez Rangulan at 1174 Bryn Mawr Dr 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 303.1), Violation(s) – No permit (fence), dirty pool. First Notified – 12/17/2024

No respondent

Inspector Daniel Garcia testified to the status of the case and advised this is a complaint generated case last inspection was February 4, 2025, remains in noncompliance staff and requested compliance by the next cut off

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

CASE # 48 - CEB 02-25-33 - Lucio Ramirez at 1321 Ginsberg Dr 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), Violation(s) – Outside storage, peeling paint, dirt & grime, parking on the front lawn, junk vehicles. First Notified – 10/24/2024

No respondent

Inspector Brianna Itani testified to the status of the case and advised this is a complaint generated case not been in contact with the owners and requested compliance by the next cut off

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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Harrington** seconded the same motion and all agreed, and the motion approved **4-0**

Mrs. Hymes questioned that the city used to have a letter that authorized someone to speak on behalf of the owners. There was some discussion on whether they should require that paperwork be submitted again. The board attorney and city attorney advised it is not a legal requirement, but they could request that information be submitted.

CASE # 39 - CEB 02-25-41 - Jamaal Bell at 1147 Lakewood Park Dr is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1.; Art. 6 Sec. 6.19.A.3, Violation(s) – Outdoor storage (Conex), unpermitted shed. First Notified – 11/15/2024

No respondent present.

Inspector Roosevelt Butler testified to the status of the case and advised this is a field generated case has he had contact with the owners and requested compliance by the next cut off.

BOARD ACTION: **Mr. Harrington** 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 **March 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day and **Mr. Gonzalez** seconded the same motion and all agreed, and the motion approved **4-0**

1. Adjournment: 1:32