

**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

Ooi

March 13, 2025

Members present:

Mrs. Mary Louise "Weegie" Kuendig, Chairman
Mr. Neil Harrington
Mrs. Karen Robey
Ms. Karrie Marsh
Mr. Robert Riggio, Board Attorney

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Mark A. Jones Code Compliance Field Supervisor
Mrs. Abrianna Itani, Code Compliance Inspector
Mr. Daniel Garcia, Code Compliance Inspector
Mr. Roosevelt Butler, Code Compliance Inspector
Ms. Sara Kirk, Code Compliance Inspector
Mr. Tom Clig, Code Compliance Inspector
Mr. Ronald Beeney, Code Compliance Inspector
Ms. Mariah Quinn, 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: Marylouise "Weegie" Kuendig Chairman

The Chairman **Mrs. Kuendig** called the meeting to order at 8:59 am. And ask for roll call. **Mrs. Seivwright** called the roll. All board members were present. Except for Mr. Gonzalez, Mrs. Hymes and Mr. Mehegan, there was a motion made by **Mr. Harrington** to excuse Mr. Gonzalez, Mrs. Hymes and Mr. Mehegan's absences. The same motion was seconded by **Mrs. Robey** and all agreed motion carried **4-0**

Mrs. Kuendig asked if everyone had a chance to read the Minutes. **Mrs. Robey** made a motion, and **Ms. Marsh** seconded the motion to approve February 13, 2025, meeting and the amended Corrections as to January 9, 2025, Minutes, and all agreed, and the motion carries and approved.4-0

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

Mrs. Seivwright made the following announcements.

Mrs. Hymes (notified me March 11, 2025, she's sick)

Mr. Mehegan (notified me March 12, 2025, wouldn't be here via email.

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LR-1 Zoom with an interpreter ask if any other respondents need Spanish interpreter

Pg.3

CASE # 2 - CEB 01-25-04 - Bradford W MacClemmy Jr & Tracie M Boyd at 227 Michigan Ave Compliance March 12, 2025

CASE # 5 - CEB 02-25-40 - RMV Entertainment LLC and Veronica Gonzalez Ranguan at 1174 Bryn Mawr Dr Compliance March 6, 2025

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CASE # 6 - CEB 01-24-19 at 402 Auditorium Blvd Zoom

CASE # 8 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams, Sr 524 S Lanvale Ave Compliance March 12, 2025

CASE # 9 - CEB 05-24-83 - Romella I.N.T Corp at 1144 Australia Ave Zoom would like to be heard first his son induction to the Marines ceremony starts at 9am

Pg.9

CASE # 29 - CEB 03-25-59 - Qiangwen Wang at 1159 Hampton Rd Compliance March 12, 2025

Pg.10

Caes # 31 CEB 03-25-60 CASE # 31 - CEB 03-25-60 - Janice Hoover at 365 Woodland Ave Pg. 12

CASE # 39 - CEB 03-25-72 - Anthony Mclean at 528 Shady PL Junk vehicles, trash & debris, fence in disrepair.

First Notified – 12/12/2024 Scrivner's error Trash & Debris should be included in the violations listed

Pg. 13

CASE # 42 - CEB 03-25-51 - Samuel White & Patricia White at 554 Mark Ave Compliance March 10, 2025

Case # 5 is not in compliance as announced per Inspector.

Mrs. Kuendig explained the process of the proceeding and the cases were heard according to the way they were called and requested that previous minutes of all cases for lien review be include in packet for review.

Hearing of the cases

Lien Reviews

LR- 1

LR-1 - CEB 04-24-64 - Jairo Ezau Morales Santos & Dilcia Maribel Fuentes at 1409 3rd St is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, **Violation(s)** – No permit. First Notified – 1/31/2024 **Order Imposing Fine/Lien effective June 13, 2024. Compliance S e p t e m b e r 2 5 , 2024, \$100.00 a day x 100 days = \$10,000.00. plus \$24.00 recording costs = \$10, 024.00.**

No respondent present (on Zoom)

The board members questioned whether the case would be heard or not

Mr. Robert Riggio, Board Attorney, advised the board the lien applicant is the petitioner who has an obligation to show up or inform you why they're not here and it the board's prerogative to whether they want to continue it or deny, and the petitioner can refile it again or try to work something out.

BOARD ACTION: Mr. Harrington made a motion to deny without prejudice and allow the respondent to refile at another time. **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0

Continued Case:

CASE # 1 - 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, unmaintained landscaping, damaged fence, damaged roof and drip edge. First Notified – 8/20/2024

No respondent present. Mr. Riggio asked if they were properly notified and Melissa Diaz- Assistant City Attorney confirms respondents has been properly notified.

Inspector Tom Clig testified to the status of the case. no contact, and no progress Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: Mrs. Robey made a motion to impose a fine of \$100.00 per day against the respondent effective March 13, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh seconded** the same, and the motion was approved.4-0.

CASE # 2 - CEB 01-25-04 - Bradford W MacClemmy Jr & Tracie M Boyd at 227 Michigan Ave Compliance March 12, 2025

CASE # 3 - 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 (closed in the garage, added electrical fixtures on the exterior, installed new exterior doors and windows), no identification numbers. First Notified – 11/15/2024

No respondent present.

Confirmation of respondents has been properly notified.

Inspector Daniel Garcia testified to the status of the case. since last hearing no contact, progress has been made and property not occupied permits were issued on February 19, 2025, for home renovations including plumbing and electrical and mechanical. Staff recommend amending until the next cut off.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Mr. Harrington** seconded the same, and the motion was approved. 4-0

CASE # 4 - 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) – Unmaintained landscaping, damaged roof/carport. First Notified – 12/10/2024

No respondent present. **Melissa Diaz- Assistant City Attorney** confirms respondents has been properly notified.

Inspector Daniel Garcia testified to the status of the case. no contact, no progress. Staff recommended. Staff recommend imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to impose a fine of \$100.00 per day against the respondent effective March 13, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Robey** seconded the same, and the motion was approved.4-0.

CASE # 5 - 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 present. **Melissa Diaz- Assistant City Attorney** confirms respondents has been properly notified

Inspector Daniel Garcia testified to the status of the case. there was a one-time contact, at that time, he advised respondent to change address on the property appraisal site which they did,

no progress, property not occupied still needs permit for fence and not applied for. Staff recommended. Staff recommend imposing a fine of \$100.00 per day until it reaches a maximum of \$15,000.00.

BOARD ACTION: **Mr. Harrington** made a motion to impose a fine of \$100.00 per day against the respondent effective March 13, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh** seconded the same, and the motion was approved.4-0.

Mr. Rodrigo Martinez came forth afterwards and was sworn in,

He was allowed to explain his side and states he was the owner of said property, and he represented Veronica Gonzalez, the other owner explained the work he had done and states the fence is not a new fence he just painted it and **Mr. Garcia** states due to the amount of slats being replaced a permit is required and he explained that to the owner previously.

Mrs. Kuendig just repeated the board action already discussed and voted on earlier and board action remained the same.

Inspector Daniel Garcia testified to the status of the case. Staff recommended amending it until the June cutoff.

CASE # 6 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at 402 Auditorium Blvd is cited for failure to correct violations of The Land Development Code, Art. 6 Sec .19.A.3; Art. 9 Sec. 9.2.A; (Ref. FBC Supp. IPMC 304.2, 304.7, 304.13.2, 304.15), Violation(s) -Unmaintained landscaping, inoperable windows, boarded exterior doors, protective treatment, damaged roof/gutters. First Notified – 8/7/2023

Nicole McErlean & Miguel Pagan was sworn in.

Inspector John Stenson testified to the status of the case. since the last hearing there has been continuous communication and progress has been made final building inspection. Staff recommend amending April cutoff.

Mrs. McErlean explains the progress and says she only needs a final building inspection for the interior she's done with the exterior.

BOARD ACTION: **Ms. Marsh** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Mr. Harrington** seconded the same, and the motion was approved. 4-0

CASE # 7 - 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, exterior walls staining, broken window on front door, damage roof on detached garage. First Notified – 6/24/2024

James Delesky (Executive Director) John Lowe (Secretary) both sworn in.

Inspector John Stenson testified to the status of the case. since the last hearing there has been contact and there has been progress property is occupied, permit for roof has been submitted on March 3, 2025. Staff recommend amending April cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Ms. Marsh** seconded the same, and the motion was approved. 4-0

CASE # 8 - CEB 02-24-35 - Kelvin Lee & Anthony DeWilliams, Sr 524 S Lanvale Ave Compliance March 12, 2025

CASE # 9 - 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, unsecured structure. First Notified – 2/22/2024

No Respondent **Melissa Diaz- Assistant City Attorney** confirms respondents has been properly notified **Inspector Sara Kirk** testified to the status of the case. since the last hearing she has had contact and there is progress, but staff feels like they're not moving fast enough and is recommending a fine of \$100 a day up to a maximum of \$15,000.00.

Mr. Riggio advised the board since Mr. Vargas's son is being inducted into the Marines and he's apparently there they may want to give him an opportunity to speak.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Ms. Marsh** seconded the same, and the motion was approved. 4-0

Mr. Harrington wants the minutes to reflect there was special exemption due to his son's induction to the Marines.

CASE # 10 - 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, unsecured & unsanitary vacant structure, missing windows or doors, ripped screens, peeling paint, dirt & grime, rotted wood. First Notified – 12/26/2023

No respondent present

Melissa Diaz- City Attorney confirms respondents has been properly notified.

Inspector Sara Kirk testified to the status of the case. since the last hearing, she has had contact with the owner and the home has been demolished and demolition final inspection is scheduled for March 14, 2025. Staff recommends compliance at next off.

BOARD ACTION: **Mr. Harrington** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Mrs. Robey** seconded the same, and the motion was approved. 4-0

CASE # 11 - CEB 01-25-17 - Rayfield McCloud at 955 Magnolia Ave
Compliance March 13, 2025

CASE # 12 - 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

Melissa Diaz- Assistant City Attorney confirms respondents has been properly notified.

Inspector Sara Kirk testified to the status of the case. since the last hearing she has had no contact, there's been no progress, the permit is still expired. Staff is recommended \$100.00 a day up to maximum \$10,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to impose a fine of \$250.00 per day against the respondent effective March 13,2025 continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh** seconded the same, and the motion was approved. 4-0

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) – Umaintained landscaping and outdoor storage, dilapidated fence, dilapidated roof and porch enclosure. First Notified – 8/13/2024

No respondent present. **Melissa Diaz- Assistant City Attorney** confirms respondents has been properly notified.

Inspector Roosevelt Butler, Jr, testified to the status of the case. since the last hearing he had contact with the city worker who represents the estate who's doing all the work himself. Staff recommended compliance next cutoff.

BOARD ACTION: **Mr. Harrington** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Mrs. Robey** seconded the same, and the motion was approved. 4-0

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) – Storage container on property, parking on the grass, no permit (new structure and fence), dilapidated fencing. First Notified – 9/18/2024

No respondent present. **Melissa Diaz- Assistant City Attorney** confirms respondents has been properly notified.

Inspector Roosevelt Butler, Jr, testified to the status of the case. since January, he's had no contact, the owner refuses to speak to him but she has, however, been in contact with his

supervisor no progress property still needs both a survey and a permit for the unpermitted work. Staff is recommended \$100.00 a day up to a maximum of \$10,000.00.

BOARD ACTION: Mr. Harrington made a motion to impose a fine of \$100.00 per day against the respondent effective March 13, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mrs. Robey seconded the same, and the motion was approved. 4-0

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

Tam Uyen Nguyen Tuan Vo (husband of the respondent) both were sworn in.

Inspector Roosevelt Butler, Jr, testified to the status of the case. since the last hearing he had contact with the contractor as well as the owner. The documents were submitted on January 29, 2025. And the documents were returned to the contractor for further updates but from information he received the contractor stiffed these homeowners and will have a new contractor. Staff recommend compliance by the next cutoff.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. Ms. Marsh seconded the same, and the motion was approved. 4-0

CASE # 16 - 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. Melissa Diaz- Assistant City Attorney confirms respondents has been properly notified.

Inspector Roosevelt Butler, Jr, testified to the status of the case. since the last hearing he had contact with the owner and the Conex storage container has been removed and waiting on a permit for the shed that remains he has been in contact with the permits & License. Staff recommend compliance by the next cutoff.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. Mrs. Robey seconded the same, and the motion was approved. 4-0

CASE # 17 - 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

No respondent present. Melissa Diaz- Assistant City Attorney confirms respondents has been properly notified.

Inspector Roosevelt Butler, Jr, testified to the status of the case. since the last hearing he had

contact with the owner the permit was pulled on February 19, 2025, and submitted document for corrections. They have removed the boat, they need to remove the fence in the back to make uniformed with the front and they need a survey, and they have contacted a surveyor. Staff recommend compliance by the next cutoff.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved Ms. March seconded the same, and the motion was approved. 4-0

CASE # 18 - 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.

Maria Armas (girlfriend of Tracee McCoy grandson/owner) was sworn in.

Inspector Brianna Itani testified to the status of this case. since the February hearing she had contact with the owner and there has been progress the owner is working with FEMA And recently had an inspection of the property on March 7, 2025, and it states the owner should hear back from FEMA 7-10 business days. Staff recommend compliance by the next cutoff.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved Ms. March seconded the same, and the motion was approved. 4-0

CASE # 19 - 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 present. Melissa Diaz- Assistant City Attorney confirms respondents has been properly notified.

Inspector Brianna Itani testified to the status of this case. since February, the property has been sold. Staff recommend compliance by the next cutoff, and I'd like to add the new owner Ramirez Estate LLC.

BOARD ACTION: Mr. Harrington made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. Mrs. Robey seconded the same, and the motion was approved.4-0

Mr. Harrington amended his motion to add the new owner. **Mrs. Robey** also amended her seconded the same to add the new owner and the motion was approved 4-0

CASE # 20 - 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 & unmaintained 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 this case. since February, the last inspection was March 11, 2025, she contacted the owner and there has been progress informing her of medical issues, and he was out of commission for about ten days and property is not occupied. Staff recommend compliance by the next cutoff.

And **Mr. Holt** submitted an exhibit of his property in the case records.

BOARD ACTION: **Mr. Harrington** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Mrs. Robey** seconded the same, and the motion was approved.4-0

CASE # 21 - 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

No Respondent present.

Inspector Brianna Itani testified to the status of this case. since she has had contact with the tenant only and progress made by the tenant not by owner. Staff recommend compliance by the next cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents 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 until compliance is achieved. **Ms. Marsh** seconded the same, and the motion was approved.4-0

CASE # 22 - 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) – Unmaintained landscaping, work without permit (porch). First Notified – 11/22/2024

Barbara Lester and Joniette White (daughter of respondent).

Inspector Brianna Itani testified to the status of this case. since she has had contact with the property owner but there has been no progress, she is on the city's waiting list through March 26, 2026. **Mrs. Kuendig** asked Ms. Lester if she thought everything would be done by June, she said yes.

BOARD ACTION: **Mrs. Robey** made a motion to amend the previous order of non-compliance and allow the Respondents June 4, 2025, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. **Ms. Marsh** seconded the same, and the motion was approved. **4-0**

CEB New Cases

CASE # 23 - CEB 03-25-57 - Kenneth A. Bueno at **205 Fremont 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), Violation(s) – Outside storage, unmaintained landscaping, dirt & grime, broken fence. First Notified – 9/4/2024

Kenneth Bueno sworn in.

Inspector Brianna Itani testified to the status of this case. since February, the last inspection was March 12, 2025, she contacted the owner and there has been progress and the property it is occupied. Staff recommend compliance by the next cutoff.

Mr. Bueno explained that he needs to get a portable container and once he get the container, he can clean up his yard. It should be cleaned up in 30 days and continued saying that he spoke to a paralegal and was told the city is to fix his fence since the person driving a stolen car drove into and tore down his fence. And questioned if the city was going to fix his fence.?

Mrs. Kuendig advised Mr. Bueno that the board can't do anything about that. he was there because of the violation which he is responsible for because he's not in compliance.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

Mr. Harrington left the chambers at 10:26

Mrs. Kuendig called a short recess to have a quorum at 10:28

Mr. Harrington returned to the chambers at 10:30 and

Mrs. Kuendig called the chambers back to order and resumed at 10:32

Upon the return of the city attorney

CASE # 24 - CEB 03-25-65 - Alik Afghani at **1002 Continental 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 302.8, 504.1, 505.4), Violation(s) – Outdoor storage, work without a permit (shed & front porch deck), junk vehicle, damaged toilet, damaged hot water heater. First Notified – 12/17/2024

No respondent present.

Inspector Roosevelt Butler, Jr., testified to the status of the case. he has had contact with the owner, his last inspection on March 7, 2025, the property still has work to be done and remains in noncompliance.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 25 - CEB 03-25-68 - Darlene Brand Est at 438 S Segrave St is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 304.6, 304.2 & 304.7), Violation(s) – Unmaintained landscaping, outside storage, damaged siding, dirt & grime, exterior paint, damaged soffit & fascia. First Notified – 9/11/2024

No respondent present

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector Mariah Quinn testified to the status of the case. she had no contact with the owner with minimal progress and property appears to be occupied at this time. staff recommends compliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Harrington** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 26 - CEB 03-25-69 - Richard Makhlouta at 286 Hartford Ave is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 304.3, 304.4 & 304.8), Violation(s) – Inoperable vehicles, mildew, no identification numbers, dilapidated balcony. First Notified – 11/21/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector Mariah Quinn testified to the status of the case. she had no contact with the owner with no progress. Staff recommends compliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Harrington** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until 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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 27 - CEB 03-25-73 - Gloria B. Dickerson at 407 Jefferson 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 302.4, 302.8, 304.1, 304.2, 304.10, 304.13, 304.13, 304.14, 308.1), Violation(s) – Outside storage, unmaintained landscaping, unregistered & inoperable vehicles stored in driveway, damage to the ceiling of overhang at the front of property, damaged tile on

step, damaged windows, missing/damaged screens, rust stain on the exterior surface, rubbish on the exterior side yard. First Notified – 1/15/2025

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector Daniel Garcia testified to the status of the case. he had no contact with the owner with no progress they did move the 1-2 vehicles and not occupied Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 28 - CEB 03-25-74 - Charles H. Wright & Belinda Wright at 550 Essex Rd 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 302.1, 302.7, 302.8, 304.3, 304.15), Violation(s) – Vehicle parked on grass, peeling and damaged exterior surface, no identification numbers on building, rubbish and garbage piled on the front lawn.

First Notified – 1/10/2025

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector Daniel Garcia testified to the status of the case. he had no contact with the owner with no progress. The last reinspection was February 24, 2025, remains in non-compliance Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 29 - CEB 03-25-59 - Qiangwen Wang at 1159 Hampton Rd
Compliance March 10, 2025

CASE # 30 - CEB 03-25-66 - William F Cutrone at 216 Zelda Blvd 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8), Violation(s) – Outside storage, junk & debris, RV parked in front yard, dilapidated fencing, unlicensed vehicle in driveway. First Notified – 7/15/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector John Stenson testified to the status of the case. the case generated by the complaint that the vehicles have been removed he had not a lot of contact with the owner with no progress.

contact onsite with occupants 2 out the 5 times last inspection was Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 31 - CEB 03-25-60 - Janice Hoover at 365 Woodland Ave is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – No permit (garage repairs). First Notified – 1/9/2025

Holly Hoover daughter of the respondent appeared via zoom sworn in.

Inspector John Stenson testified to the status of the case. Staff recommends compliance with compliance by the next cutoff date.

Ms. Hoover advised the board she's now the Executive of her mother's Estate appointed in February 2024, no longer is conservator Jennylynn Carey who is a lawyer who was previously appointed by the courts as the Executive of the Estate.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 32 - CEB 03-25-61 - Clara R. Monaco at 370 Woodland Ave
Compliance March 7, 2025

CASE # 33 - CEB 03-25-52 – Christina L. Jones at 129 S Caroline St 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 308.1), Violation(s) – Dirt & grime, vehicles parked in the yard, inoperable vehicles, trash & debris.
First Notified – 12/10/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified.

Inspector Sara Kirk testified to the status of the case. She has had contact with the owner, no progress. Reinspected March 12, 2025, Staff recommends compliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Harington** made a motion to find the respondent in Non-Compliance and order the respondent to come in 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 34 - CEB 03-25-53 - Vincent L. Wilson, Sr. at **335 Division 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 308.1), Violation(s) – Outside storage, trash & debris.
First Notified – 10/2/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified

Inspector Sara Kirk testified to the status of the case. compliant generated case. She has had contact with the owners wife. Property is occupied. Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 35 - CEB 03-25-64 - Arnold Dwayne Hery at **624 School St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (tree removal, concrete walkways, new HVAC)**. First Notified – 7/25/2024

Arnold Hery and Jodie Medel (she's assisting the respondent with case matters) are both sworn in.

Ms. Medel says the violations were from previous owners, Mr. Hery recently purchased property in May 2024 and she's trying to help him figure out everything.

Ms. Melissa Diaz Assistant City confirms he's the owner and the property is not homestead.

Inspector Sara Kirk testified to the status of the case. This a compliant generated case. She has had contact with the owner's wife. Property is occupied. She reinspected the property March 12, 2025, Staff recommends compliance with compliance by the next cutoff date.

Ms. Medel asked for sixty-day extension due to the complexity of the case.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until April 30, 2025, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day and **Mr. Harrington** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 36 - CEB 03-25-62 - Maria Rosaria Loyez at **959 County Club Ave** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A, Violation(s) – Unmaintained landscaping front & backyard. First Notified – 12/9/2024

No respondent present.

Inspector Tom Clig testified to the status of the case. he had no contact, and it was not occupied. He reinspected the property on March 3, 2025, and the property remains in non-compliance. Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 37 - CEB 03-25-67 - Gabrielle S. Tate & Clarissa A. Tate at 1401 Sunland Rd is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), Violation(s) – Failure to secure pool. First Notified – 1/25/2025

Clarissa Tate was sworn in.

Inspector Tom Clig testified to the status of the case. he had contact via phone, and it was not occupied. He reinspected the property on March 3, 2025, and the property remains in non-compliance. Staff recommends compliance with compliance by the next cutoff date.

Ms. Clarissa Tate says her sister Gabrielle Tate was not present but resides at property. Superior fencing is contracted; to do the fence and permit was issued February 27, 2025, awaits final approval.

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 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 and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 38 - CEB 03-25-71 - Robin Dale Kingma at 133 Mallard Lane is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.6), Violation(s) – **Junk vehicles, peeling/faded paint.** First Notified – 1/21/2025

Robin Dale Kingma was sworn in.

Inspector Tom Clig testified to the status of the case. he had no contact with the owner, the property is occupied, and the junk vehicles have been sold. He reinspected the property on March 3, 2025, and the property remains in non-compliance. Staff recommends compliance with compliance by the next cutoff date.

Ms. Kingma stated that she tried to contact the inspector, and the first contractor backed out and she now has a new contractor who started last summer, and HOA must approve everything.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

Mr. Riggio advised that the respondent was here and had an opportunity to be heard and she was properly notified.

CASE # 39 - CEB 03-25-72 - Anthony Mclean at 528 Shady PL is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 308.1 Violation(s) – **Junk vehicles, fence in disrepair.** First Notified – 12/12/2024
Scrivernor's error Trash & debris should be included in the violation description and will be added moving forward.

Raymond Mclean Power Attorney for his father was sworn in.

Inspector Tom Clig testified to the status of the case. he's had contact, no progress and property is not occupied. Staff recommends compliance with compliance by the next cutoff date. **Mr. Mclean** asked for an extension of time so he can leave the country and return to complete everything.

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 April 30, 2025, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day and **Mrs. Robey** seconded the motion and all agreed, and the motion approved 4-0.

Mrs. Robey left the chambers at 11:21am

Mrs. Kuendig called for a recess for quorum at 11:21 Mrs. Kuendig called the meeting back to order at approximately 11:25 am

CASE # 40 - CEB 03-25-63 - Chad E Bryson TR at **340 Brown Pelican Bay** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 305.3), Violation(s) – Interior ceiling damage. First Notified – 12/21/2024

Chad Bryson, Katherine Bryson Power of attorney for respondent and manager and James Hamblin tenant witness/compliant all were sworn in.

Inspector Tom Clig testified to the status of the case. this is a complaint driven case. He's had contact with the mother and owner via phone with no progress and property is occupied he reinspected the property on March 3, 2025, and property remain in noncompliance. Staff recommends compliance with compliance by the next cutoff date.

Mr. Bryson was given an opportunity to speak and asked to submit pictures and says he wasn't properly notified and want to submit pictures to record

Mr. Riggio suggested the pictures should be submitted as an exhibit and **Ms. Melissa Diaz Assistant City Attorney has objections** to the authentication of the pictures as to when the pictures were taken a copy of pictures were submitted.

Ms. Melissa Diaz Assistant City Attorney advised Mr. Bryson he was properly notified by the information listed on the property appraisal site. And **Ms. Katherine Bryson** states we need to update that information.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 41 - CEB 03-25-50 - AM Wright Construction Inc. at **309 Garden St** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.8), Violation(s) – Damaged roof, damaged window shutter. First Notified – 9/18/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case. this was a field generated case The last inspection was March 6, 2025, and the result was noncompliance there been no contact with the owner. Staff recommends compliance with compliance by the next cutoff date.

Ms. Melissa Diaz Assistant City confirmed the respondent has been properly notified.

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 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 and Mrs. Robey seconded the motion and all agreed, and the motion approved 4-0.

CASE # 42 - CEB 03-25-51 - Samuel White & Patricia White at 554 Mark Ave
Compliance March 10, 2025

CASE # 43 - CEB 03-25-56 - TRSTE, LLC TR 410 PLEASANT ST DTD 02-21-2019 at 410 Pleasant 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; Art. 3 Sec. 3.4. S.1 (Ref. FBC Supp. IPMC 302.1, 302.5, 304.13.2, 304.14.1, 304.15, 305.1.1, 305.3, 305.4, 305.6, 308.1, 504.1, 605.1, 605.2, 702.4, 704.6.1.2), Violation(s) - Unmaintained landscaping, exterior surfaces, work w/out a permit (floor joists), trash & debris, rodent infestation, damaged window, insect screens, damaged exterior doors, weak floors, damaged interior surfaces, damaged porch, damaged interior doors, trash & debris, plumbing systems, missing light covers, no faceplate, egress issue, no smoke detectors. First Notified – 12/19/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondent has been properly notified
Inspector Abrianna Itani testified to the status of the case. this was a field generated case
The last inspection was March 6, 2025, and the result was noncompliance there been no contact with the owner but there has been contact with the property manager. Staff recommends compliance with compliance by the next cutoff date.

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 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 and Ms. Marsh seconded the motion and all agreed, and the motion approved 4-0.

CASE # 44 - CEB 03-25-58 - Kenneth E. Klenk and Debra A. Klenk at 740 Derbyshire Rd is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – Work w/out a permit (driveway). First Notified – 11/1/2024

Kenneth Klenk was sworn in.

Inspector Abrianna Itani testified to the status of the case. this was a compliant generated case
The last inspection was on March 7, 2025, and the result was noncompliance there been contact with the owner. Staff recommends compliance with compliance by the next cutoff date.

Mrs. Kuendig explains to the respondent that he needs an after-the-fact permit for the driveway. In her opinion more time is needed to go before the board of adjustments.

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 April 30, 2025, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to

\$1,000 per day and **Mr. Harrington** seconded the motion and all agreed, and the motion approved 4-0.

CASE # 45 - CEB 03-25-70 - Wilbert Williams & Gail L Williams at **325 Walnut 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, 302.8, 304.7), Violation(s) – Unmaintained landscaping, outside storage, dirt & grime, dilapidated carport, junk vehicle, damaged roof. First Notified – 11/1/2024

No respondent present.

Ms. Melissa Diaz Assistant City confirmed the respondents have been properly notified **Inspector Abrianna Itani** testified to the status of the case. this was a compliant generated case The last inspection was on March 7, 2025, and the result was noncompliance there has been no contact with the owner. Staff recommends compliance with compliance by the next cutoff date.

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 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 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved 4-0.

LR-1 - CEB 04-24-64 - Jairo Ezau Morales Santos & Dilcia Maribel Fuentes at **1409 3rd St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, **Violation(s)** – No permit. First Notified – 1/31/2024 **Order Imposing Fine/Lien effective June 13, 2024. Compliance September 25, 2024, \$100.00 a day x 100 days = \$10,000.00. plus \$24.00 recording costs = \$10, 024.00.**

Dilicia Maribel Fuentes And Minerva Samayoa of Dependable Translations both were Sworn in.

It was explained to Mrs. Fuentes to contact Mrs. Seivwright and request a lien review

Mrs. Kuendig advised that lien reviews are done at the beginning and since she lived so close she should consider coming in person.

Adjournment: approximately 12:18