

**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**

April 10, 2025

Members present:

Mrs. Mary Louise "Weegie" Kuendig, Chairman
Mrs. Turner Hymes Vice chairman
Mr. Neil Harrington
Ms. Karrie Marsh
Mr. Bradford Gonzalez
Mr. Robert Riggio, Board Attorney

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Denzil Sykes Code Compliance Division Manager
Mr. Mark A. Jones Code Compliance Field Supervisor
Mrs. Abrianna Itani, Code Compliance Inspector
Ms. Lawanda Tomengo, Code Compliance Inspector
Mr. Ronald Beeney, 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:  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 Mrs. Robey and Mr. Mehegan, there was a motion made by **Ms. Marsh** to excuse Mrs. Robey's absence. and the motion was seconded by **Mrs. Hymes** and all agreed motion carried 5-0.

Mrs. Kuendig announced that Mr. Mehegan has resigned. and they had a quorum.
Mrs. Kuendig asked if everyone had a chance to read the Minutes. **Mr. Harrington** made a motion, and **Mrs. Hymes** seconded the motion to approve March 13, 2025, Minutes, and all agreed, and the motion carries and approved. 5-0
Mrs. Kuendig asked if there was any Disclosure of Ex Parte Communications but there was none.

Mrs. Seivwright made the following announcements.

Announcements for the April 10, 2025, CEB Meeting

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LR- 1 CE2024-1903 / FACESHEET OF LIEN REVIEW ADDED CEB 02-25-40 - RMV Entertainment LLC and Veronica Gonzalez Rangulan -at 1174 Bryn Mawr Dr. via Zoom

CASE # 1 - CEB 03-25-67 - Gabrielle S. Tate & Clarissa A. Tate at 1401 Sunland Rd Compliance April 3, 2025

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CASE # 4 - CEB 04-24-58 - Leroy & Anthony C Gadson at 526 Cannon Compliance April 7, 025

CASE # 6 - CEB 03-25-74 - Charles H. Wright & Belinda Wright at 550 Essex Rd. via Zoom

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

CASE # 11 - CEB 03-25-60 - Janice Hoover Est at 365 Woodland Ave. via Zoom

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CASE # 12 - CEB 01-25-07 - Georgia Ann Bell Estate at 905 Rosewood St Compliance April 9, 2025

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CASE # 23 - CEB 03-25-70 - Wilbert Williams & Gail L Williams at 325 Walnut St. via Zoom

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CASE # 36 - CEB 04-25-83 - Justin M. Kirby at 115 Azalea Dr Compliance April 9, 2025

CASE # 37 - CEB 04-25-85 - Stephanie A. Chewning at 622 Colfax Dr Compliance April 8, 2025

CASE # 39 - CEB 04-25-89 - Carlos Barbecho & Julia Maza at 1114 Hampton Rd. Compliance April 2, 2025

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CASE # 42 - CEB 04-25-76 - Freddie Dean Hester, Sr. at 1620 N. Patrick Cir. Compliance April 9, 2025

Staff sworn.

Mrs. Kuendig explained the process of the proceeding and the cases were heard according to the way they were called. and suggested that there will be a chambers

break at 11:00 if there's a lot of cases left to be heard, if not she will continue right through to complete.

Hearing of the cases

Lien Reviews

LR- 1

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 **Order Imposing Fine-Lien of \$100.00 per day effective March 13, 2025, to a maximum of \$1,100.00 Compliance – March 25, 2025. \$1,100.00 plus \$24.00 recording costs = \$1,124.00.**

Rodrigo Martinez & Veronica Gonzalez was sworn in via zoom

Inspector Daniel Garcia testified to the status of this case and upon reinspection discovered the fence was not a brand-new fence and staff recommended waving the Fine/Lien.

BOARD ACTION: Mr. Harrington made a motion to waive the lien in its entirety. **Mrs. Hymes** seconded the motion and all agreed, and the motion approved 5-0

Continued Case:

CASE # 1 - CEB 03-25-67 - Gabrielle S. Tate & Clarissa A. Tate at 1401 Sunland Rd. Compliance April 3, 2025

CASE # 2 - 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

Mr. Bueno was sworn and explained his progress and he's waiting to get help to set up an account to get a storage container and he asked for extension until the end of the month to complete everything.

Inspector Ronald Beeney testified to the status of the case. there has been contact, and progress but property remains in noncompliance. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: Mrs. Hymes made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mr. Gonzalez** seconded the same, and the motion was approved. 5-0.

Mr. Riggio, Board Attorney, explained the lien process to Mr. Bueno for better understanding.

Melissa Diaz City Attorney explained to Mr. Bueno the money didn't have to be paid today which was April 10, 2025.

CASE # 3 - CEB 03-25-68 - Darlene Brand Estate 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. IPCM 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

Inspector Mariah testified to the status of the case. there has been contact with son, who resides at the property and no progress property remains noncompliance Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Hymes** seconded the same, and the motion was approved. 5-0.

CASE # 4 - CEB 04-24-58 - Leroy & Anthony C Gadson at **526 Cannon St**
Compliance April 7, 2025

CASE # 5 - 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. IPCM 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 (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

Inspector Daniel Garcia testified to the status of the case. no contact, and no progress, unoccupied. Staff recommended imposing a fine of \$100.00 per day until it reaches a maximum of \$10,000.00.

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

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Harrington** seconded the same, and the motion was approved. 5-0.

CASE # 6 - 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. IPCM 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.**

First Notified – 1/10/2025

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

Inspector Daniel Garcia testified to the status of the case. no contact, and no progress Staff recommended amending until the next cutoff date.

BOARD ACTION: Mr. Harrington made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mrs. Hymes** seconded the same, and the motion was approved. 5-0.

CASE # 7 - 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

Rubin Munoz representative sworn.

Inspector Daniel Garcia testified to the status of the case. since the last hearing he had no contact until April 9, 2025, the respondent and representative were both out the country and he was brief on the progress permits that were issued February 19, 2025, for home renovation interior and exterior which includes electrical, plumbing and mechanical they're working on that. It's going to take a while Staff recommended amending until June cutoff to allow time to complete.

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

CASE # 8 - 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

John Lowe III Executive Director sworn in. And explains the house to be belonged to JB Peabody and they've had for about 20 yrs It belongs to Hearthstone Fellowship & Foundation Inc. and we they used whats required by the historic homes standards and they've always keep it maintained hurricane cause a lot of damage.

Inspector Jonh Stenson testified to the status of the case. he had contact, and with progress there were permits issued on March 28, 2025, he has been notified by the owner he has sustained injuries. Staff recommended amending until the next cutoff.

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 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. Ms. Marsh seconded the same, and the motion was approved. 5-0

CASE # 9 - 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

William Cutrone and John Cerra helps the respondent both sworn in.

Inspector John Stenson testified to the status of the case. he had contact with the owner and the only thing remaining are the unlicensed vehicle in the driveway, but the respondents has produced proof on April 10, 2025, cars were registered, and he needs to re-inspect the property. Staff recommended amending until the next cutoff.

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 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: Ms. Marsh seconded the same, and the motion was approved. 5-0

CASE # 10 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at **402 Auditorium Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A; (Ref. FBC Supp. IPMC 304.2, 304.7, 304.13.2, 304.15), Violation(s) – **Unmaintained landscaping, inoperable windows, boarded exterior doors, protective treatment, damaged roof/gutter.** First Notified – 8/7/2023

Nicole McErlean was sworn in.

Inspector John Stenson testified to the status of the case. had contact, and progress has been made. permit needs to finalize Staff recommended amending until the next cutoff date.

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 30, 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. 5-0

CASE # 11 - CEB 03-25-60 - Janice Hoover Est 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 respondent was sworn in. And explained the issues with the contractor and the contractor has all the permits.

Inspector John Stenson testified to the status of the case. he has had contact with the daughter, and she is currently in negotiations with contractors to get this property in compliance. Staff recommended amending until the next cutoff date.

Mr. Gonzalez made a motion to accept the city's recommendation to amend the previous order of non-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: **Mr. Harrington** seconded the same, and the motion was approved. 5-0

**CASE # 12 - CEB 01-25-07 - Georgia Ann Bell Est at 905 Rosewood St
Compliance April 9, 2025**

CASE # 13 - 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, Jr testified to the status of the case. he has had contact, and they have acquired a new contractor, and new documents were submitted waiting for corrections. Staff recommended amending until the next cutoff date.

Mr. Gonzalez made a motion to accept the city's recommendation to amend the previous order of non-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: **Ms. Marsh** seconded the same, and the motion was approved. 5-0

CASE # 14 - 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. he has had contact, and no progress to obtain a permit. Staff recommended amending until the next cutoff date.

BOARD ACTION: **Mrs. Hymes** made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mr. Gonzalez** seconded the same, and the motion was approved. 5-0

CASE # 15 - 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. he has had contact, and no resubmittal document, and survey needed w/documentation to obtain a permit. Staff recommended amending until the next cutoff date.

BOARD ACTION Mrs. Hymes made a motion to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mr. Gonzalez seconded** the same, and the motion was approved. 5-0

CASE # 16 - 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

Alik Afghani was sworn in.

Inspector Roosevelt Butler, Jr testified to the status of the case. he has had contact, and there is progress, and property is occupied. Staff recommended amending until the next cutoff date.

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 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: **Ms. Marsh** seconded the same, and the motion was approved. 5-0

CASE # 17 - CEB 07-21-223 - Tracy Smith at **605 Willie Dr.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.13), Violation(s) – **Damaged roof, missing siding, bare surfaces, damaged doors & windows**. First Notified – 8/4/2020

No respondent present.

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

Inspector Sara Kirk testified to the status of the case. she had no contact with the owner,

and she obtained verification, and the respondent is on the city's rehab waiting list. Staff recommends amending it for 90 days.

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 until **July 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. **4-1 Harrington**

CASE # 18 - 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, damaged trim & soffit, and debris.**
First Notified – 3/29/2024

No Respondent present.

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

Inspector Sara Kirk testified to the status of the case. she has had contact with the owner demo permit has been submitted working on the utility disconnect and under view no lives there to her knowledge and she also states Ms. Riley would have been here, but her daughter is in Intensive care. Staff recommends the next cutoff.

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 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: **Mrs. Hymes** seconded the same, and the motion was approved. **5-0**

CASE # 19 - 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 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 minimal contact with the contractor, not owner and no progress. Staff is recommending a fine of \$100 a day up to a maximum of \$15,000.00.

BOARD ACTION: Mr. Gonzalez made a motion to impose a fine of \$150.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Hymes seconded** the same, and the motion was approved. **5-0.**

CASE # 20 - 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

Margaret Wilson, wife of the respondent was sworn in.

Inspector Sara Kirk testified to the status of the case. compliant generated case. she's had contact with the owners wife. There has been progress. Staff recommends compliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Hymes** made a motion to amend the previous order of non-compliance and allow the Respondents **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 until compliance is achieved. **Mr. Gonzalez** seconded the same, and the motion was approved. 5-0

CASE # 21 - 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 Attorney confirms the respondents have been properly notified.

Inspector Sara Kirk testified to the status of the case. since the last hearing, no contact with the owner, no progress. the vehicles removed by Police towed Staff recommends a fine of \$100 a day up to a maximum of \$15,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$100.00 per day against the respondent effective **April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marah** seconded the same, and the motion was approved. 5-0

CASE # 22 - CEB 01-25-21 - Willie May McCoy Estate 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 and debris, no identification numbers, dilapidated roof, boarded windows.** First Notified – 10/14/2024

Maria Amaras (girlfriend of Tracee McCoy owner) was sworn in. And explained on April 9, 2025, she made contact with the roofers when she was made aware by inspector Itani there was no permits applied for she says they'll be able to apply April 10, or April 11, 2025, they've already purchased half of the materials and guarantees as soon as he gets the permit, he'll get it done immediately he knows that it's top priority to get it done.

Inspector Abrianna Itani testified to the status of the case, no contact with Maria since March before April 9, 2025, last inspection on April 9, 2025, she has not received any updates about FEMA, and the property is occupied staff recommends towed Staff recommends a fine of \$100 a day up to a maximum of \$10,000.00. because there's no proof.

BOARD ACTION: **Mr. Gonzalez** made a motion to impose a fine of \$150.00 per day against the respondent effective April 10, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Harrington** seconded the same. With no vote There was continued discussion then **Mrs. Kuendig** did a roll call.

Gonzalez -No Marsh- Yes
Hymes- No Kuendig – Yes
Harrington -Yes

Mr. Gonzalez made a motion to amend the previous order of non-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 until compliance is achieved, **Ms. Marsh** seconded the same and the motion was approved 3-2 **Hymes/Gonzalez**

Mr. Riggio Code Board's Attorney explained to Ms. Amaras the importance of staying in contact with the inspector and keeping her updated-on progress because if there's no communication then the testimony of the inspector is that will be available to go by.

CASE # 23 - 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) – **Overgrown landscaping, outside storage, dirt & grime, dilapidated carport, junk vehicle, damaged roof.** First Notified – 11/1/2024

Patrina Williams- Nunnally the niece of the respondents was sworn in and explained with her uncle's permission, she and her husband hired someone to remove the damaged carport and repaired fascia part of the roof.

Inspector Abrianna Itani testified to the status of the case, since the last hearing she's had contact with owner's the son and he's informed staff there's been some medical issues, and the owner is in the nursing home and that's why there's been no response to the violation now that he's aware he'll work towards compliance. The last inspection was April 8, 2025, Staff recommended amending until the June cutoff date to allow time for compliance due to the fact the son has been hospitalized, and he'll be the one getting in compliance.

Ms. Melissa Diaz Assistant City Attorney asked if the owners were properly notified

Inspector Itani confirms the respondents were properly notified.

BOARD ACTION: **Mr. Gonzalez** made a motion to amend the previous order of non-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 until compliance is achieved, **Mr. Gonzalez** rephrased his motion to correct the date to **June 4, 2025**, **Ms. Marsh** seconded the same motion, and the motion was approved. 5-0

Mr. Harrington left the chambers at 10:45 and there's still a quorum to continue.

CASE # 24 - 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 & damage window shutter.** First Notified – 9/18/2024

No Respondent present.

Ms. Melissa Diaz Assistant City Attorney questioned if the owners were properly notified there was further discussion and explanation with documents showing the assistant city attorney by **Denzil Sykes Code Compliance Manager**, confirming the respondents were properly noticed.

Mr. Harrington returns to the chambers at 10:54

Inspector Abrianna Itani testified to the status of the case. Since the March hearing she has not had any contact with the owner last inspection April 8, 2025, and the result was noncompliance the roof and shutters are still damaged, he has been maintaining the lawn. Staff recommends a fine of \$100 a day up to a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Hymes** made a motion to except the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Gonzalez** seconded the same, and the motion was approved 4-1 **Kuendig**

CASE # 25 - 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 and stated he's almost at the end for compliance.

Inspector Abrianna Itani testified to status of this case. since March, she had contact with the owner, he started repairing the exterior walls, and cleaning the chip paint, fixing the glass in the windows and repainting. The last inspection was April 8, 2025, results were noncompliant staff recommends amending until the next cutoff.

BOARD ACTION: **Mr. Gonzalez** made a motion to amend the previous order of non-compliance and allow the Respondents **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 until compliance is achieved. **Mrs. Hymes** seconded the same, and the motion was approved. 5-0

Chamber break at 11:00

CASE # 26 - CEB 03-25-56 - TRSTE, LLC TR 410 Pleasant St. dated February 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) – **Overgrown landscaping, damaged exterior surfaces, work w/out a permit (floor joists), trash & debris, rodent infestation, damaged window and insect screens, damaged exterior doors, weak floors, damaged interior surfaces, damaged porch, damaged interior doors, trash & debris, plumbing systems, missing light covers, no electrical faceplate, egress issue, smoke detectors.** First Notified – 12/19/2024

No respondent present.

Inspector Abrianna Itani testified to the status of the case. she has had no contact with the owner and there has been no progress. The last inspection was April 8, 2025, result were noncompliant. Staff recommends a fine of \$100 a day up to a maximum of \$15,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to except the city's recommendation to impose a fine of \$200.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Hymes.** seconded the same, and the motion was approved. 5-0

CASE # 27 - 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 Abrianna Itani testified to the status of the case. since the March hearing she has had no contact with the owner and there has been no progress. property is occupied by tenant. The last inspection was April 8, 2025, result were noncompliant. Staff recommends a fine of \$200 a day up to a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Hymes.** made a motion to except the city's recommendation to impose a fine of \$200.00 per day against the respondent **effective April 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Gonzalez** seconded the same, and the motion was approved. 5-0

Mrs. Kuendig explains how the new cases are handled and the procedure.

New Cases:

CASE # 28 - CEB 04-25-77 - ASP-Readychem L.L.C at **156 Michigan Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4,

Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7), Violation(s) – **Dirt and grime, tall grass, outside storage, flaking paint, damaged soffit and fascia boards, rotted window frames, damaged fence.** First Notified – 10/23/2024

No respondent present.

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

Inspector Ronald Beeney testified to the status of the case, the last inspection on April 8, 2025. Contact has been made with property owner and property remains in noncompliance. Staff recommends noncompliance 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 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 **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

CASE # 29 - CEB 04-25-92 - Christy Guyton Lepore Howard at 216 Blanche PL. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 304.6, 308.1), Violation(s) – **Outside storage, unmaintained landscaping, exterior walls stained/faded/deteriated paint, unregistered & inoperable vehicle, dirt & grime, trash & garbage items.** First Notified – 11/23/2024

Christy Guyton Lepore Howard was sworn in.

Inspector Lawanda Tomengo testified to the status of the case. Case was field generated the initial inspection on November 19, 2024, she met with two occupants who said they lived there, a Gina and an Alfonzo, **Ms. Howard** agreed the occupants were her daughter and daughter's boyfriend. Inspector Tomengo thought she establish a contact relationship; after reviewing the violations and remedies but she didn't hear anything from subsequent reinspection's not much progress but on April 9, 2025, went by and could see that there was some painting done to the front and cut down some foliage. Property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 motion and all agreed, and the motion approved 5-0.

CASE # 30 - CEB 04-25-75 - Amy L. Haines at 148 S. Gull Dr. 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) – **Dirt & grime on walls of home, patio screen torn.** First Notified – 12/17/2024

Amy Haines was sworn in and explained that the house was pressure washed, and the screen is scheduled to be fixed by the end of month.

Inspector Tom Clig testified to the status of the case compliant generated case there's been no contact with the owner last inspection shows property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Hymes** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 motion and agreed, and the motion approved 5-0.

CASE # 31 - CEB 04-25-93 - Home Away Investments & Services LLC at 1808 N Halifax Ave. Compliance April 10, 2025

CASE # 32 - CEB 04-25-81 - Joseph Berg & Mandy Bazey at 215 Bellevue Ave. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (roof)**. First Notified – 12/12/2024

No respondent present.

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

Inspector Mariah Quinn testified to the status of the case. she has had no contact, and no progress has been made property is o and property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Hymes** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 motion and agreed, and the motion approved 5-0.

CASE # 33 - CEB 04-25-79 - Gary E. Holt at 524 Butler Blvd. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 3 Sec. 4.S.1; Art. 6 Sec. 8.G., Violation(s) – **Damaged exterior walls, damaged roof, chipped and peeling paint, enclosing existing door, damaged privacy fence.**

First Notified – 12/26/2024

Gary Holt was sworn in.

Inspector Mariah Quinn testified to the status of the case. field generated case and she has recently had contact with owner no progress property remains in noncompliance. Staff recommends compliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the

Respondents until **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 **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

CASE # 34 - CEB 04-25-80 - Blondell M. Ezell at **647 Clark 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, 304.1, 304.2, 304.6, 304.7, 304.10, 304.11, 305.3, 308.1, 504.1 & 506.2), Violation(s) – **Trash & debris under the house, deteriorated exterior walls, rotten wood and peeling paint, deteriorated exterior walls, damaged roof, front porch ceiling collapsing, chimney damaged, interior flooring is visible from piling foundation access area, accumulation of rubbish in the exterior of the property, broken plumbing fixtures, damaged and deteriorated plumbing stack.** First Notified – 7/25/2024

No respondent present.

Ms. Melissa Diaz Assistant City Attorney confirms the respondents have been properly notified by hand delivered.

Inspector Mariah Quinn testified to the status of the case. she had contact with the grandson and the respondent's daughter pulled up to pick grandson and she's the one who signed for hand delivery of the notice. property is occupied the grandson lives there and property remains in noncompliance. Staff recommends noncompliance 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 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 **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

CASE # 35 - CEB 04-25-82 - Felix Matta at **124 Azalea Dr.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4, Violation(s) – **Outside storage, overgrown landscaping and peeling paint.** First Notified – 9/26/2024

Felix Matta was sworn in.

Inspector Abrianna Itani testified to the status of the case this case was field generated her last inspection April 9, 2025. She had no contact with the owner and property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 **Ms. Marsh** seconded the motion and agreed, and the motion approved 5-0.

CASE # 36 - CEB 04-25-83 - Justin M. Kirby at 115 Azalea Dr.
Compliance April 9, 2025.

CASE # 37 - CEB 04-25-85 - Stephanie A. Chewning at 622 Colfax Dr.
Compliance April 8, 2025.

CASE # 38 - CEB 04-25-87 - Maria Quiroz Estate at 574 Essex Rd. 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 302.4, 304. 2, 304.6), Violation(s) – **Overgrowth along the fence and north side through the fence, damaged fascia, dirt & grime (exterior surface on northside).** First Notified – 1/22/2025

Maria Sedani was sworn in. witness a neighbor of respondent's son who lives at the residence but is out the country in Chile at time of hearing an asked her to come in for him.

Ms. Melissa Diaz Assistant City Attorney ask Ms. Sedani if she had authorization in writing To speak on his behalf and asked if the son had authorization from the court as the representative of the Estate **Ms. Sedani** replied, "I would think so he gets mail, and I get his mail for him.

Mr. Riggio asked if the respondent was properly notified, and **Ms. Melissa Diaz Assistant The City Attorney** confirms the respondents have been properly notified.

Inspector Daniel Garcia testified to the status of the case, states this case was compliant generated last inspection April 9, 2025. He had contact with Juan who is the son of the respondent. And property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mr. Gonzalez** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until 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 **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

Ms. Melissa Diaz Assistant City Attorney advised Ms. Sedani that the city can't give legal advice but told her by the next hearing she needs to bring 1. official document that says he's a representative and going to probate 2. A letter saying she could speak on behalf. And provide that to the Inspector.

CASE # 39 - CEB 04-25-89 - Carlos Barbecho & Julia Maza at 1114 Hampton Rd.
Compliance April 2, 2025.

CASE # 40 - CEB 04-25-90 - Merlin Velasquez at 1136 Lakewood Park Dr. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2. H.7.a; Art. 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8), Violation(s) – **Outside storage, illegal parking, dilapidated fencing, junk vehicles.** First Notified – 2/6/2025

Merlin Velasquez was sworn in.

Inspector Roosevelt Butler, Jr. testified to the status of the case field generated last date of reinspection inspection was March 7, 2025. And property remains in noncompliance. Staff recommends noncompliance with compliance by the next cutoff date. **Inspector Butler** made a correction as to the reinspection date was April 7, 2025, not March there has been progress.

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 of up to \$1,000 per day and **Mr. Gonzalez** seconded the motion and agreed, and the motion approved 5-0.

CASE # 41 - CEB 04-25-91 - Christy Anna Nhung at 934 Derbyshire Rd. is cited for failure to correct violations of The Land Development Code, 6 Sec. 19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 308.1), Violation(s) – **Unmaintained landscaping, peeling paint, excessive garbage and rubbish.** First Notified – 1/28/2025

No respondent present.

Inspector Roosevelt Butler, Jr. testified to the status of the case last inspection April 7, 2025, and property remains in noncompliance he has had contact with an heir of the respondent known as Kim the daughter of the respondent and progress has been made. Staff recommends noncompliance 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 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 **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

CASE # 42 - CEB 04-25-76 - Freddie Dean Hester, Sr. at 1620 N. Patrick Cir.
Compliance April 9, 2025.

Mr. Harrington made a motion to adjourn the meeting. **Mrs. Hymes** seconded the motion and agreed, and the motion approved 5-0.

Adjournment: 11:55