
CITY OF DAYTONA BEACH**MINUTES****CODE
ENFORCEMENT
BOARD**

City Commission Chambers
301 S. Ridgewood Ave., Daytona Beach, FL 32114

**Members: Mary Louise “Weegie” Kuendig, Chairman.
Turner Hymes Vice-Chairman; Neil Harrington, Karen Robey,
and Bradford Gonzalez, Katherine Marsh, and Colleen Calnan.**

May 8, 2025 - 9:00 A.M.

Members present:

Mr. Bradford Gonzales, Acting Chairman
Mr. Neil Harrington
Mrs. Karen Robey
Ms. Karrie Marsh
Ms. Colleen Calnan
Mr. Robert Riggio, Esquire, Board Attorney

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Mark A. Jones, Code Compliance Field Supervisor
Ms. Lawanda Tomengo, Code Compliance Inspector
Ms. Mariah Quinn, 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. John Stenson, Code Compliance Inspector
Mr. Xavier Campbell, Audio/Video
Mr. Joesph Graves, Audio/Video
Officer Cristian Cott Rivera, Police Officer
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by: *Turner Hymes* Chairman

The Acting Chairman **Mr. Gonzalez** called the meeting to order at 9 am. and gave a brief description of the board functions. And asked for a roll call. **Mrs. Seivwright** called the roll. All board members were present except Mrs. Kuendig, Chairman and Mrs. Hymes, Vice-Chairman.

Mr. Gonzalez asked if everyone had a chance to read the Minutes. **Mrs. Robey** made a motion, and **Ms. Marsh** seconded the motion to excuse the absence of Mrs. Kuendig and Mrs. Hymes all agreed and approved. 5-0 moved to Approval of the April 10, Minutes, **Mrs. Robey** made a motion, and **Ms. Marsh** seconded the motion to approve the Minutes and all agreed, and the motion approved 5-0

Mr. Gonzalez asked if there was any Disclosure of Ex Parte Communications but there was none.

Mrs. Seivwright made the following announcements.

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LR-1 - CEB 10-24-161 - Gloria Dickerson at 623 State St. **via zoom** attorney

CASE # 1 - CEB 01-25-15 - Matilda Riley at 636 Eldorado St.

Compliance May 6, 2025

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CASE # 9 - CEB 04-25-87 - Maria Quiroz Estate at 574 Essex Rd **via Zoom Juan Carlos son of respondent**

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CASE # 15 - CEB 01-24-19 - Nicole McErlean & Miguel Pagan at 402 Auditorium Blvd. **via Zoom**

CASE # 16 - CEB 03-25-60 - Janice Hoover Estate at 365 Woodland Ave **via Zoom**

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CASE # 19 - CEB 02-25-34 - Gary Holt at 534 Pine St.

Compliance May 5, 2025

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New Cases

CASE # 24 - CEB 05-25-106 - Mohammed Jameel Shaikh at 525 Bellevue Ave
Administratively withdrawn

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CASE # 28 - CEB 05-25-103 - Darryll F Lucas at 507 Arthur Ave. **Compliance May 7, 2025**

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CASE # 34 - CEB 05-25-99 - James L. Beyea & Phyllis R. Beyea at 120 Azalea Dr.

Compliance May 7, 2025

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CASE # 35 - CEB 05-25-110 - James Michael Tripp at 560 White St

Compliance May 5, 2025

CASE # 36 - CEB 05-25-100 - Robert Odom Estate at 419 Model St.

Compliance May 7, 2025

Mr. Gonzalez explained the orientation of the process of the proceeding and the cases were heard according to the way they were called.

Staff was sworn in.

Hearing of the cases

Lien Review

LR-1 - CEB 10-24-161 - Gloria Dickerson at 623 State St. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.4, 304.6, 304.13, 304.13.2, 304.14, 304.15, 604.3) City Code Ch. 66 Sec 66-61., Violation(s) – **Outside storage, unmaintained landscaping, rotten wood, peeling paint, unsecure opening, damaged chain link fence, openings in concrete walls, broken/missing windows glass, inoperable windows, damaged/missing window screens, damaged exteriors, settling concrete blocks over opening, damaged roof and drip edge, hanging electrical conduit.** First Notified – 7/18/2024 **Order Imposing Fine-Lien of \$100.00 per day effective February 13, 2025, to a maximum of \$3,400.00 Compliance – March 19, 2025. \$3,400.00 plus \$24.00 recording costs = \$3,424.00.**

Inspector Mark A. Jones testified to the status of the case and the staff recommended reducing the lien to the amount of two hundred and fifty (\$250.00) for administrative fees payable in 30 days or the lien will revert to the original amount in full and interest will be added.

Padrick Pinkney, Attorney/Court appointed Guardian for the respondent who **appeared via zoom** was given the opportunity to speak and explain what's been going on with the respondent and her conditions and status. And agreed to pay two hundred and fifty (\$250.00) dollars as recommended by staff.

Board Action: **Ms. Marsh** made a motion to reduce the lien on the property to two hundred and fifty (\$250.00) dollars for administrative fees. **Mrs. Robey** seconded the motion. recommendations of \$250.00 for administrative fees payable in 30 days or the lien would revert to the original amount, and all agreed, and the motion approved.

5-0.

The cases were called in the following order the first case was represented with an attorney who was called out of order first.

Continued Cases

CASE # 26 - CEB 05-25-108 - Ossie B. Lucy at **424 Marion St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 308.1), Violation(s) – **Damaged roof, damaged exterior, broken windows, dilapidated shed, debris.**

First Notified – 9/27/2024

Mr. Riggio Board's Attorney explains to respondents attorney the process of non-compliance or noncompliance and the order of the procedure.

Tanner Andrews and Ossie Lucy both sworn in.

Inspector Sara Kirk testified to the status of the case and advised this is a field generated case she received regarding a house fire with the owner living inside reinspected the property on April 25, 2025, and property remains in non-compliance staff recommended a finding of Non-compliance with compliance due next cutoff.

BOARD ACTION: **Mr. Harrington** made a motion to accept the city's recommendation to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **June 4, 2025**, to come into compliance and **Mrs. Robey** seconded the same motion and all agreed, and the motion approved **5-0**

Mr. Riggio questioned the board if a fine was included and there could be a fine imposed if not in compliance by that date. He advised the board to amend the previous order to include the maximum amount of the fine. That is typically used.

Mrs. Seivwright attempted to advise on the amount typically used of \$1,000.00 per day.

Melissa Diaz - Assistant City attorney continued to advise that it was up \$5,000.00

Mr. Harrington amended his previous motion to accept the city's recommendation to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **June 4, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000.00 per day up to the maximum of

\$10,000.00 and **Mrs. Robey** seconded the same motion and all agreed, and the motion approved **5-0**

Mark A. Jones, Code Compliance Field Supervisor informs the respondent's attorney Mr. Tanner that the condemnation information is in the city's IMS System which was entered by the inspector who condemned the property, and all the information is in there with photos.

CASE # 1 - CEB 01-25-15 - Matilda Riley at **636 Eldorado St.**
Compliance May 6, 2025

CASE # 2 - CEB 03-25-53 - Vincent L. Wilson, Sr. at **335 Division St.**
Compliance May 8, 2025

CASE # 3 - CEB 03-25-64 - Arnold Dwayne Hervy 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 Hervy and Jodie Medel (she's assisting the respondent with case matters) are both sworn in.

Inspector Sara Kirk testified to the status of the case. This is a returning case. since the last hearing she has had contact with the owner there's been little progress. Staff recommended amending until the next cutoff date for compliance.

Ms. Medel expressed the hope of more time because they're seeing that the permit were finally seeing progress.

Mr. Hervy advised that the previous owners who caused the violations were not moving at light speed, stated they went to the permits office and was told there's an amendment to the permit and asked if 30 days be enough time to comply.

Ms. Medel explained the correction would be actual correction by the contractor and asked for sixty days, and staff agreed to give sixty days.

Inspector Sara Kirk agreed to sixty days cut off.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until 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 up to the maximum of \$10,000.00 and **Ms. Marsh** seconded the motion and all agreed, and the motion approved **5-0**.

CASE # 4 - 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/deteriorated 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. since the last hearing she's received contact from Ms. Guyton-Howard, and she's completed two reinspection's there has been significant progress to correct the violations. Staff recommended compliance by the next cutoff date.

Inspector Tomengo explained to the respondent she'll call her and go into detail of what remains to be completed.

BOARD ACTION: **Mrs. Robey** made a motion to accept to city's recommendation to find the respondent in Non-Compliance and order the respondent to come in 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 of up to \$1,000 per day until compliance is achieved and **Mr. Harrington** seconded the motion and all agreed, and the motion approved **5-0**.

CASE # 5 - 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.), 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 since the last hearing he had one contact compliant generated case there's been one contact with the owner via phone the screens were done on the back the house property is occupied there's a little progress the dirt & grime remains which can be seen in the picture shown and faded paint has not been done. Staff recommended a fine of \$100 a day up to a maximum of \$10,000.00.

Ms. Haines alleges she contacted the inspector twice on May 7, 2025; to inform the inspector the property is in compliance, but didn't receive a call back. And states she has pictures in her phone but weren't shown and **Melissa Diaz Assist attorney** for the city asked if respondent wanted to enter the pictures as evidence? If so, she could email the pictures to the inspector, then **Ms. Haines** says she does have his email address. But none were entered at that time.

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 of up to \$1,000 per day until compliance is achieved. Ms. Calnan seconded the same, and all agreed, the motion was approved. **3-2 Harrington / Marsh**

CASE # 6 - 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

No respondent present

Inspector Tom Clig testified to the status of the case. Since the last hearing he's had contact with, he started to do the fence and property is not occupied. And has numerous junk vehicles on the lot. Staff recommended \$100.00 a day up to a maximum of \$10,000.00.

BOARD ACTION: Ms. Marsh made a motion to accept the recommendation of the city to impose a fine of \$100.00 per day against the respondent effective May 8, 2025, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mrs. Robey seconded the same, and all agreed motion was approved. **5-0**

CASE # 7 - 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

No respondent present

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

Inspector Tom Clig testified to the status of the case. Since the last he had contact with the owner, the property is occupied, they have a contractor that started work May 7, 2025, just got a little held up because the HOA was late on the approval. Staff recommended being in compliance by the next cutoff date.

BOARD ACTION: Mrs. Robey made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until 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 all agreed motion was approved. **5-0**

CASE # 8 - 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, Since the last hearing he's had contact with property owner and there's been some progress. Staff recommended a fine of \$100 a day up to a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city recommendation to impose a fine of \$100.00 per day against the respondent effective **May 8, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh** seconded the same, and all agreed motion was approved.
5-0

CASE # 9 - 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.**
First Notified – 1/22/2025

Juan Quiroz was sworn in via zoom, he says he's the son of the respondent.

Inspector Daniel Garcia testified to the status of the case, states this case since the last hearing he had contact with Juan, and the property was not occupied, progress has not been made. Staff recommended a fine of \$100 a day up to a maximum of \$15,000.00.

Harrington left the chambers at 9:55

BOARD ACTION: **Ms. Marsh** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective May 8, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mrs. Robey** seconded the same, and all agreed motion was approved.

4-0 Harrington/ not present no vote

CASE # 10 - 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 paint and damaged exterior surface, no identification numbers on building, rubbish and garbage.** First Notified – 1/10/2025

No respondent present

Inspector Daniel Garcia testified to the status of the case, Since the last hearing he's had contact with the owner, who he says been in and out of the hospital the property has been occupied, and progress made its just been at a halt. The only thing left to do is paint and put the numbers on the building and take the trailer behind the building then he'll be in compliance.

BOARD ACTION: **Mrs. Robey** made a motion to accept the recommendation of the city 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 of up to \$1,000 per day until compliance is achieved. **Ms. Marsh** seconded the same, and the motion was approved. 5-0

CASE # 11 - 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, enclosed door (without permit), damaged privacy fence.** First Notified – 12/26/2024

Gary Holt was sworn in.

Inspector Mariah Quinn testifies to the status of the case since the last hearing she has had contact with the property owner, property is occupied there has been progress. Staff recommended amending until the next cutoff to give respondent time for a possible demolition. There was further discussion whether Mr. Holt would have a decision made by the next meeting whether to demolish it or not. **Mr. Holt** replied yes.

BOARD ACTION: **Mrs. Robey** made a motion to accept the recommendation of the city 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 of up to \$1,000 per day until compliance is achieved. **Ms. Marsh** seconded the same, and all agreed motion was approved. 4-0 **Harrington no vote**

May 8, 2025

CASE # 12 - 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, peeling paint, deteriorated exterior walls, damaged roof, front porch ceiling collapsing, damaged chimney, and dilapidated flooring. Accumulation of rubbish in the exterior of the property, broken plumbing fixtures, damaged and deteriorated plumbing stack.** First Notified – 7/25/2024

Blondell Enzell was sworn in.

Inspector Mariah Quinn testified to the status of the case. she had contact with the property owner, and the property is occupied but there has been no progress. Staff recommends to impose a fine of \$ 100 per day up a maximum of \$10,000.00.

Ms. Enzell explains she wasn't aware the city was trying get a hold of her, he grandson didn't give her the mail some but not mail about the property and states she's in the process of applying for help to get a roof on the home she just whether it's personal or through a roofing company and she's asking for more time.

Mrs. Robey advised Ms. Enzell to change her mailing address with the property appraiser office, so she could get her mail atleast about house and not rely on her grandson to give her mail.

BOARD ACTION: **Mrs. Robey** made a motion to accept the recommendation of the city 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 of up to \$1,000 per day until compliance is achieved. **Ms. Marsh** seconded the same, and all agreed the motion was approved. There was no vote made **Mr. Riggio** advised the board to do roll call and **Mrs. Seivwright** proceeded with a roll call as follows:

Marsh - Yes **Robey Yes** **Harrington Yes** **Calnan Yes** **Gonzalez Yes**

CASE # 13 - 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 roof permit** First Notified – 12/12/2024

No respondent present.

Inspector Mariah Quinn testified to the status of the case. says she had contact with the property owner, and property is occupied there has been no progress. Staff recommends to impose a fine of \$ 100 per day up a maximum of \$15,000.00.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective May 8, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Marsh** seconded the same, and all agreed motion was approved. 5-0

CASE # 14 - 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 and James Delesky Secretary both sworn in.

Inspector Jonh Stenson testified to the status of the case. The driveway has not been completed. Reinspected the property on May 7, 2025, and they were just in the process of removing the old concrete. The detached garage permit has been finalized, the exterior walls has been removed, and broken windows on the front door has been repaired. Staff recommend imposing a fine of \$100.00 per day until it reaches a maximum of \$20,000.00.

Mr. Lowe explained there will be an inspection on May 9, 2025, for the driveway it will be completed at that time and says the cement will be poured later today May 8, 2025, or May 9, 2025. The roof has been done the incidentals have been done. When the complaints were made the were working on them at that time.

Mr. Gonzalez asked **Mr. Stenson** if everything could be completed by the next cutoff. **Inspector Stenson's** responses he unsure this case has been going on since July 23, 2024, and property remains non-compliance.

BOARD ACTION **Mrs. Robey** made a motion 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 until compliance is achieved. **Mr. Harrington** seconded the same, and all agreed motion was approved. **4-1 Marsh**

CASE # 15 - 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, peeling/faded paint, damaged roof/gutter.** First Notified – 8/7/2023

Nicole McErlean was sworn in.

Inspector Jonh Stenson addresses the case with a response with suggested to allow the photos of the property's previous state and current photos of the property. After viewing the photos **Mr. Stenson** announced the property is now in compliance as May 7, 2025. The board cheered. **Mrs. McErlean** thanked the board for their patience and consideration and states this has been quite the experience and adventure with insurance companies and contractors but she's