
CITY OF DAYTONA BEACH

MINUTES

**CODE
ENFORCEMENT
BOARD**

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

**Members: Turner Hymes Interim-Chairman; Neil Harrington, Karen Robey,
and Bradford Gonzalez, Katherine Marsh, and Colleen Calnan and Beth Radebaugh.**

July 10, 2025 - 9:00 A.M.

Members present:

Mrs. Turner-Hymes, Interim Chairman
Ms. Beth Radebaugh
Mrs. Karen Robey
Mr. Bradford Gonzales
Ms. Kerrie 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. 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. John Stenson, Code Compliance Inspector
Mr. Xavier Campbell, Audio/Video
Mr. Joesph Graves, Audio/Video
Officer Marcus Byrd, Police Officer
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by: Turner Hymes Interim Chairman

The **Interim Chairman Mrs. Hymes** called the meeting to order at 9 am. **Mrs. Seivwright** called the roll. All board members were present except Mr. Harrington and **Mr. Gonzalez** made a motion to excuse Mr. Harrington, and it was second, and all agreed and approved of 6-0.

Mrs. Hymes asked if everyone had a chance to read Minutes. **Mrs. Robey** made a motion, and **Mr. Gonzalez** seconded the motion to approve June 12, 2025, Minutes, and all agreed, and the motion approved. 6-0

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

Mrs. Hymes asked for announcements, **Mrs. Seivwright** made the following announcements.

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#8.is a typo not actually # 8 Lien Review is just the title type of case we're hearing

LR-3 CEB 11-22-262 – Via Zoom

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CASE # 3 - CEB 05-25-94 - Eileen M Fichtner TR & Albon R Fichtner Living Trust 2-4-04 & Melaine M Kirtland TR & Eileen M Fichtner Living Trust 2-4-04
114 N Gardiner Ct Compliance

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CASE # 7 - CEB 03-25-71 - Robin Dale Kingma at 133 Mallard Lane
Compliance July 8, 2025

CASE # 10 - CEB 06-25-106 - Miguel Atariguana at 630 May St. Certified Interpreter

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CASE # 19 - CEB 07-25-118 - Ynu Investments LLC at 1332 Hillcrest Drive
Compliance July 1, 2025

Pg. 9

CASE # 24 - CEB 07-25-114 - Anthony & Jasodra Rangasammy at 349 Fulton Street
Compliance July 3, 2025

CASE # 23 - CEB 07-25-125 - Minnie Torrence & Patrick A.Torrence at 375 Walnut St
Compliance July 9, 2025

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CASE # 30 - CEB 07-25-123 Via Zoom

9. should be 8#. Adjournment

Mrs. Hymes explained the process of the proceeding and the cases were heard according to the way they were called.

Mrs. Seivwright made an additional announcement of a missed case during announcements.

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CASE # 19 - CEB 07-25-118 - Ynu Investments LLC at 1332 Hillcrest Drive
Compliance July 1, 2025

Mr. Gonzalez made a motion to amend item #6 on the agenda to move to the end of the meeting seconded by **Ms. Calnan** and all agreed motion approved 6-0
Staff was sworn in.

Hearing of Cases were heard according to how they were called.

Lien Review

LR- 1 CEB 01-25-20 - Johnny Noviello at **515 Westmoreland Rd.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7. a ; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.3, 304.15), Violation(s) – **Outside storage, overgrown landscaping, dirt & grime, parking on unapproved surfaces (front & back), trash & debris, dilapidated fence, junk vehicle, dilapidated metal door, visible identification numbers (color).** First Notified – 7/5/2024 **Order Imposing Fine/Lien effective February 13, 2025. Compliance M a y 1 , 2 0 2 5 , \$100.00 a day x 100 days = \$7,700.00. plus \$24.00 recording costs = \$7,724.00.**

Angelo Noviello- father and agent of Johnny Noviello and Jacob Avcherlian was present and sworn in.

Angelo Noviello explained his hardship to the Board.

Melissa Diaz- Assistant City Attorney commented that the mail was sent to the proper address as to the property appraiser information.

Inspector Mark A. Jones gave the status of the case. Staff recommended the reduction as to the request of Inspector Brianna Itani a reduction from \$ 7,724.00 to \$3,500.00. There was continued discussion about the property.

Mr. Gonzalez made a motion to accept the city recommendations to reduce the lien amount from \$ 7, 724.00 to \$3,500.00 payable in 30 days or the fine will revert back to the original amount of \$ 7, 724.00, Ms. Marsh seconded the same and all agreed motion approved. **6-0**

LR-2 CEB 02-21-54 - Tenia Elizabeth Taylor & Angela K Kohn (new owner) Kelvi Aucaquizphi at **937 Glenwood 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 301.3, 304.7, Violation(s) – **Roof damaged and landscaping.** First Notified – 6/15/2020 **Order Imposing Fine/Lien effective March 3, 2021. Compliance M a y 9 , 2 0 2 5 , \$200.00 a day x 100 days = \$10,000.00. Lien interest \$1,948.00 plus \$24.00 recording costs = \$11,972.00**

Kelvi and Fred Aucaquizphi both was sworn in. (kelvi Aucaquizphi a new owner)

Mr. Fred Aucaquizphi explained the hardship and the process taken to bring property into compliance.

Inspector Roosevelt Butler, Jr. testified to the status of the case, staff recommended the lien be reduced from the amount of \$11,972.00 to \$2,000.00.

Mr. Gonzalez made a motion to accept the city recommendations to reduce the lien amount from \$11,927.00 to \$2,000.00 payable in 30 days or the fine will revert back to the original amount of \$11,927.00.00, Mrs. Robey seconded the same, and all agreed, and the motion was approved. 6-0

LR-3 CEB 11-22-262 - Christy Anna Nhung is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **934 Derbyshire Rd** Violation(s) – **Outdoor storage and landscaping front and back yard**. First Notified – 9/21/2022 **Imposing Fine/Lien effective January 12, 2023. Compliance Date April 30, 2025. \$250.00 a day x 60 days = \$15,000.00. Lien interest \$1,644.30 plus \$24.00 recording costs = \$16,668.30.**

Kimberly Nguyen, daughter of respondent and authorized representative sworn in via zoom and given the opportunity to explain the hardship.

Inspector Roosevelt Butler, Jr. testified to the status of the case. staff recommended the lien be reduced from the amount of \$16,668.30 to \$2,000.00.

BOARD ACTION Mrs. Robey made a motion to accept the city recommendations to reduce the lien amount from **\$16,668.30** to \$2,000.00 payable in 30 days or the fine will revert back to the original amount of **\$16,668.30**, Mr. Gonzalez seconded the same, and all agreed, and the motion was approved. 6-0

Continued Cases

CASE # 1 - 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

No respondent present.

Inspector Mariah Quinn testified to the status of the case. since the last hearing there has been contact, and property is occupied and respondent continues to make progress great. staff recommended amending until the August cutoff.

BOARD ACTION: Mrs. Robey made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **August 6, 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 all agreed, and the motion was approved. 6-0

CASE # 2 - CEB 03-25-60 - Janice Hoover Estate 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
No respondent present.

Inspector John Stenson recommended to ammend until the next cutoff property has obtained the permit.

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 **August 6, 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 all agreed, and the motion was approved. **6-0**

CASE # 3 - CEB 05-25-94 - Eileen M Fichtner TR & Albon R Fichtner Living Trust 2-4-04 & Melaine M Kirtland TR & Eileen M Fichtner Living Trust 2-4-04 at **114 N Gardiner Ct.** 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, 308.2.2), Violation(s) – **Outside storage, boat parked in front yard, damaged vinyl fence, refrigerator stored in front yard**. First Notified – 2/13/2025
Compliance July 9, 2025

CASE # 4 - 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.

Inspector Sara Kirk testified to the status of the case. since the last hearing she had no contact with the owner, but she had contact with the redevelopment and neighborhood services housing program department who said they're getting close to selecting Ms. Smith for the rehab request, and she should be in the next group called. Staff is recommended to amending until October cutoff.

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 **October 1, 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 all agreed, and the motion was approved. **6-0**

CASE # 5 - 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 Medell both were sworn in.

Inspector Sara Kirk testifies to the status of the case. Compliant driven case since the last hearing she's had no contact with owner and no progress. staff recommended imposing a fine of \$ 100.00 per day up to a maximum of \$10,000.00.

Mr. Hervy says he has nothing to say. And **Ms. Medell** states Mr. Hervy's been in an ongoing ordeal since he purchased the house and paperwork was up in limbo at the time of the purchase and Mr. Hervy is seeking legal counsel in this matter.

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 July 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

CASE # 6 - CEB 06-25-111 - Rodney Merrill Loker and Catherine A Mede at **1213 Margina Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7. a; Art. 3 Sec. 3.4.S.1, Violation(s) – **Utility trailer in driveway, no permit (shed)**. First Notified – 4/21/2025

No respondent present.

Inspector Tom Clig testified to the status of the case. since the last hearing he's had contact with the owners, and there has been progress trailer has been moved the permit for shed has been applied staff recommends ammend until the nextcutoff.

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 **August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Ms. Radebaugh** seconded the same, and all agreed motion was approved. **6-0**

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
Compliance July 8, 2025

CASE # 8 - 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 Nguyen and Twan Vo and Richard Zahn- newly hired general contractor **all were sworn in.**

Inspector Roosevelt Butler, Jr. testified to the status of the case. since the last hearing he had contact with the owner they have hired a new contractor who has submitted the documents as of June 6, 2025 documents were returned for staff recommended amend until next cutoff.

Richard Zahn contractor explained his job is to step in in half of the previous contractor that installed the pavers incorrectly and at the wrong elevation he has a background in architectural will provide said service to the respondent pro bono and then file a sanction against the previous contractor if he doesn't comply and we're asking for extend time but they're know for moving expeditiously.

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 **September 3, 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 all agreed motion was approved. **6-0**

CASE # 9 - 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 and

Florida Certified Court Interpreter Minerva Samayoa were both sworn in.

Inspector Roosevelt Butler, Jr. testified to the status of the case, states he's had no contact with the property owner and there's been no progress. staff recommended imposing a fine of \$ 100.00 per day up to a maximum of \$10,000.00.

Ms. Velasquez says she's trying to sell it because it bothered her and thinks it's the only way to resolve the issue and there was further discussion.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to impose a fine of \$50.00 per day instead of \$100.00 against the respondent. After a brief conversation of the property being blighted by property **Mr. Gonzalez** rescinded his previous motion and made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent. **effective July 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Ms. Marsh** seconded the same, and all agreed motion was approved. **6-0**

CASE # 10 - CEB 06-25-106 - Miguel Atariguana at **630 May St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1.; Art. 6 Sec. 2.H.7. a; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.7), Violation(s) – **Outside storage, peeling paint, dirt & grime, parking on the grass, no permit (shed & roof).** First Notified – 11/29/2024

Miguel Atariguana was sworn in.

Florida Certified Court Interpreter Minerva Samayoa previously sworn in

Inspector Mark Jones gave the status of the case, since the June hearing there's has been contact with owner and there's been progress. the roof permit was issued on June 26 and the house is painted. The last inspection was July 3, 2025 results property remains

in noncompliance due the roof permit has'nt been finalized staff recommends to ammend until the next cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **August 6, 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 all agreed motion was approved. **6-0**

CASE # 11 - CEB 06-25-108 - Progressive Home Investment Inc. at **560 Model St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1., Violation(s) – **Work w/o permit (fence)**. First Notified – 1/13/2025

Mitchell Fernandez Martinez - Owner was sworn in.

Inspector Mark Jones gave the status of the case, since the last hearing there has been no contact with the owner, but a permit was issued on June 30, 2025, and the last inspection was done July 3, 2025, and the property remains in non-compliance. staff recommends to ammend 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 **August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. **Mrs. Robey** seconded the same, and all agreed motion was approved. **6-0**

CASE # 12 - CEB 06-25-109 - Robert E. Leibig at **1307 Moore 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; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.C (Ref. FBC Supp. IPMC 302.1), Violation(s) – **Outside storage, dirt & grime, faded paint, boarded window, work without permit (roof), trash & debris**. First Notified – 4/11/2025

No respondent present.

Inspector Mark Jones gave the status of the case, since the June hearing the inspector has been in contact with the owner, there has been no progress and the last inspection was done July 3, 2025, and the property remains in non-compliance. staff recommend imposing a fine of \$ 100.00 per day up to a maximum of \$15,000.00.

Melissa Diaz- Assistant city Attorney confirmed respondent has been properly notified.

Mrs. Brenda Seivwright Code Enforcement Board Secretary confirmed respondent appeared via zoom at the last hearing confirming as well, he has been properly notified.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective July 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Radebaugh** seconded the same, and all agreed motion was approved. **6-0**

CASE # 13 - CEB 05-25-96 - Alexander Contreras at **518 Cannon St.** 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 302.1), Violation(s) – **Overgrown landscaping, damaged fence, damaged window, garbage/rubbish, trash & debris, dirt & grime, no identification numbers, damages to exterior surface, damaged screens/exterior doors, unfinished interior surfaces, missing interior doors, plumbing fixtures missing and exposed wires, no stove and work exceeding the scope of the permits.** First Notified – 1/13/2025

Alexander Contreras was sworn in.

Inspector Daniel Garcia testified to the status of the case. Since the last hearing he's had contact with the owner and progress has been made the exterior has been painted and they've applied for a survey and removed the trash & debris staff recommended to amend until the next cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **September 3, 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 all agreed motion was approved. **6-0**

CASE # 14 - CEB 05-25-104 - Charles McDowell at **504 Fairmount Rd.** 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 302.1), Violation(s) – **Outside storage, parking on the grass, trailer in the driveway, unmaintained landscaping, unregistered vehicles, inoperable vehicles, unpainted fascia, no identification numbers.**

First Notified – 2/17/2025

No respondent present.

Inspector Daniel Garcia testified to the status of the case. Since the last hearing he's had no contact with the owner, and no progress was made, and he did get the identification numbers. staff recommend imposing a fine of \$ 100.00 per day up to a maximum of \$10,000.00.

BOARD ACTION: **Mr. Gonzalez** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective July 10, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Ms. Radebaugh** seconded the same, and all agreed motion was approved. **6-0**

CASE # 14 - 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

Pablo Raffaghelli sworn in.

Inspector Daniel Garcia testified to the status of the case. Since the last hearing contact with the property owner once, the property not occupied, they have finale the permit for electrical, plumbing & mechanical on July 8, 2025, and have minor issues that they'll take care of. Staff recommended amending until the next cutoff.

BOARD ACTION: **Mrs. Robey** made a motion to accept the city's recommendation to amend the previous order of non-compliance and allow the Respondents until **August 6, 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 all agreed motion was approved. **6-0**

CASE # 15 - 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), – **Vehicle parked on grass, peeling paint, 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, the property is currently occupied, and no progress was made, and he did get the identification numbers. **staff recommend imposing a fine of \$ 100.00 per day up to a maximum of \$10,000.00.**

No respondent present.

Melissa Diaz- Assistant City Attorney and Inspector Garcia confirmed respondent has been properly notified on June 26, 2025.

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 July 10, 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. **6-0**

CEB New Cases

Mrs. Hymes explained the procedure for new cases.

CASE # 17 - CEB 07-25-130 - Mark Petrane at **33 N. Peninsula Drive** 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) – **Disabled vehicle and peeling paint.** First Notified – 4/24/2025

Compliance July 9, 2025

CASE # 18 - CEB 07-25-119 - Peter John Barnes & Joyce E. Evans at 746 S. Palmetto Ave. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 304.12, 304.13), Violation(s) – **Dirt & grime, broken fascia, rusted shed, damaged fencing, dilapidating handrail & broken window frames.** First Notified – 2/28/2025

No respondent present.

Melissa Diaz- Assistant city Attorney confirmed respondent has been properly notified.

Inspector Ronald Beeney testified to the status of the case; it was a field generated case. The last reinspection was on July 9, 2025, which resulted in noncompliance and there has been no contact made with the owner. staff recommends finding of noncompliance with compliance until the next cut off.

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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mrs. Robey** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 19 - CEB 07-25-118 - Ynu Investments LLC at 1332 Hillcrest Drive

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 2.H.7.a. (Ref. FBC Supp. IPMC 302.8, 304.1), Violation(s) – **Outside storage, vehicles on grass, inoperable vehicle, damaged & dirty fascia.**

First Notified – 4/25/2025

Compliance July 1, 2025

CASE # 20 - CEB 07-25-126 - Fay Annetta & Michael Earl Mason at 146 Eagle Harbor Way is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (pavers).**

First Notified – 5/12/2025

No respondent present.

Melissa Diaz- Assistant city Attorney and Inspector Garcia confirmed respondent was properly notified on June 26, 2025.

Inspector Roosevelt Butler, Jr testified to the status of the case; it was a citizen compliant case. The last reinspection was on April 7, 2025, which resulted in noncompliance and there contact made with the owner. staff recommends finding of noncompliance with compliance until the next cut off.

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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Ms. Calnan** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 21 - CEB 07-25-113 - Delbert D. & Kerrian Gayle at **925 Niles Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.1, 302.8, 304.7), Violation(s) – **Outside storage, trash in yard, junk vehicles, roof in disrepair**. First Notified – 5/7/2025

No respondent present.

Inspector Tom Clig testified to the status of the case; it was a compliant driven case. The last reinspection was on June 30, 2025, which resulted in noncompliance and there has been contact made with the owner violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

Melissa Diaz- Assistant city Attorney and Inspector Garcia confirmed 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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved **6-0**.

**Mrs. Hymes announced there will be Chamber break 10 minutes
Chamber recessed at 10:45 and recommence at 10:55 am**

CASE # 22 - CEB 07-25-124 - Smitha Varghese at **347 S Martin Luther Blvd** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.3, 304.6, 304.7, 304.13, 305.5, 308.1), Violation(s) – **Damaged accessory structure (wall), deteriorated walls, rotted wood, damaged windows and doors, no identification numbers, damaged roof, soffit & fascia, missing handrails, debris**. First Notified – 4/30/2025.

No respondent present.

Inspector Sara Kirk testified to the status of the case; it was a citizen compliant case. The last reinspection was on July 9, 2025, which resulted in noncompliance and violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Ms. Radebaugh** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 22 - CEB 07-25-125 - Minnie Torrence & Patrick A.Torrence at **375 Walnut St** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 308.1) City Code Ch # 78 Sec 78-42, Violation(s) – **Outside storage, damaged gutter, trash & debris, garbage toter in front yard.** First Notified – 5/6/2024

Compliance July 9, 2025

CASE # 23 - CEB 07-25-114 - Anthony & Jasodra Rangasammy at **349 Fulton Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **No permit (roof and porch).** First Notified – 2/5/2025

Compliance July 3, 2025

CASE # 25 - CEB 07-25-115 - Zabala O Ruben & Viryet Mayra at **516 Pleasant Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.1, 302.7), Violation(s) – **Outside storage, dirt & grime, trash and debris & dilapidated fence.** First Notified – 3/26/2025

Ruben D.Zabala and Mayra Viryet was both sworn in.

and respondent madea correction of both names Ruben Dario Zabala and Mayra Viryet.

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Ms. Marsh** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 26 - CEB 07-25-116 - Celeste Slater, Verlinda Johnson, Shirley Johnson, Donnell Slater, Patricia Slater, Henry Lee Slater & Cynthia Slater at **325 Fulton Street** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1.; Art. 6 Sec. 19.A.3; (Ref. FBC Supp. IPMC 302.1, 302.7, 304.3, 304.7), Violation(s) – **Outside storage, no permit (fence), trash & debris, dilapidated fence, no identification numbers & damaged roof.** First Notified – 3/7/2025.

Henry and Donnell Slater was sworn in.

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

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**

August 6, 2025, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 27 - CEB 07-25-117 - Robert Shulter EST, Doris Taylor, Debra Torrence, Ronald Ancrum, Linda Hart, Andrea Lee, Delores Gibson, Matthew Riggins & Lou Betty Smith EST at **418 N. Lincoln Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.7), Violation(s) – **Outside storage, dirt & grime, faded paint, dilapidated fence, damaged (roof, fascia, and soffit)**. First Notified – 10/23/2024

Ronald Gibson- husband of Delores Gibson was sworn in.

Mr. Gibson explains Mrs. Gibson is paying the taxes and in the progress of taken the repairs to the roof.

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

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 September 3, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved **6-0**.

CASE # 28 - CEB 07-25-129 - Dominick Tesoriere & Carolyn C. McWhorten at **37 N. Hollywood Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 6.19.C; Art. 6, Sec. 8.G. (Ref. FBC Supp. IPMC 302.3), Violation(s) – **Outside storage, overgrown landscaping, boarded up windows, damaged wall & damaged driveway**. First Notified – 9/27/2024

Dominick Tesoriere & Carolyn C. McWhorten both were sworn in.

Mrs. Robey left the chambers at 11:23 Returned at 11:28

Mr. Tesoriere explains to process of what they've done to bring the property in compliance.

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, staff recommends finding of noncompliance with compliance until the next cut off.

Ms. Marsh disagreed with Inspector and says she seen the house, and it's an artist house, it's explained to her that there can be no boarded windows due to safety issue in case of a fire they can't get out safely.

Denzil Sykes - Code Compliance Division Manager reiterates the violations of the no-boarded windows.

Melissa Diaz- Assistant city Attorney explained to the board legally city can't treat people differently, example given if they had painted boarded windows but someone else has ugly not painted boards, if we fine others we would have differential treatment we could be sued for that because of how we feel.

Inspector Mark A. Jones explains that the shutters need a hook on the inside that can just be open

BOARD ACTION: **Ms. Calnan** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents **until August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mr. Gonzalez** seconded the motion. **Robey no vote** wasn't present during presentation

Ms. Marsh opposed, Mrs. Hymes asked for a roll call, **Mrs. Seivwright** did a roll call **Robey-** no vote, **Marsh-** Nae, **Gonzalez – Yes, Calnan-** Yes, **Radebaugh** Yes, **Hymes** Yes **Vote was 4-1 Robey abstained**

CASE # 29 - CEB 07-25-122 - Michael Turturro at **730 Flanders Ave** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H. 7 a; Art. 6 Sec. 19.A.4, Violation(s) – **Dirt & grime, parking on the front lawn.** First Notified – 3/26/2025

No respondent present.

Melissa Diaz- Assistant city Attorney confirmed respondent has been properly notified

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, and no contact from owner. staff recommends finding of noncompliance with compliance until the next cut off.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents **until September 3, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Ms. Radebaugh** seconded the motion and all agreed, and the motion approved **6-0.**

CASE # 30 - CEB 07-25-123 - Sharron M Johnson at **1105 Hillcrest 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 (Ref. FBC Supp. IPMC 505.1, 601.2, 603.1, 605.1, 704.6.1.2), Violation(s) – **Outside storage, dirt & grime, no water, no electricity, damaged appliances, light fixtures, smoke detectors.** First Notified – 2/11/2025

Noel Foraker daughter of respondent via zoom, was sworn in.

Tracey Nitzel contractor doing the work on property was sworn in.

Debra Reed inheritance owner was sworn in.

Inspector Mark A. Jones reported the status of the case per Inspector Itani; it was a field generated case. The last reinspection was on June 30, 2025, which resulted in noncompliance and violation remains, and no contact from owner. staff recommends finding of noncompliance with compliance until the next cut off.

Melissa Diaz- Assistant city Attorney advised this is a civil matter and the board is not here to answer that but to find the house in compliance or non-compliance.

Melissa Diaz- Assistant city Attorney requested a 5-minute recess for staff to discuss staff resume after approximately 3 minutes, and Ms. Diaz advised the board the proper notice was given to Sharron Johnson, and the property was properly posted neither one person present has no standing and to hear the testimony of the persons present wouldn't be relevant to compliance, and they can decide to hear the case, or it could be settled in civil court and the property was cited not either one of them individually.

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 August 6, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day or until compliance is achieved. **Mr. Gonzalez** seconded the motion and all agreed, and the motion approved **6-0**.

Misc. Business/ Board Vote on Vice Chairman

there was discussion about chairman and vice chairman position.

Mr. Riggio-Code Enforcement Board Attorney explained the duties between Chairman and Vice Chairman including the Florida Statue.

The vice chairman was moved into chairman which makes **Mrs. Hymes, Chairman** and there was an open **nomination for Mrs. Robey, to be vice-chairman** but she declined the position due the possibility of the need to leave the board altogether not wanting to abandon the position and **Ms. Marsh** asked if anyone else wanted to be **Vice Chairman** and **Mr. Gonzalez nominated himself** and **Ms. Calnan** made a motion for the board to accept **Mr. Gonzalez as Vice Chairman**, **Ms. Calnan** seconded the motion and all agreed, and the motion approved to make **Mr. Gonzalez new Vice Chairman. 6-0.**

8. Adjournment: approximately 12:06