
MINUTES

CITY OF DAYTONA BEACH

City Commission Chambers
301 S. Ridgewood Ave., Daytona Beach, FL 32115

**CODE
ENFORCEMENT
BOARD**

Members: Turner Hymes, Chairman; Bradford Gonzalez, Vice- Chairman, Karen Robey, Katherine Marsh, and Colleen Calnan and Beth Radebaugh, Josephine Callis

August 14, 2025 - 9:00 A.M.

Members present:

Mrs. Turner-Hymes, Chairman
Mr. Bradford Gonzales, Vice- Chairman
Mrs. Karen Robey
Ms. Karrie Marsh
Ms. Colleen Calnan
Ms. Josephine Callis
Mr. Robert Riggio, Esquire, Board Attorney

Staff present:

Ms. Melissa Diaz, Assistant City Attorney
Mr. Denzil Sykes, Code Compliance Manager
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
Sgt. Shawna Conely, Police Officer
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by:  Chairman

The **Chairman Mrs. Hymes** called the meeting to order at approximately 9:03 am. And asked for a roll call. **Mrs. Seivwright** called the roll. All board members were present except Ms. Radebaugh and **Mr. Gonzalez, Vice-Chairman** who arrived moments after roll was called. **Mrs. Seivwright** confirmed Ms. Radebaugh had called in with notification of her absence. **Mrs. Hymes** asked if everyone had a chance to read Minutes.

Mrs. Robey made a motion to approve the minutes, and **Ms. Callis** seconded the motion to approve **July 10, 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. Seivwright made the following announcements.

Board needs to accept the resignation of Code Enforcement Board Member **Mr. Neil Harrington**. It was addressed immediately by **Mrs. Robey** making a motion to accept the resignation of Mr. Neil Harrington from the Code Enforcement Board, **Ms. Marsh** seconded and all agreed. **6-0**

Mrs. Seivwright continued with additional announcements as follows.

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Case# CEB 08-25-133 Lockhart St. via Zoom

Pg. 7

Case # 19 CEB 08-25-135 830 Berkshire Rd via Zoom.

Mrs. Hymes asked for the staff to come forward and be sworn in.

Staff was sworn in.

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

Hearing of Cases

Lien Review

LR- 1

CEB 02-20-33 - Jackson T L Trust, Dephrin J Jackson Trust, Truevine Temple Ministries, Inc. at **357 Rose Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4, Violation(s) – **Roof, fascia, peeling paint, dirt & grime.** First Notified – 7/12/2019 **Order Imposing Fine/Lien \$100.00 a day= \$20,000.00 effective March 12, 2020. Compliance date April 14, 2025. Lien interest= \$6,191.39, plus \$24.00 recording costs = \$26, 215.39.**

Tim & Dephrin Jackson husband and wife both was sworn in.

Mr. Jackson shared his explanation.

Inspection Garcia presented the status of the case. Staff recommended the reduction from \$ 26,215.39 to \$5,000.00 payable in 30 days or the fine will revert to the original amount.

Board Action: **Ms. Marsh** made a motion to accept the city recommendations to reduce the lien amount from \$ 26,215.39 to \$5,000.00 payable in 30 days or the fine will revert to the original amount of \$26,215.39, **Mrs. Robey** seconded the same, and all agreed, and the motion was approved. **5-1 Gonzalez**

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, No permit (enclosed door), damaged privacy fence.** First Notified – 12/26/2024
Gary Holt was sworn in.

Inspector Mariah Quinn testified to the status of the case. Since the last hearing she's had contact and property is occupied, and owner is working with permits & licensing dept. to get permit to complete the work, 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 **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, and the motion was approved. **6-0**

CASE # 2 - 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
Darryl Lucas contractor was sworn in.

Inspector Sara Kirk testified to the status of the case. 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 \$15,000.00.

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 August 14, 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. **6-0**

CASE # 3 - 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
Compliance August 13, 2025.

CASE # 4 - 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.

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Inspector John Stenson testified to the status of the case. Since the last hearing has had contact and there is progress made probate waiting for authorization. Staff recommended amending until the October 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 **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. **Ms. Marsh** seconded the same, and all agreed, and the motion was approved. **6-0**

CASE # 5 - 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 and damaged**. First Notified – 5/7/2025

No respondent present.

Inspector Tom Clig testified to the status of the case. Since the last hearing there has been contact with the owner the daughter took over and some progress has been made. 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 **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. **Mr. Gonzalez** seconded the same, and all agreed, and the motion was approved. **6-0**

CASE # 6 - CEB 05-25-105 - Gary Alford at **141 Pierce Ave.** 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 302.1), Violation(s) – **Peeling paint, dilapidated porch and missing downspouts, dirt & grime on the house**. First Notified – 3/11/2025

Gary Alford and Nicole Consolazio caseworker with Volusia County Transformation 386 both were sworn in.

Inspector Mariah Quinn standing in for Inspector Ronald Beeney presents the status of the case since the last hearing has been contact and some progress. Staff recommended amending until the October cutoff.

Mr. Alford didnt have anything to say. **Ms. Consolazio** states Mr. Alford has been awarded rebuild grant in the amount of \$22,500.00 and she submitted the award letter to be added to his records and says the time frame is out Mr. Alford hands with transform 386 all he has to do is wait. There was further questions to Mr. Alford's saftey, **Mr. Alford** says he's in no danger or saftey hazzards it was agreed in previous meeting there wasn't any safety issues.

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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 **November 5, 2025**, to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day. Mr. Gonzalez seconded the same, and all agreed, and the motion was approved. **6-0**

Melissa Diaz City Assistant Attorney asked Mr. Alford for the record in any case he couldn't attend future hearings did he give Ms. Consolazio authority to speak on his behalf. He replied yes, she's handling everything.

CASE # 7 - 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.3; Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7) Art. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 304.12, 304.13), Violation(s) – **Dirt & grime, damaged fascia, rusted shed, damaged fencing, dilapidating handrail & broken window frames.** First Notified – 2/28/2025

No respondent present.

Inspector Mariah Quinn standing in for Inspector Ronald Beeney presents the status of the case since the last hearing there has been no contact and no progress. Staff recommended imposing a fine of \$100.00 per day up to a maximum of \$10,000.00.

Inspector Quinn ammended the maxium to \$15, 000.00 because it's vacant.

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 August 14, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr Gonzalez amended his motion to reflect the maximum of \$15,000.00 Ms. Calnan seconded the same, and all agreed motion was approved. **6-0**

CASE # 8- CEB 05-25-95 - LJP Empire Property LLC at **336 Hobart Ave.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec 4.S.1.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 308.1), Violation(s) – **No permit (fence).** First Notified – 12/3/2024

No respondent present.

Inspector Mariah Quinn standing in for Inspector Ronald Beeney presents the status of the case since the last hearing has been no contact with owner and no progress. Staff recommended imposing a fine of \$100.00 per day up to a maximum of \$15,000.00.

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 August 14, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Ms. Callis seconded the same, and all agreed motion was approved. **6-0**

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CASE # 9 - 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

No respondent present.

Inspector Abrianna Itani testified to the status of the case. since the June hearing, she's had no contact, no progress her last inspection was on August 6, 2025. And results were noncompliance and property is occupied by family. Staff recommended imposing a fine of \$100.00 per day up to a maximum of \$10,000.00.

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 August 14, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. **Ms. Calnan** seconded the same, and all agreed motion was approved. **6-0**

CASE # 10 - CEB 06-25-103 - William Warren Thompson Jr at **307 Garden 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 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.7), Violation(s) – **Overgrown landscaping, peeling paint and dirt & grime, damaged fence, no identification numbers & damaged roof.** First Notified – 8/23/2024

William Warren Thompson, Jr. and Johnny Kelley were both sworn in.

Inspector Abrianna Itani testified to the status of the case. since the June hearing, she's had contact, permit has been issued work has started with the county application last inspection was on August 6, 2025. And results were noncompliance. Staff recommended amending until the October cutoff.

Mr. Gonzalez asked respondent once the documentation is received from county to bring a copy for his records. **Mrs Hymes** advised to get identification numbers today in case of an emergency so evac can locate the address, **Mr. Thompson** assured he get it.

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 **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. Callis** seconded the same, and all agreed, and the motion was approved. **6-0**

CASE # 11 - 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 Slater was sworn in.

Inspector Abrianna Itani testified to the status of the case. since the July hearing, she's had contact with owner and some progress last inspection was on August 11, 2025. and results property remains in non-compliance, He has removed storage and put up identification numbers, and removed trash and debris. Staff recommended 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 August 14, 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 # 12 - 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, appliances, light fixtures, fire alarms.** First Notified – 2/11/2025.

No respondent present.

Inspector Abrianna Itani testified to the status of the case. since the July hearing, she's had no contact with owner no progress last inspection was on August 11, 2025. and results property remains in non-compliance. Staff recommended imposing a fine of \$100.00 per day up to a maximum of \$10,000.00.

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 August 14, 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**
Mrs. Hymes explained the new case process.

New Cases

CASE #13 - CEB 08-25-134 - Leonard Blasso at **111 Nathan Hale Court** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.4), Violation(s) – **Unmaintained yard, overgrown grass and weeds.** First Notified – 6/23/2025

No respondent present.

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Inspector Tom Clig testified to the status of the case. Compliant generated case. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 14 - CEB 08-25-153 - Debra Eken at **208 Bellevue Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6), Violation(s) – **Holes in exterior wall, peeling paint, missing grout.** First Notified – 5/7/2025.

Debra Eken and Chance Leoni both was sworn in.

Inspector Mariah Quinn standing in for Inspector Ronald Beeney presents the status of the case, this is a field generated case since the last inspector was August 13, 2025, result remains in non-compliance there has been contact and no progress. Staff recommends noncompliance with compliance by the next cutoff date.

Melissa Diaz, City Assistant Attorney advised Ms. Eken she wasn't fine today just here for compliance or noncompliance. **Ms. Eken** acknowledged she understood.

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 and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 15 - CEB 08-25-140 - Karen & Sleiman Zogheib at **398 Golf Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.10, 304.12, 304.13.2, 305.3, 305.4, 305.6, 309.1, 309.2, 504.1, 603.1), Violation(s) – **Raw sewage pooling under house, Dilapidated rear deck and handrailing, damaged window, damaged walls and ceilings, and peeling paint, damaged flooring, missing closet doors, infestation of insects, damaged plumbing fixtures, improperly installed plumbing, damaged washer and dryer.** First Notified – 4/12/2025.

Nancy Koenig and Sleiman Zogheib both was sworn.

Inspector John Stenson testified to the status of the case, this was a tenant compliant case last inspection was July 8, 2025, at the was the only time he was allowed to get into property therefore, property remains in non-compliance. Staff recommended amending until the next cutoff.

Mr. Zogheib states that the compliant was a friend of the family, who has lived there five years since his wife was deployed. But, since the compliant was made it has severed the

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relationship between them since they didnt come to them first before filing the compliant.

Ms. Koenig adds there has been work completed and inspection, **Mrs. Robey** asked if Inspector Stenson can be given access to return and reinspect. **Ms. Koenig** responded yes.

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 **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 and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **6-0**.

Ms. Diaz City Assistant Attorney advised the respondent of the stature and responsibilities of tenant and owner. there was further discussion.

Denzil Sykes Code Compliance Manager advised the respondent to get with Inspector for further details for compliance.

CASE # 16 - CEB 08-25-133 - Zoran Lozanovski at **437 Lockhart Street** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4, **Violation(s) – Damaged soffit, damaged carport**. First Notified – 10/8/2024.

Zoran Lozanovski was sworn in via zoom.

Inspector Sara Kirk testified to the status of the case, citizen compliant last inspection August 13, 2025, property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

Mr. Lozanovski says property under pending sale September 24, 2025, and the new buyers are aware the home needs a new roof immediately and he's not sure if they are aware of the current code violations, but he will make them aware, **Inspector Kirk** says she explained to Mr. Lozanovski when property is sold at the net hearing the new owner will be added to the case if the property is not brought into compliance.

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 **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 and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 17 - CEB 08-25-156 - Erinogert Zhutaj at **542 Foote Ct.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1, **Violation(s) – No permit (electrical) for exterior electrical lights**. First Notified – 6/13/2025.

No respondent present.

Inspector Sara Kirk testified to the status of the case, citizen compliant last inspection August 13, 2025, property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Marsh** seconded the motion and agreed, and the motion approved **6-0**.

CASE # 18 - CEB 08-25-157 - Susan Thakurdin at **547 Division St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.4; Art. 6 Sec. 6.19.C; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), Violation(s) – **Defective exterior finishes, windows boarded in excess of 120 days, trash & debris.** First Notified – 2/26/2025

No respondent present.

Inspector Sara Kirk testified to the status of the case, citizen compliant last inspection August 13, 2025, property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Mr. Gonzalez** seconded the motion and agreed, and the motion approved **6-0**.

CASE # 19 - CEB 08-25-135 - 53 Nave LLC at **830 Berkshire Road** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 304.13, 304.7, 308.1), Violation(s) – **Overgrown landscaping, broken window, dilapidated roof, soffit and fascia, garbage and rubbish.** First Notified – 5/29/2025

Ezra Safdieh owner was sworn via zoom.

Inspector Roosevelt Bulter, Jr. testified to the status of the case. This case field compliant last inspection July 31, 2025, he's had contact with the owner property remains in non-compliance. 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 **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 and **Ms. Calnan** seconded the motion and agreed, and the motion approved **6-0**.

CASE # 20 - CEB 08-25-136 - O'Deisha C. Williams at **1013 Continental Drive** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1., Violation(s) – **Work without a permit (driveway).** First Notified – 5/29/2025.

O'Deisha C. William and Obie Williams both were sworn in.

Inspector Roosevelt Bulter, Jr testifies to the status of the case. This case field compliant last inspection July 31, 2025, he's had contact with the property owner it's in the system city issued permit August 6, 2025 and the permit has been finalized.

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Mr. Williams says he contact the city, the contractor applied for permit and city issued permit August 6, 2025 and the permit has been finalized.

Compliance August 7, 2025.

CASE # 21 - CEB 08-25-137 - Apryl Prunty at **1605 N. Patrick Circle** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.2, 304.7), **Violation(s) – Dilapidated fencing, dilapidated door, peeling and paint, damaged fascia** First Notified – 5/29/2025.

No respondent present.

Inspector Roosevelt Bulter, Jr. testifies to the status of the case. This case field compliant last inspection, July 31, 2025, he's had contact with the property manager. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Calnan** seconded the motion and agreed, and the motion approved **6-0**.

CASE # 22 - CEB 08-25-141 - Preserved Rose LLC at **569 White 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; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), **Violation(s) – Outside storage and unmaintained landscaping, dirt & grime, damaged roof and fascia.** First Notified – 5/15/2025.

Jeane Fish Title Manager was sworn in.

Inspector Abrianna Itani testified to the status of the case. Compliant generated case since the July hearing, she's had contact with owner and some progress last inspection was on August 13, 2025. and results property remains in non-compliance. 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 **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 and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 23 - CEB 08-25-132 - Francisco Peralta at **456 S. Caroline 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 304.6, 304.14, 304.7 **Violation(s) – Outside storage, overgrown bushes, dirt & grime, damaged exterior wall, missing screens, damaged fascia and gutter.** First Notified – 11/21/2024

Maria Peralta wife of respondent was sworn in.

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Inspector Abrianna Itani testified to the status of the case. Compliant generated case since the July hearing, she's had no contact with owner last inspection was on August 13, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Ms. Marsh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Calnan** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 24 - CEB 08-25-154 - Sade Shenbanjo at **1222 Peachtree Rd.** 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 304.7), Violation(s) – **Dirt & grime, damaged roof.** First Notified – 5/4/2024

Sade Shenbanjo was sworn in.

Inspector Abrianna Itani testified to the status of the case. field generated case since the July hearing, she's had contact with owner last inspection was on August 13, 2025. and results property remains in non-compliance. 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 **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 and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 25 - CEB 08-25-142 - John Gilbert and Jonathan P. Tarratt at **716 Flora St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3; Art. 6 Sec. 19.A.; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7), Violation(s) – **Overgrown landscaping, dirt & grime, Dilapidated fence.** First Notified – 9/10/2024.

John Gilbert and Jonathan Tarratt both was sworn in.

Mr. Tarratt says he and children been keeping up property and it's been painted and states Mr. Gilbert has different cancer and unable to keep up the property.

Inspector Abrianna Itani testified to the status of the case. field generated case, she's had contact with owner last inspection was on August 13, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 26 - CEB 08-25-143 - Fannie Lawrence at **409 Ellsworth St** 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. 6 Sec. 19.A.4 (Ref. FBC Supp. IPMC 302.7, 304.3, 304.13, 305.1, 308.1, 504.1, 605.1, 605.2, 702.4 Violation(s) – **Overgrown landscaping and outside storage, damaged exterior and interior surfaces. parking, dilapidated fence, boarded windows, no screens, no identification numbers, interior surfaces. rubbish & garbage, plumbing, light switch, electrical faceplate, blocked egress.** First Notified – 12/19/2024.

No respondent present.

Inspector Abrianna Itani testified to the status of the case. compliant generated case, she's had no contact with owner, last inspection was on August 13, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 27 - CEB 08-25-144 - Evelyn Brown-Carter and Jean Miley at **610 Berkshire Rd** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1.; Art. 6 Sec. 2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.7), Violation(s) – **Vehicle parking. no permit (roof), no identification numbers, damaged fascia and soffit.** First Notified – 4/21/2025.

Dahryl Brown- husband of respondent was sworn in.

Mr. Brown says he's waiting for the contractor and he'll get the numbers for the house on August 14, 2025.

Inspector Abrianna Itani testified to the status of the case. compliant generated case, she's had contact with owner, last inspection was on August 13, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: Ms. Marsh made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Mr. Gonzalez** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE # 28 - CEB 08-25-145 - Jamaal Bell at **545 Spruce St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 4.S.1; Art 5 Sec. 5.3.C.19.b; 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, 302.07, 302.8), Violation(s) – **Outside storage, parking on the lawn, no permit (windows and fence), trash & debris, dilapidated fence, junk vehicles.** First Notified – 5/7/2025

Richard Miller Property Manager was sworn in.

Inspector Abrianna Itani testified to the status of the case. Field generated case, she's had contact with owner, last inspection was on August 13, 2025. and results property remains in non-compliance. 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 **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 and **Mrs. Robey** seconded the motion, and all agreed, and the motion approved **5-0**.

CASE # 29 - CEB 08-25-147 - Sibil M Taylor at **160 Big Ben Dr** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.3), Violation(s) – **Overgrown grass and weeds, identification number not mounted on the front of the structure and /or visible from the public right of way.** First Notified – 6/17/2025

No respondent present.

Karl Wexelberg testified to the status of the case. He's had contact with owner, last inspection was on August 12, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved **6-0**

CASE # 30 - CEB 08-25-149 - David J Blais at **1641 E Shangri La Dr** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), Violation(s) – **Identification numbers not mounted on the front of structure and /or visible from the public right of way.** First Notified – 4/9/2025

No respondent present.

Karl Wexelberg testified to the status of the case. He's had no contact with property owner, last inspection was on August 12, 2025. and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Ms. Marsh** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Calan** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE# 31 - CEB 08-25-150 - Mariam Realty Group LLC at **521 Division St.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8, 304.1, 304.2, 304.6, 304.7, 304.10, 304.13, 304.14, 604.3), Violation(s) – **damaged fence, parked on the grass, sagging front entrance floor, deteriorated surfaces front door/chimney, front stairs, broken window glass, screens missing, peeling paint, roof sagging, shingles missing. Circuit panel interior cover removed.** First Notified – 5/20/2025

No respondent present.

Karl Wexelberg testified to the status of the case. This case was generated by Daytona Beach Police and he's had contact with property owner, last inspection was on August 12, 2025. Tenant occupied and results property remains in non-compliance. Staff recommends noncompliance with compliance by the next cutoff date.

BOARD ACTION: **Mrs. Robey** made a motion to find the respondent in Non-Compliance and order the respondent to come in compliance and allow the Respondents until **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 and **Ms. Marsh** seconded the motion, and all agreed, and the motion approved **6-0**.

CASE# 32- CEB 08-25-152 - Michelle & Jeremy Johnson at **309 Georgetowne Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), Violation(s) – **Identification numbers not mounted on the front of structure and /or visible from the public right of way.** First Notified – 5/13/2025.

No respondent present.

Karl Wexelberg testified to the status of the case. This case was field observed, he's received contact via voicemail on August 14, 2025 property owner, last inspection was on August 12, 2025, and the results property remains in non-compliance. 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 **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 and **Ms. Calnan**. Seconded the motion and all agreed, and the motion approved **6-0**.

Mrs. Hymes acknowledged there was an oversight to excuse Ms. Radebaugh's absence.

Mrs. Robey made a motion to excuse Ms. Radebaugh's absence and seconded **Ms. Marsh**. There was further discussion about Mrs. Robey suggested with the zoom participants if the connection doesn't work in the first couple of minutes, she doesn't want to spend too much time they can be rescheduled it's a courtesy the city gives.

Mrs. Hymes gave a warm welcome to the new board member **Ms. Josephine Callis**. And there was continued discussion on safety issues made by the board.

**Code Enforcement Board Minutes
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Mr. Riggio asked if they voted on motion to excuse Ms. Radebaugh the reply was yes, they voted.

Ms. Calnan questioned if there could multiple liens, the reply was yes. **Mrs. Robey** asked if the city could do something further for the people who just don't care if there should be some kind of stricter enforcement.

Denzil Sykes Code Compliance Manager explains some of the concerns Mrs. Robey has Code Compliance has as well. But the statute limits what we can do the most code could do is go in with safety and health issues immediately but, to remove a blight or something that nature it really takes a court and seek a judgement from a judge to move forward on situations as such, and it has been done in the past, but there's no real penalty for the property owner. There was continued discussion.

Melissa Diaz, Assistant City Attorney, says she is in the process of putting together a manual for the board and she will address the concerns in depth.

7. **Adjournment:** at approximately 11:37 am