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## 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**

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September 11, 2025

**Members present:**

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

**Staff present:**

Mr. Anthony E. Jackson, Deputy City Attorney  
Mr. Denzil Sykes, Code Compliance Manager  
Mr. Mark A. Jones, Code Compliance Field Supervisor  
Ms. Mariah Quinn, 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  
Mr. Rivera, Police Officer  
Mrs. Brenda Seivwright, Board Secretary

Approval of Minutes by: \_\_\_\_\_  
August



Vice-  
Chairman

The Chairman **Mrs. Hymes** called the meeting to order at approximately 9:00 am.

**Mrs. Hymes** asked if everyone had a chance to read Minutes. There were Scrivner's errors that were called and corrected by secretary. **Mrs. Robey** asked if there were 90-day extensions needed, would there be a December meeting, and the response was no.

**Mr. Gonzalez** made a motion to approve the minutes, as read and corrected, and **Ms. Marsh** seconded the motion to approve **August 14, 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. Brenda Seivwright** made the following announcements.

**Pg 2. Lien review**

**LR-1 CEB 05-23-71 - Charlotte A & Mary M Stewart** at 214 Cedar St via zoom

**Pg 4.**

**CASE #8. CASE # 8 - CEB 08-25-157 - Susan Thakurdin** at 547 Division St.

**Attorney Barry Hughes** Via zoom

**CASE # 9 - CEB 08-25-133 - Zoran Lozanovski** at 437 Lockhart Street via zoom

**Pg.5**

**CASE # 12 - CEB 08-25-135 - 53 Nave LLC** at 830 Berkshire Road via zoom

**Pg. 6**

**CASE # 16 - CEB 08-25-141 - Preserved Rose LLC** at 569 White St.

**Compliance September 10, 2025**

**Pg. 7**

**CASE # 18 - CEB 08-25-132 - Francisco Peralta** at 456 S. Caroline Street is cited for failure

**Compliance September 10, 2025**

**CASE # 20 - CEB 08-25-142 - John Gilbert and Jonathan P. Tarratt** at 716 Flora St

**Compliance September 4, 2025**

**Pg. 10**

**CASE # 27 - CEB 09-25-170 - Paul M. Gworek** at 314 5th Ave.

**Compliance September 10, 2025**

**Pg. 12**

**CASE # 36 - CEB 09-25-161 - Wayne E. Schmidt** at 924 N. Peninsula Drive via zoom

**Roll call** all present except for Ms. Calnan, and **Mrs. Robey** made a motion to excuse Ms. Calnan, and **Mrs. Seivwright** confirmed Ms. Calnan had emailed with notification of her absence.

**Staff was sworn.**

**Mrs. Hymes** explained the process of the proceeding and the cases were heard according to the way they were called. The attorney present was heard first and called out of order of the agenda.

**CASE # 8 - 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

**Barry Hughes Attorney was present via zoom representing this respondent.**  
**Inspector Sara Kirk** testified to the status of the case, citizen compliant since the last hearing she had contact with the owners son Chris Thakurdin, no progress property remains in non-compliance and it's actually getting worse. staff recommended imposing a fine of \$200.00 per day up to a maximum of \$15,000.00.

**Mr. Hughes** explained he was recently retained on September 10, 2025 what the plans are for the property, and added there's a property dispute.

**Inspector Kirk** says she's aware of the dispute and there were previous arrangements with Mr. Thakurdin, but nothing has been done, and the back door is open and it's a nuisance property.

**BOARD ACTION:** **Ms. Marsh** made a motion to accept the city's recommendation to impose a fine of \$200.00 per day against the respondent **effective September 11, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

### Lien Review

#### LR-1

**CEB 05-23-71 - Charlotte A & Mary M Stewart** at **214 Cedar St.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (REF RBC Suppl IPMC 302.4, 304.2), Violation(s) – **Peeling paint, dirt & grime, east side steps broken, weeds overgrown.** First Notified – 3/14/2023 **Order Imposing Fine/Lien \$200.00 a day= \$10,000.00 effective July 13, 2023. Compliance date June 26, 2025. Lien interest= \$1,398.38, plus \$24.00 recording costs = \$11,422.38.**

**Mary Stewart was sworn in via zoom.**

**Ms. Stewart** was given opportunity to speak.

**Inspector Tom Clig** testified to the status of the case and made a recommendation that no reduction be given.

**Board Action:** **Mr. Gonzalez** amended his previous motion to fine the respondent of said amount and a payable in 30 days made. Correction, There was no fine imposed. Then **Mr. Gonzalez** made a motion to accept the city recommendations to deny a reduction of the Lien, **Ms. Marsh**

seconded the same, and all agreed, and the motion was approved. **5-1**  
**Robey**

**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 she's had contact and property is occupied, and owner is working with permits & licensing dept. to get an after-the-fact permit. staff recommended amending until October cutoff to allow the building department to inspect.

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

**CASE # 2 - CEB 02-25-32 - Llewellyn Osborne Adams, Jr** at **320 Garden St.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.2, 304.7), Violation(s) – **Outside storage, unmaintained landscaping, dirt & grime, damaged fence, peeling paint, damaged roof and soffit.** First Notified – 5/3/2024

**No respondent present.**

**Inspector Mark A. Jones Field Supervisor** testified to the status of the case. This is a field generated case since the last hearing June 12, 2025, no contact from the property owner all the violations are corrected except for the roof. The property is on the roof replacement list with the city's redevelopment and neighborhood services roof replacement list, and he's had conversation with the department and there's about 40 roofs ahead and they expect it to be done around the first of year. Staff recommended amending until the January 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 **December 31, 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 # 3 - 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, holes and 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

**No respondent present.**

**Inspector Daniel Garcia** testified to the status of the case. Since the last hearing he's had contact with the owner property is not occupied and progress continues to be made as the photos show, the building is secured, and all permits have been issued. New windows and doors have been put in, and the interior and exterior has been painted, and the landscaping is being maintained and the fence in the front has been removed with a small portion of it remaining to be removed and waiting for the permits to be final. 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 **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. Radebaugh** seconded the same, and all agreed motion was approved. **6-0**

**CASE # 4 - 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 Brianna Itani** standing in for Inspector Ronald Beeney presents the status of the case, since the last hearing there has been contact with owner via text and there has been some progress to the property but there are still present. Last inspection was September 8, 2025. Staff recommend imposing a fine of \$100.00 per day up to a maximum of \$15,000.00. Inspector Itani amended the Last inspection was September 10, 2025. And there are picture that shows the violations remains. Note that the only contact was September 10, 2025, via text.

**Ms. Eken disagreed and explains her progress.**

**Mr. Riggio Board Attorney** asked City Deputy Attorney if the pictures on the respondents phone can they be entered to record. His responds was we don't have the means to do so and If, the pictures in the physical separate form the reliance is on the board and the inspection the board would have to decide.

**Mr. Anthony Jackson City Deputy Attorney** asked to be heard and reiterated the respondent's testimony stating that she was informed by the inspector that she was not in compliance after she asked him to go and reinspect it and upon doing so property remains in noncompliance.

**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 September 11, 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**

**CASE # 5 - 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

**No respondent present.**

**Inspector John Stenson** testified to the status of the case last inspection was September 10, 2025, property remains in non-compliance. Staff recommended amending until the October cutoff there's good progress and they've had continued contact.

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

**CASE # 6 - 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 property is occupied there's been little progress made. The property remains on noncompliance. Staff recommend 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 September 11, 2025**, continuing until compliance is achieved or reaches a maximum of \$10,000.00 dollars. Ms. Callis seconded the same, and all agreed motion was approved. **6-0**

**CASE # 7 - 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

**Leonard Blasso was sworn in.**

**Inspector Tom Clig** testified to the status of the case. Since the last hearing there has been contact with the owner property is occupied, there been some progress. Staff recommend imposing a fine of \$100.00 per day up to a maximum of \$10,000.00.

**Mr. Blasso** was given the opportunity to explain his progress he's since spent \$2,000.00 for landscaping upkeep and says he was in a clinical depression after death of his wife, and he just let the property go is how it got well overgrown. Prior to that he kept it maintained and says he has the receipts to show within the last week the work has been done and paid for.

Staff is willing to amend until the next cutoff if the rest of the work is completed and maintained.

**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 **October 1, 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 # 9 - 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, Since the last hearing there has been progress, there's a permit for reroof that has been filed with city. property remains in non-compliance. Staff recommends 60 days until the November cutoff date to allow time for the new roof to be installed.

**Mr. Lozanovski** says the roofing company estimated within 2-3 weeks the roof should be completed.

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

**Mr. Denzil Sykes Code Compliance Manager** asked for a few moments for a sidebar to speak with both attorney's.

**CASE # 10 - 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, since the last hearing she had no contact and no progress. Staff recommend imposing a fine of \$100.00 per day up to a maximum of \$10,000.00.

**Mr. Jackson City Deputy Attorney states Mrs. Robey needs to make a statement as to Exparte communications for this case.**

**Mrs. Robey** states when she first arrived she asked if it was exparte because she was'nt sure somebody in the neighborhood reached out to her in a text message and and email on an app it was'nt her personal email, asked her to look in because this property itself has over \$100,00.00 in liens already. She made **Mark Jones Code Compliance Field Supervisor** aware of her concerns, and on her way home after the August meeting she decided to drive by since she was contacted and she was appalled when she saw what the neighborhood looked like, she feels for the gentleman when it's time to resale the value will declines he wouldn't get whatever asking for his place and she told him, she'd get back to him and after the meeting she will message him back on the app and tell what has happen.

**Mr. Gonzalez** questioned if Mrs. Robey needs to recuse herself and not vote on this case due to her statement and she said she said she would recused herself from this case.

**Mr. Riggio, Board Attorney** explains he's not sure if that's necessary , she disclosed on the record that she had communicated with somebody who is an neighbor that lives in the area and she actually went by the property and observed it.

**Mr. Jackson, City Deputy Attorney** continues to explains because she disclosed it, that's what her duty is under the circumstances, the next question would be? Would she acquire any type of gain or any family member or business partner because of this case and that's why it would necessary for her to recuse herself, but as far as her need to disclose, anytime were you're having interaction outside

of this board in terms of you shouldn't have but if you happen to have then your disclosure is of importance so it's known to the rest of the party as well as the board and anyone else that would need know that you've had some type of exposure.

**Mrs. Hymes** asked if they've removed what was previously stated that anytime the board members are in contact they would give the number to Code Enforcement Compliance Division. **Mr. Jackson** responds no same rule, that what should happen but if it doesn't happen make sure you disclose if he's not encouraging to making follow-ups but he leaving that to the board counsel but it's something that he would'nt encourage.

**Mr. Riggio** Board attorney adds and not just the communication it's the fact that you have gone and seen the property opposed to the pictures presented, the problem arise sometimes you might look at the wrong property and it happened in were somebody thinks it's one thing and it's something else the one next door , the one down the street which would create a mispreception in your mind if you look at the wrong property but having disclosed that you have contacted and gone by the property absolves you of the exparte issue if the respondent wanted to challenge it, there no respondent present they certainly could ask you questions.

**Mr. Jackson** continues to explain presumably we have photos that will show whatever nature of violations is that's exposed to everyone else as well.

**BOARD ACTION:** **Ms. Radebaugh** made a motion to accept the city's recommendation to impose a fine of \$100.00 per day against the respondent **effective September 11, 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 # 11 - 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

**Khoi Vu is the husband of the respondent. States that she's sick**

**Inspector Roosevelt Butler, Jr.** testified to the status of the case. since the June hearing hearing he had contact with the owner, and hired a new contractor who unfortunately has passed that contractor attendended the June proceeding staff recommended amend until November cutoff.

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

Respondents until **November 13, 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**.

**Mr. Riggio, Board attorney** suggested the motion be amended to reflect the cutoff date to bring into compliance so that the dates are straight.

**Ms. Radebaugh** amended her previous motion to allow the Respondents until **November 5, 2025**, to come into compliance with or be returned to a subsequent meeting on **November 13, 2025**, 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 # 12 - 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

**No respondent present.**

**Inspector Roosevelt Butler, Jr.** testified to the status of the case. since the August hearing he's had contact with the owner, who has a meeting with building department on September 16, 2025 to determine the status of renovation permit. staff recommended amend until next cutoff.

**BOARD ACTION:** **Ms. Radebaugh** 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. **Mrs. Robey** seconded the same, and all agreed motion was approved. **6-0**

**CASE # 13 - 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 paint, damaged fascia**. First Notified – 5/29/2025

**No respondent present.**

**Inspector Roosevelt Butler, Jr.** testified to the status of the case. since the August hearing he's had no contact with the owner, however progress has been made. staff recommended amend until 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 **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 motion was approved. **6-0**

**CASE # 14 - 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

**No respondent present.**

**Inspector Brianna Itani testified** to the status of the case, since the August hearing there has been contact with owner and the roof permit was finalized they're currently working on the dirt & grime to be removed. Last inspection was September 4, 2025. The property remains non-compliance staff recommended amend until 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 **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. **Mrs. Robey** seconded the same, and all agreed motion was approved. **6-0**

**CASE # 15 - CEB 07-25-117 - Robert Shulter Estate, Doris Taylor, Debra Torrence, Ronald Ancrum, Linda Hart, Andrea Lee, Delores Gibson, Matthew Riggins & Lou Betty Smith Estate** 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 who was sworn in.**

**Inspector Brianna Itani testified** to the status of the case, since the July hearing there has been contact with owner and there has been progress. the roof permit has been issued and work has started. Last inspection was September 4, 2025. The property remains non-compliance staff recommended amend until next cutoff.

**Mr. Gibson** states they're in the progress of fixing the property. And asked the Inspector to explain the violations and she did he understood.

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

**CASE # 16 - 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

**Compliance September 10, 2025**

**CASE # 17 - CEB 02-25-45 - Barbara Lester** at **351 Garden St** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1.; Art. 6 Sec. 6.19.A.3, Violation(s) – **Overgrown landscaping, work without permit (porch).**  
First Notified – 11/22/2024

**Babara Lester and Joniette White, daughter of respondent both was sworn in.**

**Inspector Brianna Itani testified** to the status of the case, since the June hearing there has been contact with owner and there has been no progress. however, Mr. William Orrender with the city's redevelopment department has informed staff that the house is bieng prepared to be demolished and rebuilt through the city operated program and of the all approvals have been given just waiting for the contractors to start work, Last inspection was September 4, 2025. The property remains non-compliance staff recommended amend until January cutoff.

**Ms. Lester** reitarates all approvals have been made to move forward.

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 **December 31, 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 motion was approved. **6-0**

**CASE # 18 - 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

**Compliance September 10, 2025**

**CASE # 19 - 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  
**No respondent present.**

**Inspector Brianna Itani** testified to the status of the case, since the August hearing there has been contact with owner and they're working on the roof they have the permit and the inspector says respondent's not here today because he's in the Hospital, Last inspection was September 4, 2025. and the results property remains non-compliance staff recommended amend until next cutoff. and they're also working with 386 Tranformation agency for assistance and have a caseworker .

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 motion was approved. **6-0**

**CASE # 20 - 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

**Compliance September 4, 2025**

**CASE # 21 - 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, damaged light switch and electrical faceplate, blocked egress.** First Notified – 12/19/2024

**No respondent present.**

**Inspector Brianna Itani** testified to the status of the case, since the August hearing there has been no contact with owner and there's been no progress, the last inspection was September 4, 2025, the results property remains in non-

compliance. Staff recommended imposing a fine of \$ 100.00 per day to 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 September 11, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr. Gonzalez seconded the same, and all agreed motion was approved. **6-0**

**CASE # 22 - CEB 08-25-144 - Evelyn Carter- Brown 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  
**No respondent present.**

**Inspector Brianna Itani** testified to the status of the case, since the August hearing there has been no contact with owner and there's been no progress, the last inspection was September 4, 2025, the results property remains in non-compliance. Staff recommended imposing a fine of \$100.00 per day to 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 September 11, 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. Robey amended previous motion of the maximum amount to \$10,000.00 not said amount of \$15,000.00.**

**CASE # 23 - 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

**Jamaal Bell was sworn in.**

**Inspector Brianna Itani** testified to the status of the case, since the August hearing there has been contact with owner and there's been no progress, the last

inspection was September 4, 2025, the results property remains in non-compliance. Staff recommended imposing a fine of \$100.00 per day to maximum of \$15,000.00.

**Mr. Bell** explains the RV being moved as they speak and he has pictures/ video and he's made aware of the remaining violations, Further discussion continues.

**Inspector Itani** explains what's been addressed they're no longer parking on the lawn, permit for the windows and fencing, he got rid of the fencing and the trash and debris and junk vehicle and outside storage remains. And it was not in compliance when re-inspected September 3, 2025 and September 4, 2025 property remains in non-compliance.

**Mr. Riggio Board attorney** reminded the board, it's the inspector's decision if the property is in compliance and based upon the inspection, it should've been in compliance by date given.

**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 September 11, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. **Mr. Gonzalez** seconded the same, and all agreed motion was approved. **6-0**

**Staff informed the Chair Respondent was in the zoom cue after their case had already been heard asking for more time. CASE # 12 - CEB 08-25-135 - 53 Nave LLC at 830 Berkshire Road. Was not reheard Inspector has left the chambers.**

**Mr. Riggio Board Attorney** shared the results ordered which was to be amended and have already been given more time.

**CASE # 24 - 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), at **521 Division St.** 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.**

**Inspector Karl Wexlberg** testified to the status of the case, this case police assisted case since the August hearing there has been no contact, no progress, the property is occupied the last inspection was September 9, 2025, the results

property remains in non-compliance. Staff recommended imposing a fine of \$100.00 per day to 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 September 11, 2025**, continuing until compliance is achieved or reaches a maximum of \$15,000.00 dollars. Mr. Gonzalez seconded the same, and all agreed motion was approved. **6-0**

Mrs. Hymes explains the process of the new cases, informed the respondents they are either in compliance or not in compliance and not being fine, and cases were heard in order they were called.

#### CEB New Cases

Mr. Mark Jones Field Supervisor requested to skip this case and to come back to it.

**CASE # 25 - CEB 09-25-167 - Nicholas W. Welch and Brianna Gillispie** at **951 Berkshire Rd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 303.1, 304.2), Violation(s) – **No identification numbers, garbage and rubbish.** First Notified – 5/28/2025

#### Compliance September 10,2025

**CASE # 26 - CEB 09-25-163 - Home Away Investments & Services LLC** at **1808 N Halifax Ave** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4, 304.7), Violation(s) - **Outside storage, utility trailer on front lawn, unsecured building, unmaintained landscaping, damaged soffit, fascia, gutter & downspouts.** First Notified – 7/7/2025

**Rafeal Gonzalez part owner was sworn in.**

**Inspector Mark Jones Field Supervisor** testified to the status of the case; there was no contact with the owner and property was unoccupied. Staff recommended non-compliance with compliance due by next cutoff.

**Mr. Rafeal Gonzalez** says it is mostly done and get it finished up this week, and they're on a non-stop work order, and they can't work on the fascia, gutters, correct? asking Mr. Jones and **Mr. Jones** responds yes, and explains you have a stop work order for doing construction without a permit, but you need to

remove all your outside storage and the building needs to be secured if you're not going to pursue with the permit. the trailers can't be parked on the front lawn.

**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 **October 1, 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 # 27 - CEB 09-25-170 - Paul M. Gworek at 314 5th Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 505.3), Violation(s) – **Water account disconnected.**  
First Notified – 7/2/2025

**Compliance September 10, 2025**

**CASE # 28 - CEB 09-25-165 - Charlene Thurman at 627 Fremont Ave.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A ( Ref. FBC Supp. IPCM 302.4, 302.8, 308.1), Violation(s) – **Overgrown grass, weeds, expired tag on vehicle. trash & debris in back yard.** First Notified – 7/22/2025

**No respondent present.**

**Inspector Tom Clig** testified to the status of the case, compliant driven case he had no contact with owner, reinspection September 8, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**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 **October 1, 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 # 29 - CEB 09-25-166 - Noemy Lopez 101 N Paul Revere Dr.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A ( Ref. FBC Supp. IPCM 302.4, 303.1, 304.2), at Violation(s) – **Unmaintained landscaping, pool water not clear, fence in disrepair.** First Notified – 7/23/2025

**No respondent present.**

**Inspector Tom Clig** testified to the status of the case, compliant driven case he had contact with owner, was present but she had to go to work no progress reinspection September 8, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**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 **October 1, 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 09-25-158 - Common Wealth Trust Services LLC TR 601 Vera Land Trust** at **601 Vera 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; Art. 6 Sec. 19.A.4; Art. 3 Sec. 4.S.1., Violation(s) – **Outside storage, dirt and grime & work w/o permit (fencing)**. First Notified – 6/14/2025

**No respondent present.**

**Inspector Brianna Itani** testified to the status of the case, this a complaint generated case she had contact with owner, last inspection September 4, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**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 **October 1, 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 # 31 - CEB 09-25-171 - Cathy E Smith** is at **533 Arthur Ave.** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.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, 605.4), (**Parcel # 5238-18-02-0130**) Violation(s) – **Parking on the lawn, overgrown landscaping and outside storage, dirt and grime, trash and debris, no identification numbers, damaged soffit, fire hazzard (extension cords)**. First Notified – 6/11/2025

**Cathy E. Smith was sworn in.**

**Inspector Brianna Itani** testified to the status of the case, this a field generated case she had contact with owner, last inspection September 4, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**Ms. Smith** explains the process and what she is doing to comply

**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 **October 1, 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**.

**Mrs. Hymes** shares the Board's deepest sympathy to **Ms. Smith** for the loss of her brother.

**CASE # 32 - CEB 09-25-172 - Ahmad D Crum** at **533 N Keech St.** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1., Violation(s) – **Working without permit (plumbing)**. First Notified – 8/6/2025

**Ahmad D. Crum, Susan Crum and Jason Pusey-Brown were all sworn in.**

**Inspector Brianna Itani** testified to the status of the case, this a compliant generated case she had contact with owner, last inspection September 4, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**Jason Pusey-Brown** explains he's the person in charge of doing the work and what has happened at the property and the journey to and from Polk county and states someone is getting the permit.

**Mrs. Robey** advised them to go downstairs to the permit department, and they can help with permits and advised there are no fines being assessed and they have 30 days to work on it.

**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 **October 1, 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 # 33 - CEB 09-25-164 - Nak Haeng & Jin Sook Cho** at **521 White St.** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – **Work without permit (roof)**. First Notified – 4/15/2025  
**Jin Cho and Kevin Cho, who is the son of respondent were both sworn in.**

**Inspector Brianna Itani** testified to the status of the case. This is field generated case she had no contact with owner; last inspection was September 4, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**Ms. Cho** explains what she has done to make the repairs and

**Mr. Cho** also tries to explain says he thinks there was miscommunication. he was the contact person for both parties, and it will be done as soon as reasonably possible.

**Inspector Itani** explains what happened she they got the permit for the roof however, they did the roof without a permit, So Mr. Bromley City staff came out to the property and said they had to get an engineering report for the roof to be done, that's what's being scheduled on September 25, 2025, for the engineer to come out and take a look. And **Mr. Cho** agrees and says once that is done compliance should be met and it's over. And was advised to keep in touch with the inspector.

**BOARD ACTION:** Mr. Gonzalez made a motion to find the respondent in Non-Compliance and order the respondent to come into 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 of up to \$1,000 per day and Mrs. Robey seconded the motion, and all agreed.

**CASE # 34 - CEB 09-25-159 - Shandra Carreira** at **802 N Halifax** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 19.A.3 (Ref. FBC Supp. IPMC 302.8, 304.2, 304.3, 304.7), Violation(s) – **Unmaintained landscaping, junk vehicle, peeling paint, address numbers & damaged fascia boards.**

First Notified – 4/8/2024

**No respondent present.**

**Inspector John Stenson** testified to the status of the case, this is a field generated case certified mail returned unclaimed, last inspection September 10, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**BOARD ACTION:** Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come into 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 of up to \$1,000 per day and Ms. Marsh seconded the motion, and all agreed **6-0**

**CASE # 35 - CEB 09-25-160 - Bukowski Allen & Deborah** at **420 Golf Blvd.** is cited for failure to correct violations of The Land Development Code, Art. 3, Sec. 4.S.1., Violation(s) – **Unpermitted detached garage being constructed.** First Notified – 6/17/2025

**No respondent present.**

**Inspector John Stenson** testified to the status of the case, this is a compliant driven case, certified mail was returned unclaimed, last inspection September 10, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**BOARD ACTION:** Mrs. Robey made a motion to find the respondent in Non-Compliance and order the respondent to come into 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 of up to \$1,000 per day and Mr. Gonzalez seconded the motion, and all agreed **6-0**

**CASE # 36 - CEB 09-25-161 - Wayne E. Schmidt** at **924 N. Peninsula Drive** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9. (Ref. FBC Supp. IPMC 304.2), Violation(s) – **Exterior paint.** First Notified – 2/22/2025

Wayne E. Schmidt and Angelo Larezza who states he's respondent's grandson both sworn in via zoom.

Inspector John Stenson testified to the status of the case, this is a compliant driven case, certified mail was received on February 22, 2025. last inspection September 10, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**BOARD ACTION:** Ms. Radebaugh made a motion to finds the respondent in Non-Compliance and order the respondent to come in 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 of up to \$1,000 per day and Mrs. Robey seconded the motion, and all agreed **6-0**

**CASE # 37- CEB 09-25-162 - Todd A. Balzarano** at **306 Riverview Blvd.** 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 (Ref. FBC Supp. IPMC 301.3, 302.4, 304.7), Violation(s) – **Outside storage, utility trailer on front lawn, unmaintained landscaping, unsecured building, damaged soffit, fascia, gutter & downspouts.** First Notified – 5/29/2025

Todd A. Balzarano was sworn in.

Inspector John Stenson testified to the status of the case, this is a compliant driven case, certified mail was returned unclaimed. last inspection September 10, 2025, property remains in non-compliance. Staff recommended non-compliance with compliance due by next cutoff.

**BOARD ACTION:** Mrs. Robey made a motion to finds the respondent in Non-Compliance and order the respondent to come in 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 of up to \$1,000 per day and Mr. Gonzalez seconded the motion, and all agreed **6-0**

Mrs. Brenda Seivwright made an announcement about the previously skipped case listed below

**This is the skipped CASE # 25 - CEB 09-25-167 - Nicholas W. Welch and Brianna Gillispie** at **951 Berkshire Rd.** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 303.1, 304.2), Violation(s) – **No identification numbers, garbage and rubbish.** First Notified – 5/28/2025  
**Compliance September 10, 2025**

Mrs. Hymes asked if there were any further Business or discussions

**Mr. Gonzalez** requested anytime there's a sidebar the chair is included in the conversation.

**Mr. Sykes Code Compliance Manager** responded, stating that the sidebar was transparently, he needed legal advice and then spoke with Mrs. Robey.

**Mr. Riggio Board Attorney** explains in this type of proceeding, those types of discussions do occur legal advice is given outside of scope of where there could be free discussion and when we come back, we come back with our advice as to what we the remedy is if any or what type of action should be taken.

**Adjournment: Approximately 11:32**