



The CITY OF DAYTONA BEACH Special Magistrate Minutes

City Hall
Commission Chambers
Regular Meeting

301 South Ridgewood Avenue
Tuesday, November 12, 2019
9:00 AM

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8020		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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Attendees:

David A. Vukelja, Special Magistrate

Staff present:

Mr. Anthony Jackson, Assistant City Attorney
Ms. Aimee Hampton, Senior Paralegal
Officer Steve Jessmer, Daytona Beach Police Department
Mr. Denzil Sykes, Neighborhood Services Manager
Mr. John Stenson, Lead Code Inspector
Mr. Steve Alderman, Code Inspector
Mr. Michael Fitzgerald, Code Inspector
Mr. Daniel Garcia, Code Inspector
Mr. Mark A. Jones, Rental Inspector
Ms. Sara Kirk, Code Inspector
Mr. Jerome McCoy, Rental Inspector
Mr. Charles Smarr, Audio/Video
Mr. Joe Graves, Audio/Video
Ms. Vivian June Barnes, Board Secretary



Approval of Minutes by

Special Magistrate

The meeting was called to order at 9: 17 a.m.

Mr. Vukelja approved and signed the Minutes of the October 8, 2019 meeting.

Mr. Vukelja asked if there were any announcements.

Ms. Barnes announced the following cases.

CASE# 7 - SMG 06-19-142 - Elephant Group Hotel 7 Inc.

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.1 O.G; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art 6 Sec 6.8.F; Art. 6 Sec. 6.8.C; Art. 6 Sec. 6.8.D; Art. 3 Sec. 3.4.S.1, at 2401 N Atlantic Ave. Violation(s)- Rotted illegal sign, sign maintenance, no permit for sign, no permit for fences, outside storage and property landscape. First Notified - 4/10/2019.

Compliance 11/7/2019

CASE# 10 - SMG 09-19-216 - David D. Schaefer

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 304.14, 702.4, 704.2, 304.2, 304.6, 304.7, 304.13, 305.3, 604.3.1), at & 444-440 Walnut St. Violation(s) - NATURE OF SAFETY VIOLATIONS: Missing smoke detectors, bars over bedroom windows. VIOLATIONS: Damaged fascia board and soffit including rotten wood, missing window screens, paint fading and peeling, dirt and grime, leaking roof over kitchen area, damaged interior surfaces, exterior porch lights missing cover, electrical hazard. First Notified -6/20/2019.

Compliance 11/7/2019

CASE# 13 - SMG 09-19-191 - Patrick J & Paula J Stropke

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 302.1, 304.2), at 709 Edwards St. Violation(s) -Outside storage, trash and debris, vehicles parked in the front yard, trailer parked in the front yard, paint fading and peeling. First Notified -4/2/2019.

Compliance 11/7/2019

CASE# 17 - SMG 07-19-158 -Wal-Mart Stores East LP

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7), at 949 Mason Ave. Violation(s) -Damaged chain-link fence, vacant lot maintenance. First Notified -4/16/2019.

Compliance 11/11/2019

CASE# 33 - SMG 09-19-188 - TSM Investments LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 187 Mendoza Cir. Violation(s) - Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified -5/10/2019.

Compliance 11/11/2019

CASE# 33 - SMG 09-19-188 - TSM Investments LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 187 Mendoza Cir. Violation(s) - Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified-5/10/2019.

Compliance 11/11/2019

CASE # 52 - SMG 11-19-268 - Fields Motorcars or FL Inc.

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at 601 Mason Ave. Violation(s)-Paint fading and peeling. First Notified -7/24/2019.

Compliance 11/12/2019

CASE# 53 - SMG 11-19-27 4 - LHD Grainger Trust/Florida Land Trust F112

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 112 N Frederick Ave. Violation(s) -No permit - IRREPARABLE OR IRREVERSIBLE HARM. First Notified -9/30/2019.

Compliance 11/12/2019

CASE # 45 - SMG 11-19-272 - Central Florida Community Development Corp Inc.

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at School St (5339-83-02-0030). Violation(s) - No permit for fence. First Notified - 8/10/2019.

Withdrawn

CASE# 54 - SMG 11-19-269 - Nates Holding, LLC

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. IPCM 304.14, 704.1, 302.1, 302.7, 304.3, 304.13.1, 304.13.2), at 430 N Charles St. Violation(s) - Outside storage, trash and debris (including sidewalk and surrounding), windows sealed shut, broken or missing screens, fire extinguisher box broken or missing cover. First Notified - 5/20/2019.

Compliance 11fl/2019

CASE# 55 - SMG 11-19-270 - Nates Holding, LLC

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 704.1, 704.2, 302.7, 304.3, 304.13, 305.1.1, 305.3, 305.6, 504.3, 506.1, 602.3), at 424 N Charles St. Violation(s) - Address numbers for building are in the same color as the building, damaged fencing, outside storage, trash and debris, broken window (not moving in track), damaged interior surfaces (including floors), damaged drywall, damaged front frame, smoke alarms (one is covered by tape and another is not attached to the ceiling), broken and interior drawer front, refrigerator missing handle, plumbing exhaust vents in the kitchen are open and not sealed shut, bathroom toilet set cover loose, heating unit not working, electrical panel missing internal cover plates, exterior property, outside storage, trash and debris, fire extinguisher expired and covers broken, missing screens. First Notified - 5/16/2019.

Compliance 11fl/2019

CASE# 67 - SMG 11-19-250 - D & P Investments LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 639 N Grandview. Violation(s) - Failure to obtain Rental License (RTL). First Notified - 6/21/2019.

Compliance 11/12/2019

Mr. Vukelja called case# 71.

CASE# 71 - SMG 11-19-255 - R. Lawrence Vandenberg 2016 Trust/725 Tomoka Road

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 725 Tomoka Rd. Violation(s) - Failure to obtain Rental License (RTL). First Notified - 6/15/2019.

Mr. Lawrence Vandenberg came forward and was sworn in.

Mr. Vukelja asked the respondent if he agrees the violations exist as stated in the Notice of Violation and respondent agreed.

Anthony Jackson, City Attorney, stated Inspector Mark Jones is requesting to amend to the next cutoff.

Mr. Vandenberg stated it was not fair to the person living there. He stated they purchased the property and fixed it up because they were enlarging their family unit. He stated they were able to get a house large enough and did not need this property as circumstances changed and some of

the neighbors asked to rent so he rented it to them. He stated there were 2 complications. One is that he applied for an owner permit and did the work and did not know that it was illegal to rent the property until a year after the work was done. He stated the other is that the property is zoned single family and he has 2 separate rental agreements.

Mr. Jackson stated according for Florida Statute 49.103 if you pull an owner permit, you cannot rent the property for a year. He stated there is also a zoning problem and the property is zoned for single family. He stated at the least he will have to convert back to a single family.

Mr. Vukelja stated the respondent must convert the residence back to a single family and cannot rent the property or go through the process to make it a commercial unit.

Mr. Jackson stated he would need to go back and get a permit of convert it back.

Mr. Vandenburg asked for 3 or 4 months to give his tenants time to relocate and convert the property back to a single family home.

There was further discussion on how much time Mr. Vandenburg would need.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by February 6, 2020 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

Mr. Vukelja called Lien Review #1

LR-1 - SMG 06-19-111 - 1166 Bryn Mawr - WMA Properties, LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) - Failure to obtain Rental License (RTL). First Notified - 3/5/2019. Order Imposing Fine/Lien of \$100.00 per day effective August 1, 2019. Compliance - September 24, 2019. \$5,400.00 plus \$24.00 recording fees= \$5,024.00.

Mr. Joe Crandall came forward and was sworn in. He stated there were 2 violations given at the same time. He stated he cleared up the first one in a prior meeting. He stated the Notice went to his partner and he passed it to the Management Company so he did not know about the violations until later.

Mr. Jackson stated Inspector Jones is requesting to reduce the fine to \$1,000. He stated the respondent was ordered to be in compliance by August 1 and it took until September 24 for compliance.

Mr. Crandall stated the windows had to be ordered and that is what took so long.
Mr. Vukelja asked why the high fine of \$500 per day.

Mr. Jackson stated he was fined \$100 per day.

Mark Jones, Code Officer, stated the property was supposed to be in compliance in March and it took a long time to get the windows. He stated in July he was given an additional 30 days until August and it was still not in compliance. He stated they finally got the windows and came into

compliance in September. He stated they didn't know anything from March to July what was going on.

DISPOSITION:

Mr. Vukelja reduced the amount of the fine to \$750 payable within 30 days of the hearing or fine reverts back to the original amount.

LR-2 - SMG 11-15-57 - 724 Tomoka Road - Wayne M. Salter, Jr. & Jonkeia N. Salter

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a.; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.3, 504.1, 304.7, 603.1, 304.13, 304.14, 704.2, 304.15, 305.3, 305.6, 308.1, 302.7, and 605.1,); City Code Ch. 90 Sec. 90-297. Violation(s) - Outside storage; address numbers; plumbing fixtures (kitchen, sink, toilet); dilapidated roof; inoperable appliances (stove); broken/inoperable windows; missing/illegal screens; missing smoke detectors; dilapidated exterior doors (outside storage room); interior surfaces; interior doors; infestation; dilapidated fencing; electrical fixtures; no valid business tax receipt (BTR) for rental property. First Notified - 8/28/2015. Order Imposing Fine/Lien of \$300.00 per day effective December 3, 2015. Compliance - June 10, 2016. \$15,000.00 plus \$12.00 recording fees plus \$250.00 for failure to obtain a Business Tax Receipt (BTR) = \$15,262.00.

Ms. Joanne Hogg, mother of Wayne and part owner, came forward and was sworn in. She stated she just found out last month about the lien and asked to reduce the fees. She stated her son is incarcerated and she is trying to get a loan to fix the house so she can sell it. She stated her son's friends are living there and are supposed to be moving soon.

Mr. Vukelja asked when the property was brought into compliance.

Mr. Jackson stated June 10, 2016. He stated Inspector John Stenson reports the property is occupied and still in this condition. He stated staff is requesting to reduce the amount of the lien to 50% or around \$7,500 because the property now has new issues.

Mr. Vukelja stated 50% would be \$7,631 and asked Ms. Hogg what amount she is asking for.

After numerous attempts to solicit an amount, Ms. Hogg finally asked the Magistrate to reduce the fine to \$1000. She stated it was not livable and she was going to sell it. She stated she was going to fix it first.

Mr. Jackson reviewed the timeline of the case and stated the City is willing to reduce the fine to \$5,000.

DISPOSITION:

Mr. Vukelja reduced the amount of the fine to \$3,500 payable within 30 days of the hearing or fine reverts back to the original amount.

LR-3 - SMG 06-19-114 - 509 Braddock Ave. - JFK Capital Group, LLC

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S. Violation(s) - Property renovations without permits. First Notified - 4/17/2019. Order Imposing Fine/Lien of \$250.00 per day effective July 5, 2019. Compliance - August 13, 2019. \$9,750.00 plus \$24.00 recording cost and \$121.10 interest on lien= \$9,895.10.

Mr. Klever Panora came forward and was sworn in. He stated they did the job without a permit. He stated he got the permit and thought the next hearing was July and he missed the court date. He stated he called the inspector on July 10th and they met at the property. He stated after that, his General Contractor's father died and he spoke to the inspector and thought he had another month. He stated the job was finished on July 13th.

Mr. Jackson stated the case began in April of 2019 for working without permits. He stated Inspector John Stenson did not have much contact with the respondent and the City is willing to reduce the lien to 50%.

Mr. Vukelja asked how late the respondent was in coming into compliance.

Mr. Jackson stated a little over a month. He stated his compliance was August 13th.

Mr. Panora stated they couldn't fix the staircase without a permit and needed the time to supply additional blueprints. He stated the house needed a lot of work.

Mr. Vukelja asked why the fine was \$250 per day.

Mr. Stenson stated there was a lot of mis-communication and they started the work without permits. He stated they went through a lot of contractors. He stated as of June 25th, there were no permits. He stated there was a problem and the permit was under the address and not the parcel and he did have permits.

Mr. Vukelja stated he was prepared to reduce the amount of the lien to \$2,500.

Mr. Panora stated they still have a large amount of work to do and he cannot pay the fine. He asked the Magistrate to reduce the amount of the fine to \$1,500.

DISPOSITION:

Mr. Vukelja reduced the amount of the fine to \$2,000 payable within 30 days of the hearing or fine reverts back to the original amount.

LR-4 - SMG 09-17-72 - 326 Jefferson Street - Terry Tejeram Sitaram & Bibi N. Sitaram

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.8, and 304.7); City Code Ch. 90 Sec. 90-297 and City Code Ch. 26 Sec. 26-294. Violation(s) - Outside storage; Junk vehicles; dilapidated roof; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL). First Notified - 6/24/2017. Order Imposing Fine/Lien of \$200.00 per day effective April 5, 2018. Compliance - September 9, 2019. Partial Satisfaction of \$500.00 was paid October 9, 2019 per the Magistrate's Order at the October 8 meeting. Remaining balance due by Mr. Sitaram is \$14,500.00 plus \$24.00 recording costs = \$14,524.00.

Ms. Nanda Ally and Mr. Edwin Vasquez came forward and were sworn in.

Ms. Ally stated there was a misunderstanding at the Lien Review last month and that she was requesting the lien be removed from her primary residence, 5400 Ward Lake Drive, so that she could sell the property before it is foreclosed.

Mr. Jackson stated the intent last month was to release Ms. Ally from the 326 Jefferson Lien and by court order of the divorce, the ex-husband was supposed to be released from the 5400 Ward Lake Drive property but he refused to surrender it and conveyance did not occur and now the property is being encumbered since her ex-husband is still on the 326 Jefferson St lien. He stated the respondent is requesting a partial release of her ex-husband from the property at 5400 Ward Lake Drive only.

Ms. Ally stated her ex-husband refused to sign and gave her a copy of the deed which she was not able to register.

DISPOSITION:

Mr. Vukelja ordered a partial release of Mr. Sitaram from the property at 5474 Ward Lake Drive.

Mr. Vukelja announced the following cases for GEA Seaside Investments would be continued to the next hearing (12/10/2019) due to Respondent's attorney being unable to attend today's meeting.

LR-5 - SMG 05-17- 46 - 232 N Peninsula Dr. - GEA Seaside Investments, Inc.

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) - Failure to obtain required residential rental license (RTL). First Notified -1/30/2017. Order Imposing Fine/Lien of \$200.00 per day effective December 7, 2017. Compliance - January 30, 2018 by Affidavit. \$1,200.00 plus \$24.00 recording fees= \$1,224.00.

CASE# 9 - SMG 01-19-11 - GEA Seaside Investments, Inc.

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 507 Phoenix Ave. Violation(s) - Construction without permits. First Notified -9/11/2018.

CASE# 12 - SMG 07-19-163 - GEA Seaside Investments Inc.

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at 121 S Grandview Ave. Violation(s) - Damaged roof partially covered by tarp, paint fading and peeling and missing sides and back of building. First Notified - 2/19/2019.

CASE# 18 - SMG 08-19-171 - GEA Investments Inc.

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 330 N Peninsula. Violation(s) - Failure to obtain Rental License (RTL). First Notified -5/8/2019.

ACTION TO BE TAKEN:

Compliance on the safety issues of windows opening, smoke detectors and GFCI's within 10 days (October 18) or Impose Fine. Progress report on all other violations.

MB -1 - SMG 04-19-91 - GEA Seaside Investments, Inc.

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPCM 604.3, 304.15, 605.4, 605.2, 504.1, 309.1, 304.16, 304.13.2, 305.2, 304.13, 304.6, 304.4, 304.13.1); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at 311 N Hollywood Av. Violation(s) -Broken windows, all window frames need paint, windows fastened shut, rotted window sills/frames, windows do not close, bathroom GFCI, doors need weather strip, water heating wiring, termite infestation, basement hatchway rotted, lower wall falling away from window, hole through concrete wall, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified -12/19/2018.

CASE # 1 - SMG 05-19-104 - ACL Realty LLC

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 319 San Juan Ave. Violation(s) - Working without permits. First Notified - 1/24/2019.

Respondent was not present.

Mr. Jackson stated Inspector Danny Garcia reports the property had been approved for demo by the Board of Building Codes and is waiting for the demolition.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE# 2 - SMG 04-19-96 - Christina T. Chau

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.1.A; Art. 3 Sec. 3.4.S.1, at 155 Michigan Ave. Violation(s) - No permits. First Notified - 11/23/2018.

Kenley McGee came forward and was sworn in.

Mr. Jackson stated the respondent needs an electrical permit but it won't be in compliance until it is finalized and it will take some time. He stated they would like a progress report in January.

Mr. Garcia stated they have a permit to remove walls and they will have to get inside the walls and redo the electrical wall and then plumbing and drywall.

Mr. McGee stated they are taking the house from a 3 unit to 2 and is working on putting in a driveway for parking.

Mr. Garcia stated the project would probably take about 6 months and thinks it would be at least until February.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to appear at the December 4, 2019 meeting for a progress report. He further ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE# 3 - SMG 10-19-220 - DME Sports LLC

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 448 S Beach St. Violation(s) - No permit for the existing parking overlay with asphalt. First Notified - 3/25/2019.

Respondent was not present.

Mr. Jackson stated the respondents have obtained the permit and is asking to amend to the next cutoff until the permit is finalized.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

Ms. Barnes left the chamber at 10:00 a.m. and Ms. Aimee Hampton stepped in as Board Secretary.

CASE# 4 - SMG 08-19-172 - H & H Hospitality Consulting Inc

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 302.7, 304.1.1, 304.2, 304.6, 304.14, 304.15, 305.3, 305.6, 308.1; NFPA 1, 13.7.4.9; Sec 22-27, at 632 S Segrave St. Violation(s)-Exterior & interior walls, windows, doors, soffit, fascia, insect screens, smoke detectors. First Notified -5/28/2019.

Respondent was not present.

Mr. Jackson stated Inspector Garcia would like to request to amend to the December cutoff. He stated the demo permit was approved and the City is waiting for demolition.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE# 5 - SMG 09-19-184 - Brooke Cleaners LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.A.3; Art. 6. Sec. 6.12.D; Art. 4 Sec 4.S.1, at 133 E Main St. Violation(s) -No permit for concrete wall breach, no permit for high pressure gas boiler repair, no permit for required fire doors, soffits falling off, cutting large doorway in wall, plywood doors. Stop Work order posted. First Notified -6/3/2019.

Respondent was not present.

Mr. Jackson stated Inspector Alderman reports the respondents are making good progress.

Steve Alderman, Code Inspector stated he would like to amend the case to the January meeting. He stated he is getting constant updates from the contractor and they expect to be done in 2 months.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

Ms. Barnes returned to the meeting at 10:03 a.m.

CASE# 6 - SMG 06-19-121 - Calvary Global Ministries, Inc.

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7 and 304.13), at 301 Earl St. (210 N Peninsula Dr - 5305-08-12-0051). Violation(s) - Damaged concrete deck entrance, guard/hand rail, obtain permit, unsafe pillar, debris/obstruction of sidewalk and structural members. First Notified - 1/24/2019.

Respondent was not present.

Mr. Alderman stated the contractor has not been working for about the last month as the owner has requested revisions and they are removing the whole front of the building and he expects the work to be done by the January cutoff.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

Mr. Vukelja called for a break at 10:25 a.m.

The meeting resumed at 10:35 a.m.

CASE# 11 - SMG 09-19-193 - Ella L. Sullivan

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 604.3, 302.1, 302.3, 302.4, 304.2, 304.3, 304.13, 304.13.1, 304.13.2, 304.15, 504.3), at 439 N Lincoln St. Violation(s) - No water, unmaintained lawn, overgrown grass, weeds growing over sidewalk, damaged chain link fence, dirt and grime, peeling paint, damaged screens, damaged doors and windows, broken window panes, broken exterior light fixture on front porch, missing address numbers and damaged fascia board. First Notified - 5/21/2019.

Dr. Walter Fordham came forward and was sworn in.

Mr. Jackson stated Inspector Mike Fitzgerald reports the property remains in non-compliance and there has been no water for several months. He stated it is occupied and little had been done. He stated staff is asking for a fine of \$200 per day to a maximum of \$15,000.

Mr. Vukelja asked the inspector if anything had been done.

Mr. Fitzgerald stated there was a change in the windows and the grass had been cut.

Dr. Fordham stated the picture was not current and that more work had been done. He stated he received notice that the windows in the rear had not been replaced and asked for additional time. He stated the tenant had lost his job and was not paying rent so she brought her boyfriend in to pay half of the rent. He stated the boyfriend got aggressive and resisted access to repair and police had to get involved to get him off the property. He stated the tenants didn't pay the water bill and he came in and paid for a month to get them out. He stated he has had an eviction order since the beginning of August. He stated the boyfriend kept shotguns on the porch. He stated it took them 3 months to get possession.

Dr. Fordham stated he would ask the inspector for a current list of violations.

Mr. Jackson stated staff would like to amend to the January cutoff.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE# 15 - SMG 03-19-52 - Rebuild the Block, LLC

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A; Art. 3 Sec. 3.4.S.1; Art. 3 Sec. 3.4.S.2; Art. 3. Sec. 3.4.S.3, at 735 Mercedes Dr. Violation(s) -Property renovations without permits. First Notified -1/14/2019.

Johan Lyn-Cook, managing member, came forward and was sworn in.

Mr. Jackson stated there was a permit complication and the property is not in compliance. He stated Inspector Fitzgerald is asking to amend to the January cutoff for compliance.

Mr. Lyn-Cook stated he would like 60 days. He stated his contractor did not pull enough permits and he has to hire a new contractor because he has not been able to reach him. He stated they requested architectural drawings and he is working directly with permits & licensing and hiring a new architect.

Mr. Vukelja stated the respondent is probably looking at February for compliance.

Mr. Jackson stated the City is requesting the January cutoff.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

MB-2 SMG 01-19-18 - Daytona 54 LLC

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1 (Ref. FBC Supp. IPMC 304.2), at 200 N Ridgewood Ave. Violation(s) -Dirt & grime, peeling paint on exterior wall. First Notified -10/20/2018.

MB-3 SMG 12-18-161 - Daytona 54 LLC

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 308.1), at 200 N Ridgewood Ave. Violation(s)-Pot hole, trash and debris. First Notified-10/25/2018.

Mr. Andrew Lannon, Esq came forward.

Mr. Jackson stated last month they had a lien review but the respondent was not present. He stated Mr. Garcia had some communication with the owner. He stated even when they work on the violations it starts trinkling away. He state it is on a major thoroughfare and is an eyesore and is not a new concern for staff. He stated the prior owners were fined and it matters that the building is presentable. He stated last month they recommended a reduction to \$7,500 but it was ultimately denied since there was a sale going on and the new owner may want to talk to the Magistrate.

Mr. Lannon stated the owners live in Cupertino California and are elderly. He stated they purchased the property in 2014.

Mr. Vukelja reviewed the details of the original cases and the violations.

Mr. Lannon stated the issued the respondents are in California creates a huge problem in getting Property Managers to care for the property. He stated they hired someone last month to attend and he did not show. He stated the person wrote them a note on the day of the hearing and said he was not coming up. He stated his client is willing to settle each of the cases for \$5,000 each. He stated he is willing to give the City his business card and every time there is an issue at the property, they can call him and he will contact the Property Manager to fix it.

DISPOSITION:

Mr. Vukelja ordered the respondent to pay \$6,250 on each case, payable within 30 days of the hearing or the fine reverts back to the original amount.

CASE# 16 - SMG 06-19-135 - Remco LLC/Wilgens Mesalien

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 302.7, 304.2, 304.6, 304.13 and 304.15), at 397 Jefferson St. Violation(s) - Dilapidated, unoccupied structure, outside storage, trash and debris, landscaping, damaged shed, paint fading and peeling, exterior surfaces, broken windows and broken doors. First Notified - 10/26/2018.

Mr. Wilgens Mesalien, owner, came forward and was sworn in.

Mr. Jackson stated Inspector Fitzgerald reports the property remains in non-compliance, the Board of Building Codes denied the request to rehabilitate the property and permits were not approved. He stated since then, there has been no action taken by the respondent and is requesting a fine in the amount of \$300 per day to a maximum of \$15,000.

Mr. Fitzgerald stated the Board of Building Codes wants it torn down.

Mr. Mesalien stated he needs to get a licensed plumber to close out the permit and he did that and it was approved. He stated he took care of all of the other compliance issues. He stated Bo Snowden and John Cecil of the building department came to the property and told him he may need a structural engineer. He stated he demolished the shed and mowed the lawn. He stated he was cited for windows and he boarded them.

Officer Steve Jessmer stated Kim Flaherty reports that the respondent has no permits for work done and was cited for work without permits.

Mr. Fitzgerald stated he went by the property yesterday and it looks the same.

Mr. Mesalien stated he travels and it is hard for him to get to meetings.

Mr. Jackson stated the Neighborhood Services Manager, Denzil Sykes, is requesting to amend to the next cutoff to get with the Board of Building Codes.

Mr. Mesalien stated he will ask for a structural analysis with architectural drawings in about a week. He stated he does not have a permit for the renovation yet.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 21 - SMG 10-19-222 - Loland LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 836 White Ct.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 3/11/2019.

Mr. Mark Oslizlo came forward and was sworn.

Mr. Vukelja announced that he was involved in litigation on a different matter where the respondent was involved. He stated the respondent can request to be heard by a different board if he would like.

There was no objection from the Respondent or City Attorney and the hearing resumed.

Mr. Vukelja stated cases 21-31 are all for failure to obtain Rental Licenses.

Mr. Jackson stated most of the cases were the same except 3 and in those cases the Inspector is asking to amend. He stated for cases 21-24 the property failed inspection and was re-inspected and is still in non-compliance and Inspector Jones is asking for a fine in the amount of \$100 per day to a maximum of \$15,000. He stated this property was inspected twice.

For case# 21, Inspector Jones stated the case was opened on March 7, 2019, inspection failed May 15, 2019 and failed re-inspection on October 21, 2019. He stated he gave the respondent a list of violations at the first inspection.

Mr. Vukelja asked if the work had been done between the first and second inspections.

Mr. Jones stated about 60% and he has not been called for a 3rd inspection. He stated he was ordered to come into compliance by this cutoff. He stated he did not know of any issues that have kept him from coming into compliance.

Mr. Vukelja asked how much time the respondent needed to bring the property into compliance.

Mr. Oslizlo stated there were 5 additional properties originally that were addressed and brought into compliance. He stated the vast majority of the properties have only 1, 2 or 3 items left to correct and requested a week to bring the properties into compliance.

Mr. Vukelja stated due to the # of violations, the respondent was unable to get them all in compliance by this time and respondent agreed.

CASE# 22 - SMG 10-19-223 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 743 Derbyshire.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 3n/2019.

Mr. Jones stated this is the same situation and gave details of the inspection dates.

Mr. Oslizlo stated the window was not operational and he replaced it without a permit. He stated he has the permit and it was approved he just hasn't called the Inspector for inspection yet. He stated it should take him 2 weeks to complete

CASE# 23 - SMG 10-19-224 - Loland LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1009 Continental.
Violation(s)- Failure to obtain Rental License (RTL). First Notified - 4/17/2019.

Mr. Jones stated this is also a window that was installed without a permit and had failed 2 inspections.

Mr. Oslizlo stated the permit had been approved and he just needs a final to schedule for inspection.

CASE# 24 - SMG 10-19-226 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 740 Fairmount.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 3/28/2019.

Mr. Jones gave dates for the previous inspections and stated they were not allowed access on 10/22 and the property failed on 10/29.

Mr. Oslizlo stated he did not have the inspection report back yet and what items failed.

Mr. Jones stated there are 2 unlicensed vehicles and one of the tenants ran into a fence and knocked it over.

CASE# 25 - SMG 10-19-227 - Loland LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1018 Cadillac.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 5/6/2019.

Mr. Jones gave dates for the previous inspections and stated the respondent passed all except for one minor item and he is asking to amend to the next cutoff.

Mr. Oslizlo stated that was repaired.

CASE# 26 - SMG 10-19-229 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 719 Berkshire Rd.
Violation(s)- Failure to obtain Rental License (RTL). First Notified - 5/23/2019.

Mr. Jones gave dates and details of the inspections. He stated he is concerned as one of the GFCLs is out of the wall.

CASE# 27 - SMG 10-19-230 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 924 Berkshire.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 5/8/2019.

Mr. Jones stated there is one item on this property - a window in the bedroom.

Mr. Oslizlo stated the tenant had just given birth and had not been home so that he could get into the property.

CASE# 28 - SMG 10-19-231 - Loland LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 928 Berkshire.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 4/15/2019.

Mr. Jones gave details of the inspection results and dates.

Mr. Oslizlo stated those items left are outside storage, address numbers and a toilet base but he would have the items fixed by December 4th.

CASE # 29 - SMG 10-19-233 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 960 Berkshire.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 4/17/2019.

Mr. Jones gave details of the violations and dates of inspection and re-inspection.

Mr. Oslizlo stated all he had left was to repair the fence.

CASE# 30 - SMG 10-19-234 - Lo land LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1010 Berkshire. Violation(s) -Failure to obtain Rental License (RTL). First Notified -5/8/2019.

Mr. Jones gave details on the remaining violations and asked to amend to the December 4, 2019 cutoff.

CASE# 31 - SMG 10-19-236 - Loland LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1138 Berkshire. Violation(s) -Failure to obtain Rental License (RTL). First Notified -5/23/2019.

Mr. Jones gave details on the remaining violations and asked to amend to the December 4, 2019 cutoff.

For cases #21, 22, 23, 24, 27 & 29

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or a fine in the amount of \$100 per day will automatically be imposed and continue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$15,000.

For cases #25, 28, 30 & 31

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

For case #26

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until January 14, 2020 to come into compliance or a fine in the amount of \$100 per day will automatically be imposed and continue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$15,000.

CASE # 50 - SMG 11-19-271 - Land Baron IX LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.1 0.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at 200 S Segrave St. Violation(s) -Mildew on walls, roof damage, no permit for sign. First Notified -8/12/2019.

Shawn Thiell and Rod Cannons, management of the operations, came forward and were sworn in.

Mr. Vukelja asked the respondents if they agreed the violations existed at the time Notice was given and respondents agreed.

Mr. Jackson stated Zoning officer Rose Askew is here to testify and Inspector Clig reports the property remains in non-compliance.

Ms. Rose Askew, came forward and was sworn in. She stated City Staff started reviewing this project in March, 2018 to redevelop the property. She stated they sent comments to them and they did not get a response until September 26. She stated the second set of comments was emailed to them in October 2018 and the applicant never responded. She stated on November 4th, Hannah Ward, City Planner, emailed them that their 90 day deadline was about to expire and they needed to submit a request for a 90 day extension and they still haven't heard anything back from them.

Mr. Thiell stated there is a major site development project plan underway and they have gone through TRT comments and reviews several times. He stated it was stemmed from Hurricane Matthew and the latest set of plans they need are the FEMA flood plain elevation certificate. He stated they had to go through extensive engineering as they have to elevate their buildings 7.8 feet above grade. He stated there are 2 buildings, one is wood and one is metal. He stated the metal building was blown down and they are trying to put the building back up to store their materials. He stated they are a distributor of building products. He stated there is a problem with lot combination and that they sit on 2 separate lots 200 S Segrave and 810 Orange Ave and they have the City's approval to combine and the next step is the County.

Mr. Vukelja asked the respondents to simplify.

Mr. Thiell stated they are waiting for permits.

Ms. Askew stated it was not their process holding them up and they are not able to get any response and they have made numerous attempts to get them to respond. She stated it was her understanding the respondents had changed engineers or architects.

Mr. Thiell stated the architect is still the same and the GC is the same but he has been a problem for them. He stated buildings are on order and they are just waiting for them to be delivered and then obtain the permits.

Mr. Jackson stated the code violations are small cosmetic things and is separate from this issue and the violations are mildew on walls, roof damage and no permit for sign. He stated the issue has been no communication.

Mr. Cannon stated in the master site plan the violations will be taken care of. He stated everything should be approved by the end of the year.

Mr. Jackson stated they can be in compliance by the next cutoff.

Mr. Vukelja stated he is hearing that this is a full re-design of the property and asked if any of these violations will be muted by their plans going forward.

Mr. Jackson stated no.
There was discussion regarding the fence and landscaping.

Mr. Clig pointed out they told him they didn't want to correct the cosmetic violations because they were tearing the buildings down. He pointed out what the respondent needs to do and that any zoning requirements have nothing to do with what he cited.

Mr. Vukelja reminded the respondents that the violations are only mildew on walls, roof damage and no permit for sign.

Mr. Clig stated it was 3 easy fixes and can be done before the next cutoff.

Mr. Thiell stated they needed until at least January and he believes it is bigger than what he is stating and they have been doing this since 2015 but believes he can have the sign permit by January.

Mr. Vukelja stated if the respondent told him that to correct this violations is duplicating work to be done, he would hear them out.

Mr. Thiell stated that is what he is saying is on the site plan.

Mr. Vukelja stated he asked the City if there was anything above and beyond these violations and they said no.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 34 - SMG 09-19-208 - Home Consultants Group Limited

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 302.8); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 745 Iowa St. Violation(s)-Outside storage, parking in front yard, dilapidated roof, junk vehicles, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified -7/8/2019.

Zachary Jones, son of the owner, came forward and was sworn in.

Mr. Jackson stated this is the case where the ownership was defrauded. He stated the respondent has taken care of what he can and made good progress.

Mr. Jones stated they needed to fix the deed situation and were in a serious legal battle. He stated it was adverse possession and that the property is not and has never been a rental property. He stated they hired an attorney to look into it and it was not an easy fix. He stated he got a nice job and will be working out of town but that he would fund the legal action. He asked the Magistrate to reconsider the violations of BTR and RTL and amend to the next cutoff.

Mr. Jackson stated the Inspector would like to go ahead and do an inspection to make sure all of the other violations are corrected and then would reevaluate the violations of BTR and RTL at that time.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 42 - SMG 09-19-212 - Inversiones Prieto Mendez LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.7, 304.13, 605.1), at 640 Orange Ave. Violation(s)-Broken windows, crumbling exterior walls, dilapidated roof and garage, electrical fixtures broken. First Notified - 5/10/2019.

Atilo Alieto came forward and was sworn in.

It was determined there was a language barrier and Inspector Mike Fitzgerald will be translating.

Mr. Fitzgerald translated it was the first house the respondent bought and the seller helped him to get a permit but it was only for the windows and doors. He translated that the respondent also needed an electrical and plumbing permit. He translated the respondent said he has someone coming to his house to work on the stucco and the paint. He translated the respondent is requesting a 30 day extension.

Mr. Vukelja asked what work needs to be done.

Mr. Fitzgerald translated the respondent has a contractor coming to do an appraisal and he has to purchase the materials.

Mr. Vukelja asked if this was all exterior stucco work.

Mr. Fitzgerald translated the respondent said yes.

Mr. Jackson stated the property remains in non-compliance and it has been since May of this year, he has made minimal progress and Inspector Kirk is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

Mr. Vukelja asked what work had been done on the property. Sara Kirk, Code Inspector, stated new windows had been put in and there was a broken electrical fixture removed.

Mr. Fitzgerald translated the respondent could not understand what they want because he does not read English.

There was discussion regarding the violations on the property and what had been repaired and what remains the same.

Mr. Charles Bryant, Redevelopment, came forward and was sworn in. He stated the property is located in the Midtown Redevelopment district and has been an eyesore for some time. He stated it is on a major thoroughfare and he does not believe the respondent has a permit for the roof.

Mr. Fitzgerald translated the respondent purchased the property in April and has been saving money to fix it and he will pull permits. He stated the respondent said he has the money and will get the permits and have it all done in 30 days.

Mr. Vukelja stated he wanted to make sure the respondent understands what needs to be done.

Mr. Fitzgerald stated it is not the entire roof, just the roof over the carport. He translated the property owner will pull the permits in 30 days and 30 days later will get the work done. He translated within 2 months.

Mr. Vukelja asked if the respondent planned to move into the house.

Mr. Fitzgerald translated it is an investment property.

DISPOSITION:

Mr. Vukelja continued the imposition of a fine to the December 10, 2019 meeting.

Mr. Vukelja stated the only way he doesn't impose a fine in December is if the respondent has permits in hand and his work is underway.

CASE# 48 - SMG 11-19-246 - Zip Home Deals, LLC

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, at 710 Orange Ave. Violation(s)-Outside storage and parking in front yard. First Notified -6/19/2019.

Franken McKenzie, President, and Alvin Green came forward and were sworn in.

Mr. Vukelja asked the respondent if he agrees the violations occurred as stated in the Notice.

Mr. McKenzie stated they were aware of it when they got the Notice at the end of October.

Mr. Vukelja asked the respondents again if the violations existed.

Mr. Green stated yes. He stated they live in Ft. Lauderdale and they have a Property Manager and he didn't know they weren't taking care of the property. He stated he told the tenant he would have to leave and they ultimately gave him notice and he said he would clear it up by the end of this month.

Mr. Jackson stated they were notified by certified mail and this is the first time the inspector has seen them.

Mr. Vukelja told the respondent the City believes he can have the property cleared by up December 4.

Mr. McKenzie stated after the hearing they can give the tenant notice of eviction and clean up the place.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

Mr. Vukelja reminded the respondent he is responsible for the tenant and the property.

CASE # 51 - SMG 11-19-276 - Lutheran Good Samaritan Soc

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at 338 S Ridgewood Ave (325 S Segrave St.). Violation(s) - Failure to maintain wood doors - shed, mildew on retaining wall. First Notified - 8/22/2019.

Mr. Luis Gonzalez, Maintenance Director, came forward and was sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed on the property as stated in the Notice of Violation.

Mr. Gonzalez stated yes. He stated August 22nd they got the violation.

Mr. Vukelja read the violations.

Mr. Gonzalez stated they have painted 2/3 of the wall.

Mr. Jackson stated Inspector Clig asking for a finding of non-compliance and next cutoff to bring the property into compliance.

Mr. Gonzalez stated he could have it done by December 4th

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 56 - SMG 11-19-277 - 919 North Atlantic LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.A; Art. 6 Sec. 6.19.B, at 919 N Atlantic Av. Violation(s) - Parking on unimproved vacant lot. First Notified - 5/13/2019.

Ms. Patricia Cross, Property Manager, and Androse Bell, Hard Rock Manager, came forward and were sworn in.

Mr. Vukelja asked the respondent is he agreed the violations occurred as stated in the Notice of Violation and Mr. Bell stated yes.

Mr. Jackson stated the property is currently in compliance and is asking for a will-fine. He stated the property was previously in non-compliance and is now in compliance.

Mr. Vukelja explained the City was asking for consideration of a fine up to \$5,000 per occurrence for any future violations.

Mr. Bell stated he understood.

DISPOSITION:

Mr. Vukelja found the respondent is currently in compliance and formerly in non-compliance and for any future violations be returned to the Special Magistrate for consideration of a fine of up to \$5,000 per occurrence.

CASE# 61 - SMG 11-19-258 - Alfred J J Wright

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.7), at 740 Vernon St. Violation(s) - Outside storage, parking in the yard, damaged roof, broken windows. First Notified - 7/28/2019.

Mr. Alfred Wright came forward and was sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed as stated in the Notice of Violation and the respondent agreed.

Mr. Jackson stated Inspector Stenson reports next cutoff to come into compliance.

Mr. Wright stated he could not come into compliance by December 4th because of his health. He stated he did not have any help. He stated he wanted to get the roof done but it may take him 3 or 4 months.

Mr. Stenson stated there were a wide variety of items on the property and it was all stuff the respondent can remove.

Mr. Jackson stated the respondent will need a permit for the damaged roof.

Mr. Wright stated he had the permit to do his roof.

Officer Jessmer stated the roof permit expired in 2019.

Mr. Wright stated he will get another roof permit.

Mr. Stenson stated he could get an owner permit.

Mr. Wright stated the inspector told him as long as he was working, he could work at his own pace.

Mr. Vukelja stated that is not a rule and they will work with people with a good faith effort.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 64 - SMG 11-19-261 - Cynthia Smith Starks

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.15, 604.3.2.1; 305.3, 304.7, 602.3, 605.2, 504.1, 505.1, 302.8); City Code Ch 90 Sec. 90-297; City Code Ch 26 Sec. 26-194, at 884 Derbyshire Rd. Violation(s)- Exterior doors, electrical fixtures, interior surfaces, gutters, no heat, outlets, plumbing fixtures, no hot water, junk vehicle, failure to obtain Business Tax Receipt (BTR); failure to obtain Rental License (RTL) and inspection. First Notified - 7/18/2019.

Mr. George Starks and Ms. Cynthia Smith Starks came forward and were sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed on the property as stated in the Notice of Violation and the respondent stated yes.

Mr. Jackson stated Inspector Stenson reports the respondent is working on it and is asking for a finding of Non-compliance and next cutoff for compliance.

Mr. Starks agreed he could have the work done by December 4, 2019.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 65 - SMG 11-19-260 - Dennis T & Terri L Prescott

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a.i; Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A; City Code Ch. 26 Sec. 26-294, at 1328 Imperial Dr. Violation(s) - Parking in the yard, outside storage, failure to obtain Rental License (RTL) and inspection. First Notified - 8/29/2019.

Mr. Dennis Prescott and Ms. Terri Prescott came forward and were sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed on the property as stated in the Notice of Violation and the respondent stated yes.

Mr. Jackson stated inspector Stenson reports the respondent should be able to comply by the next cutoff.

Mr. Prescott stated December 4 is ok. He stated it was the tenant's boat and the trailer has a license. He stated he went on his time and repaired and removed the trailer. He stated he did not know he was supposed to call and schedule another inspection. He stated they came up with the driveway and he did not know what to do with it. He stated the tenant told him they were just running into the house while the inspector took the picture.

Mr. Vukelja read the violations.

Mr. Jackson stated there is an additional case that is not before the Magistrate yet.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 66 - SMG 11-19-262 - Jason Canoles

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 302.8, 304.2), at 348 N Lincoln St. Violation(s) - Landscaping, damaged roof, junk vehicle, peeling paint. First Notified - 7/29/2019.

Marie Canales came forward and was sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed on the property as stated in the Notice of Violation and the respondent stated yes.

Mr. Jackson stated inspector Stenson believes it will take until January for this respondent and is asking for the January cutoff.

Ms. Canales stated she had most of it done. She stated part of the roof is the problem. She stated she has done the landscaping and fascia.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 70 - SMG 11-19-249 - Osprey Foundation LLC Trust

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 330 Nautilus.
Violation(s) - Failure to obtain Rental License (RTL). First Notified - 4/18/2019.

Mr. Beach came forward and was sworn in.

Mr. Vukelja asked the respondent if he agreed the violations existed on the property as stated in the Notice of Violation and the respondent stated yes.

Mr. Vukelja asked the respondent if it was a rental and why he did not have a license.

Mr. Beach stated yes. He stated the inspector came and did an inspection and he didn't pass. He stated he had everything taken care of within a week except the windows. He stated he payed almost \$800 for a window and he told the inspector everything had to be done to code and he thought it was but he had not pulled a permit. He stated he hired another contractor.

Mr. Jackson stated they believe it can be done by the next cutoff.

Mr. Beach asked for January 1.

Officer Jessmer stated his permit was approved today.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 35 - SMG 05-19-106 - JKM/ECM Properties, LLC

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. Chapter 78 Sec. 78-7(a) of the Code or Ordinances), at 951 Dr Mary M Bethune Blvd. Violation(s) - Outside storage, lack of building permit, landscaping and refuse from construction work. First Notified - 2/25/2019 & 4/4/2019.

Mr. Earl Mccrary came forward and was sworn in.

Mr. Jackson stated Inspector Stenson reports the respondent has made no progress and is asking for a fine in the amount of \$300 per day to a maximum of \$15,000.

Mr. Mccrary stated the case stated because it needed to be cleaned up. He stated they told them they were going to rehab the building and they applied for the required permit and is waiting for a flood elevation certification. He stated there is confusion on the address with 244 N Caroline but the technical address is 240 N Caroline and shows on County records as 951 Dr. Mary McLeod Bethune.

Mr. Stenson stated the property has been in this condition for 2 years with no change and no permits.

Mr. Vukelja recessed the case at 12:46 p.m so that Mr. Mccrary could go to the Permits department and confirm the permit.

This case resumed at 12:47 p.m at which time Mr. Jackson stated it is confirmed that he needs the elevation certification.

Officer Steve Jessmer stated there was a 3rd address on the application which confused things.

Mr. Jackson stated they would like to amend to the January cutoff.

Mr. McClary stated the certificate is being done by a company out of Palm Beach.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until January 8, 2020 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 8 - SMG 06-19-136 - Joseph Dirsa

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.12, 304.10, 304.8, 304.7, 304.6, 304.4 and 304.2), at 1209 S Peninsula Dr. Violation(s) -Garage paint, trash and debris, window frames, rotted wood on porch, ADA access and upper deck, rotted railings, roof damage, support columns rotted and main structure paint. First Notified- 2/12/2019.

Respondent was not present.

Mr. Jackson stated Inspector Alderman reports it was continued from August for a progress report.

Mr. Alderman stated there has been no progress and is asking for next cutoff. He stated they had a new contractor come on board and he would help them come up with a compliance date but he has heard nothing from them and they have to touched any structures.

DISPOSITION:

Mr. Vukelja amended the amended order of non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 14 - SMG 08-19-175 - Pentecost Church of God Inc.

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 301.3, 302.1,302.7, 304.2, 304.3, 304.4, 304.7, 304.13, 304.13.2, 304.14, 304.15, 505.3, 505.4, 506.1, 601.2), at 450 Arthur St. Violation(s) - Dilapidated house. First Notified - 6/3/2019.

Respondent was not present.

Mr. Jackson stated Inspector Fitzgerald reports the property remains in non-compliance and is requesting to amend to the January cutoff. He stated they are getting assistance through a city program and are not there yet.

DISPOSITION:

Mr. Vukelja amended the previous order of non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE# 19- SMG 10-19-237 -Alan G. Batlle

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 729 Lotus Lane. Violation(s) - Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified - 6/26/2019.

Respondent was not present.

Mr. Jackson left the chamber at 12:21 p.m.

Inspector Mark Jones stated he has had no contact with the respondent until he received an email on Friday saying they would take care of it and they haven't. He stated he is requesting a fine in the amount of \$100 per day to a maximum of \$15,000 be imposed.

DISPOSITION:

Noting the absence of the respondent and based on the testimony of the inspector, Mr. Vukelja imposed a fine in the amount of \$100 per day, commencing November 7, 2019, and continuing to accrue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$15,000.

CASE # 20 - SMG 08-19-178 - Constantine Christoforakis

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 908 Derbyshire. Violation(s) - Failure to obtain Rental License (RTL). First Notified - 5/6/2019.

Respondent was not present.

Inspector Jones stated the respondent was found in non-compliance in August and the case was amended to September and then again in October. He stated they failed the rental inspection and he has had no further contact with the owner and it is occupied. He stated he is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

Mr. Jackson returned to the Chamber at 12:24 p.m.

DISPOSITION:

Noting the absence of the respondent and considering the testimony of the inspector, Mr. Vukelja imposed a fine in the amount of \$150 per day, commencing November 7, 2019, and continuing to accrue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$15,000.

CASE# 32 - SMG 08-19-173 - Real Potential Property Holdings LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 635 Tanglewood. Violation(s) - Failure to obtain Rental License (RTL). First Notified - 4/4/2019.

Respondent was not present.

Mr. Jones stated he is requesting to amend to the January cutoff. He stated he has met with the property owner numerous time and have done a great deal of work.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until January 8, 2020 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 36 - SMG 10-19-218 - Nates Holding LLC Etal

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.3.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.2, 304.13); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 220 Reva St. Violation(s) - Landscaping, outside storage, damaged roof, peeling paint, broken windows, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified - 7/22/2019.

Respondent was not present.

Mr. Jackson stated Inspector Stenson is asking to amend to the next cutoff.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE # 37 - SMG 10-19-243 - Ernest Omar & Annette Kashif

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7 .a; Art. 9 Sec. 9.2.A; Ch. 26 Sec. 26-294; Ch. 90 Sec. 90-297, at 881 Derbyshire Rd. Violation(s) - Parking in the yard, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL) and inspection. First Notified - 7/29/2019.

Respondent was not present.

Mr. Stenson stated he is asking to amend to the next cutoff and described the vehicle violations.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 38 - SMG 10-19-241 - Janie Jones, Anna Marie Jones, Ellis Lee Wilson, Tracy Nichole Wilson

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.3.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.6, 304.7), at 1007 Cedar Highlands Blvd. Violation(s) - Unmaintained landscaping, outside storage, damaged fencing, exterior walls and damaged roof. First Notified - 8/6/2019.

Respondent was not present.

Mr. Stenson stated the violations were compliant driven and the property was posted due to no contact. He stated the postings are gone but no work has been done. He stated he is asking for a fine in the amount of \$200 per day to a maximum of \$10,000.

DISPOSITION:

Mr. Vukelja imposed a fine in the amount of \$200 per day, commencing November 7, 2019, and continuing to accrue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$10,000.

CASE # 39 - SMG 09-19-207 - Kelly Mia Davari & Jill Lynn Gilleland

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 108.1.5, 304.1, 304.6, 304.7, 304.10), at 919 Tomoka Rd. Violation(s) - Landscaping, unsafe structure, exterior of structure, exterior walls, damaged roof and damaged decks. First Notified - 7/15/2019.

Respondent was not present.

Mr. Stenson stated he is asking to amend to the next cutoff. He stated this structure was demolished and they just need to seed and cut their grass.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 40 - SMG 10-19-244 - Lisa Goberdan

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7); Ch. 26 Sec. 26-294; Ch. 90 Sec. 90-297, at 1053 Audrey Dr.

Violation(s) - Dilapidated fencing, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL) and inspection. First Notified - 7/29/2019.

Respondent was not present.

Mr. Stenson stated he had had no contact with the respondent and is asking for a fine in the amount of \$75 per day to a maximum of \$15,000 plus \$250 for failure to obtain a Business Tax Receipt.

DISPOSITION:

Mr. Vukelja imposed a fine in the amount of \$75 per day, commencing November 7, 2019, and continuing to accrue each day thereafter until compliance is achieved or the fine reaches a maximum amount of \$15,000. It is further ordered that a fine in the amount of \$250 for failure to obtain a Business Tax Receipt be imposed.

CASE# 41 - SMG 10-19-242 - Mazie & John Anthony

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.13), at 1417 Forest Ave. Violation(s)- Outside storage, off-street parking, junk vehicles, boarded windows. First Notified - 7/22/2019.

Respondent was not present.

Mr. Stenson stated he would like to amend to the December cutoff. He stated the last inspection was this morning and they have made good progress.

DISPOSITION:

Mr. Vukelja amended the current order of non-compliance to allow the respondent until December 4, 2019 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000.

CASE# 43 - SMG 11-19-266 - Bots Daytona Holdings LLC

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at 415 N Halifax #300. Violation(s) - Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified - 9/26/2019.

Respondent was not present.

Mr. Jerome McCoy stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 44 - SMG 11-19-254 - Target House Property Solutions LLC

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 308.1), at 610 McCormick St. Violation(s) - Working without permits, accumulation of rubbish or garbage. First Notified - 12/26/2018.

Respondent was not present.

Mr. Recanzone stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 46 - SMG 11-19-263 - Frederick M. & Sabrina Metivier

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec.6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3), at 608 Willie Dr. Violation(s) - Parking in a yard, premises identification. First Notified - 7/17/2019.

Respondent was not present.

Ms. Kirk stated she is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 47 - SMG 11-19-247 - Maier Meadows LLC

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 1382 Bellevue Ave. Violation(s) - No permit. First Notified - 8/1/2019.

Respondent was not present.

Ms. Kirk stated she is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE #49- SMG 11-19-275 -1825 Brentwood Road Inc

is cited for failure to correct violations of The Land Development Code, Art. 6 Se. 6.8.G, at 1541 S Ridgewood Ave. Violation(s) - Mildew on retaining wall. First Notified - 8/1/2019.

Respondent was not present.

Mr. Clig stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 57 - SMG 11-19-265 - Darvesh Plaza Inc

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, 308.1, 304.6, 304.2, 302.3), at 631 N Grandview Ave. Violation(s)- Property sanitation, rubbish and garbage, vegetation debris, holes in walls, hanging wires, incomplete paint application, outside storage. First Notified - 7/10/2019.

Respondent was not present.

Mr. Alderman stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 58 - SMG 11-19-251 - Eva Kovac

is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.13.1, 304.2, 304.13, 304.10, 304.4, 304.5, 304.7, 304.4, 304.9); Art. 6 Sec.c 6.19.A.3; Art. 6 Sec. 6.19.A.4, at 329 Boylston Ave. Violation(s) - Holes in exterior walls, property maintenance, broken windows, damaged siding, roof, fascia, overhangs, interior ceilings, doors, porch deck, paint, unsafe structure. First Notified - 1/30/2019.

Respondent was not present.

Mr. Alderman stated he just had his first contact with the respondent and they are going to demolish the structure. He stated he is asking for 60 days for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by January 8, 2020 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 59 - SMG 11-19-264 - Linda F. Williams

is cited for failure to correct violations of The Land Development Code, Art. 11.5; Art. 6 Sec. 6.2.H.7.a, at 339 Nautilus Ave. Violation(s) - Commercial Fishing Boat and Crab Trap Storage, parking boat on driveway. First Notified - 6/5/2019.

Respondent was not present.

Mr. Alderman as of this morning, the property is in compliance and he is requesting a will-fine. He stated he is running a commercial fishing business out of a residential driveway.

DISPOSITION:

Mr. Vukelja found the respondent is currently in compliance and formerly in non-compliance for Commercial Fishing Boat and Crab Trap Storage and parking boat on the driveway and for any future violations be returned to the Special Magistrate for consideration of a fine of up to \$5,000 per occurrence.

CASE # 60 - SMG 11-19-267 - Theresa J. Kronman

is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at 831 N Wild Olive Ave. Violation(s) - Construction/demolition without a permit. First Notified - 8/15/2019.

Respondent was not present.

Mr. Alderman stated he is asking for a finding of Non-compliance __\$__nd next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 62 - SMG 11-19-259 - Anthony R. Teel

is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A; City Code Ch. 26 Sec. 26-294, at 1049 Audrey Dr. Violation(s) - Outside storage, parking in the yard, failure to obtain Rental License (RTL) and inspection. First Notified - 9/6/2019.

Respondent was not present.

Mr. Stenson stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 63 - SMG 11-19-253 - Cartwright & Sons LLC

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, 304.7, 302.7); Art. 6 Sec. 6.19.A.3; Art. 8 Sec. 8.2.A; City Code Ch. 90 Sec. 90-297, at 1102 Mason Ave. Violation(s)- Outside storage, non-comforming use (living in business), damaged fencing, junk vehicles, damaged roof, damaged wall, failure to obtain Business Tax Receipt (BTR). First Notified - 9/17/2019.

Respondent was not present.

Mr. Stenson stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE #68 - SMG 11-19-256 - David R. Roy

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1420 N Grandview. Violation(s)- Failure to obtain Rental License (RTL). First Notified - 5/25/2019.

Respondent was not present.

Mr. Jones stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE# 69 - SMG 11-19-248 - Land Trust Service Corp Trustee No 416

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 416 N Oleander. Violation(s)- Failure to obtain Rental License (RTL). First Notified - 6/20/2019.

Respondent was not present.

Mr. Jones stated he is asking for a finding of Non-compliance and next cutoff for compliance.

DISPOSITION:

Mr. Vukelja found the respondent in non-compliance and ordered the respondent to come into compliance by December 4, 2019 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

Mr. Vukelja asked if there was any Miscellaneous Business and there was none.

The meeting was adjourned at 1:29 p.m.