

CITY OF DAYTONA BEACH MINUTES

**SPECIAL
MAGISTRATE
HEARING**

May 15, 2012 at 10:00 AM
City Commission Chambers
301 South Ridgewood Avenue,
Daytona Beach, Florida

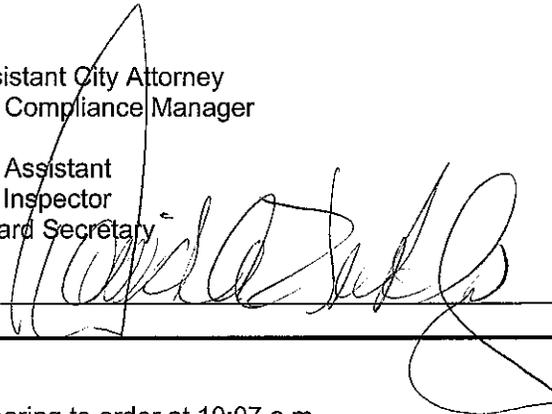
ATTENDEES:

Mr. David Vukelja, Special Magistrate

STAFF:

Anthony E. Jackson, Assistant City Attorney
Mr. Hector Garcia, Code Compliance Manager
Ofc. Sherri Siracusa
Ms. Mariah Quinn, Code Assistant
Mr. John Stenson, Code Inspector
Ms. Aimee Hampton, Board Secretary

Approval of Minutes by:



Special Magistrate

Mr. Vukelja called the Hearing to order at 10:07 a.m.

Ms. Hampton swore in members of staff.

There were no announcements.

Mr. Darren Jafroodi came forward and was sworn.

Mr. Brian Bowers came forward and was sworn.

Hearing of Cases:

Mr. Vukelja stated the parties were supposed to provide him with a compliance plan for the cases.

Mr. Stenson testified on behalf of the City and presented a compliance plan that was agreed upon by the City and Respondent after they walked through the property.

Mr. Jafroodi stated he met with the City on the Property but has not pulled a permit as of yet.

Mr. Mike Bruckner, Mr. Jafroodi's contractor came forward and was sworn.

Mr. Vukelja began reading the compliance plan for different trailers to be repaired within 30, 60, and 90 days. Mr. Vukelja then made the following rulings for each case:

CASE NO 1 SMG 02-12-18 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1) further reference Ch. 22-28 Code of Ordinances; See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 137)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms; Unsafe Structure - First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 2 SMG 02-12-19 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 18 Sec. 4; Art. 18 Sec. 7.3; Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 604.3 and 302.7 IPMC); Art. 19. Sec. 1.1 (ref. FBC 105.1); Art. 19 Sec. 1.1 (ref. FBC Supp NFPA 1, 13.6.6.8.3); City Ordinance 90-297, at **10 Alison Lane - Common Areas** - Violation(s) – Commercial appearance standards; outside storage; property landscaping and maintenance; electrical system hazards; accessory structure (all fencing); working without permits; fire extinguishers; no occupational license - First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 3 SMG 02-12-20 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **105 Alison Lane** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. - First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 4 SMG 02-12-22 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 111)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 5 SMG 02-12-25 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 121 - Madison Avenue Side)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 6 SMG 02-12-26 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 123 - Madison Avenue Side)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until August 8, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 7 SMG 02-12-27 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 125)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 8 SMG 02-12-28 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 102)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 9 SMG 02-12-29 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 129)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until August 8, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 10 SMG 02-12-30 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 103)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 11 SMG 02-12-31 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 125 - rear)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until August 8, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 12 SMG 02-12-32 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 127 - rear)** -Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until August 8, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 13 SMG 02-12-33 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 129 - rear)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until August 8, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 14 SMG 02-12-34 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 131 - rear)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 15 SMG 02-12-35 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 133 - rear)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 16 SMG 02-12-36 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 135 - west end of park)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 17 SMG 02-12-37 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 115 - rear south)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 18 SMG 02-12-38 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 117- rear south side of property)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Jafroodi advised he was not the owner of the trailer, but he would contact the owner about the violations.

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 19 SMG 02-12-39 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 101- south east corner of property)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 20 SMG 02-12-40 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **127 Madison Avenue (Trailer # 127)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

The following cases were heard simultaneously:

Mr. Mike Bruckner advised they have made progress on the 215 Kingston properties including fixed windows, opening up and reducing units, and doors. Mr. Bruckner further stated the units for the three buildings are going from 5 to 3.

Mr. Bowers testified the building was being converted from 15 units to 7 to 10.

Mr. Bruckner requested 90 days for compliance.

Mr. Garcia stated the City was requesting 45 days or the July cut-off date.

CASE NO 21 SMG 03-12-43 – ADJ & SRJ Investments, LLC is cited for failure to correct violations of the Land Development Code, Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 304.13, 304.14, 304.15, 605.1, 605.2, 305.2, 308.1, 704.2, 504.1, 504.3, 304.3) & Ch. 90-297 City Code, at **215 Kingston Avenue (Green Building, Units 1-5)** - Violation(s) – Broken/inoperative windows; missing inoperative screens; dilapidated exterior doors; electrical wiring; receptacles; interior surfaces; infestation; smoke detectors; plumbing fixtures; plumbing hazard system; permises identification numbers; no occupational license First Notified – 6/25/2011 & 7/26/2011.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 22 SMG 03-12-44 – ADJ & SRJ Investments, LLC is cited for failure to correct violations of the Land Development Code, Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 304.13, 304.14, 304.15, 605.1, 605.2, 305.2, 308.1, 704.2, 504.1, 504.3, 304.3) & Ch. 90-297 City Code, at **215 Kingston Avenue (Beige Building, Units 6-10)** - Violation(s) – Broken/inoperative windows; missing inoperative screens; dilapidated exterior doors; electrical wiring; receptacles; interior surfaces; infestation; smoke detectors; plumbing fixtures; plumbing hazard system; permises identification numbers; no occupational license First Notified – 6/25/2010.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

CASE NO 23 SMG 03-12-45 – ADJ & SRJ Investments, LLC is cited for failure to correct violations of the Land Development Code, Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 304.13, 304.14, 304.15, 605.1, 605.2, 305.2, 308.1, 704.2, 504.1, 504.3, 304.3) & Ch. 90-297 City Code, at **215 Kingston Avenue (Burgandy Buildings, Units 11-15)** - Violation(s) – Broken/inoperative windows; missing inoperative screens; dilapidated exterior doors; electrical wiring; receptacles; interior surfaces; infestation; smoke detectors; plumbing fixtures; plumbing hazard system; permises identification numbers; no occupational license. First Notified – 6/25/2010.

Ruling

Mr. Vukelja amended the previous order of non-compliance to allow the Respondent until September 5, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved.

Miscellaneous Business

Cases 1-3 were heard simultaneously:

Mr. Hampton advised the three cases below have previous ordered for imposing a fine due to the automatic fine entered by the Special Magistrate and stated she wanted to put them on the Agenda to be sure the cases were included in the compliance plan.

Case 1

SMG 02-12-21 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **110 Peyton Lane** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja vacated the Order Imposing Fine/Lien per the March 13, 2012 Order and amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

Case 2

SMG 02-12-23 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 113)** Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms First Notified – 12/16/2011.

Ruling

Mr. Vukelja vacated the Order Imposing Fine/Lien per the March 13, 2012 Order and amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

Case 3

SMG 02-12-24 – Ali Darren Jafroodi is cited for failure to correct violations of the Land Development Code, Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.6, 304.9, 304.10, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 504.1, 504.3, 604.3, 605.1 and 704.1); See Attached Fire Inspector's Violations as Exhibit "1"; See Attached Building Inspector's Violations as Exhibit "2"; See Attached Health Department Violations as Exhibit "3", at **10 Alison Lane (Trailer # 111 - Madison Avenue Side)** - Violation(s) – Exterior walls; metal awnings; stairs; windows; screens; exterior doors; interior surfaces; interior doors; infestation; plumbing fixtures; plumbing system hazard; electrical system hazard; electrical equipment; wiring; smoke alarms. First Notified – 12/16/2011.

Ruling

Mr. Vukelja vacated the Order Imposing Fine/Lien per the September 5, 2012 Order and amended the previous order of non-compliance to allow the Respondent until July 3, 2012 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day until compliance is achieved. It was further ordered all units that become vacated prior to compliance are not rented, occupied or otherwise utilized until compliance is achieved.

Witness Testimony:

Mr. Vukelja invited the citizens in the audience to speak if they so desired. The following witnesses came forward and were sworn.

Ms. Christine Uslim, Mr. James McDaniel and Frances Keyes came forward and were sworn. Each witness described the conditions of their trailers and what code violations they were dealing with.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.