

CITY OF DAYTONA BEACH MINUTES

SPECIAL MAGISTRATE HEARING

JULY 12, 2016 at 9:00 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. Tom Clig, Code Inspector

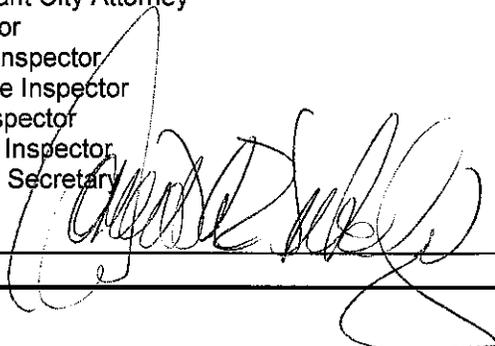
Mr. Cliff Recanzone, Code Inspector

Mr. Michael Fitzgerald, Code Inspector

Mr. John Stenson, Code Inspector

Ms. Glejuanda Davis, Code Inspector

Ms. Aimee Hampton, Board Secretary

Approval of Minutes by:  _____ Special Magistrate

Mr. Vukelja called the Hearing to order at 9:05 a.m.

Mr. Vukelja approved the June 14, 2016 Meeting Minutes.

Mr. Vukelja asked if there were any announcements.

Ms. Hampton announced the following cases in compliance:

CASE NO 7 SMG 04-16-18 – Eddie & Joyce Ann Anderson 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 302.7), at **568 Heineman Street** - Violation(s) – **Outside storage; parking in the yard; dilapidated fence** - First Notified – 9/9/2015.

COMPLIANCE 7/12/2016

CASE NO 11 SMG 05-16-27 – Paul Camp is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297, at **400 Fremont Avenue** - Violation(s) – **No business tax receipt (BTR)** First Notified – 2/18/2016.

COMPLIANCE 7/9/2016

Ms. Hampton swore in the members of staff who would be testifying.

Hearing of Cases

CASE NO 1 SMG 08-15-34 – Tudja & Kaival, LLC is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 302.4, 302.7, 304.2, 304.7, 304.10, 304.12, 304.14, 307.1, 308.1, 603.1, 604.3, 605.1, 704.2), at **1100 S. Ridgewood Avenue** - Violation(s) – Smoke alarms; electrical equipment; electrical system hazards; mechanical equipment; extermination; rubbish & garbage; insect screens; handrails & guards; stairways, decks, porches and balconies; roofs and drainage; protective treatment; accessory structures; weeds - First Notified – 6/12/2015.

Kenneth Bohannon, appeared as attorney for Mr. Patel.

Mr. Pravin Patel came forward and was sworn.

Mr. Vukelja stated where the case left off last month was the inspector was to do a final inspection with regard to the handrails and roof. Mr. Vukelja asked to hear from the City.

Mr. Jackson stated staff's best understanding is that all items are in compliance with the exception of the roof and the Inspector indicates the area where work was done required a permit and the work is incomplete. Mr. Jackson stated the permit inspection has not been done as the contractor has not called to inspect the final work.

Mr. Recanzone stated more work was done on the roof that was outside of the scope of the permit. Mr. Recanzone stated the permit needed to be adjusted to fit the scope of the work.

Mr. Vukelja stated he sees in the record there were 20 squares of the roof permitted.

Mr. Recanzone stated that is correct but that work was never permitted and inspected by the city.

Mr. Vukelja stated he understood the City's basis for the imposition of a fine is the fact the work was done beyond the scope of the permit and they have not called for a final inspection.

Mr. Bohannon stated Mr. Patel and the contractor, through their counsel, has agreed to expand the scope of work and to request the re-inspections. Mr. Bohannon stated the 20 squares were done and completed and permitted. Mr. Bohannon stated what was discussed before was Mr. Patel going above and beyond to replace the roof however they were unable to get the funding. Mr. Bohannon stated what was done was a coating was put on the entire roof so that it all looked uniform.

Mr. Bohannon questioned Mr. Recanzone about his determination about the entire roof needing replaced.

Ruling

Mr. Vukelja continued the case to the August 9, 2016 agenda and further stated that if a fine was imposed it would be retroactive to May 4, 2016 which was the ordered compliance date. Mr. Vukelja further ordered the city re-inspect the roof to be able to report to him whether or not the roof is in compliance.

CASE NO 2 SMG 04-16-21 – J & J Bryan Florida, Inc. is cited for failure to correct violations of the Land Development Code, Art. 3 Sec. 3.4.S, at **1901 N. Atlantic Avenue** - Violation(s) – No permit for roof extension - First Notified – 12/18/2015.

Ms. Colleen Miles appeared on behalf of the owner and came forward and was sworn.

Mr. Jackson stated the Inspector advises the Respondent is going before the Board of Adjustment to try and remedy the violation.

Mr. Clig stated he spoke with the owner who advised he hired Ms. Miles to go before the variance board and also spoke with the neighbor and worked out an agreement with her regarding the erosion to her property. Mr. Clig stated if he cannot get a variance he will remove the overhang.

Mr. Jackson stated staff was requesting to amend the compliance to next cut-off.

Ms. Milles had no objection.

Ruling

Mr. Vukelja amended the previous order of noncompliance to allow the Respondent until August 3, 2016 to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1000 per day thereafter.

CASE NO 3 SMG 11-15-56 – Larry Brown & Abner Brown 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 605.1, 504.1, 704.2, 304.6, 305.6, 304.13, 304.7); City Code Ch. 90 Sec. 90-297, at **520 Pleasant Street** - Violation(s) – Outside storage; parking in the yard; electrical fixtures; plumbing fixtures; smoke detectors; exterior surfaces; interior doors; windows; roof; no business tax receipt (BTR) for rental property - First Notified – 7/28/2015.

Respondent was not present.

Mr. Jackson stated there is been no contact from the respondent however only a small amount of work remained. Staff recommended a fine be imposed of \$100 per day to a maximum of \$10,000.

Mr. Stenson stated the remaining work that needs to be completed is the exterior surfaces in the rear of the property, replace a broken window and a portion of the roof.

Ruling

Mr. Vukelja imposed a fine in the amount of \$50 per day against the Respondent effective July 13, 2016 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$10,000.

CASE NO 4 SMG 01-16-01 – 700 Madison Avenue Land Trust dated 11/20/2014 is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.13, 304.14, 305.3, 304.7, 704.2, 305.6, 505.4, 605.1 and 604.3), at **700 Madison Avenue Unit 1** - Violation(s) – Broken windows; missing/torn screens; damaged interior surfaces; dilapidated roof; missing smoke detectors; missing interior doors; no hot water; electrical wiring; electrical system hazard - First Notified – 9/14/2015.

Mr. Joe Crandall, contractor appeared on behalf of the owner, came forward and was sworn.

Mr. Jackson stated he is being told that unit 1 is in compliance however the code inspector still needs to re-inspect the property.

Mr. Crandall stated he pulled the permit on June 10, 2016 and is almost completed with Unit 1 and they have evicted and removed the tenant from Unit 2 and he requested 30 days for compliance.

Ruling

Mr. Vukelja amended the previous order of noncompliance to allow the Respondent until August 3, 2016 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day thereafter.

CASE NO 5 SMG 01-16-02 – 700 Madison Avenue Land Trust dated 11/20/2014 is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 305.3, 504.1, 504.3, 704.2, 308.1, 304.7, 505.4); Art. 9 Sec. 9.1.A (Ref. FBC 105.1); City Code Ch. 90-297, at **700 Madison Avenue Unit 2** - Violation(s) – Interior surfaces; plumbing fixtures; plumbing system hazard; missing smoke detectors; infestation; dilapidated roof; no hot water; work without permits; renting without a valid business tax receipt (BTR) - First Notified – 11/30/2015.

Mr. Crandall stated that he would need 30 days to complete unit 2.

Ruling

Mr. Vukelja amended the previous order of noncompliance to allow the Respondent until September 7, 2016 to come into compliance or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day thereafter.

CASE NO 6 SMG 03-16-16 – Dana S. & Renard K. Thayer; Veronica Hobbs; and Juanita Redd is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.2, 303.1, 303.2, 303.4, 303.5, 303.6, 303.7, 303.13, 303.13.2, 303.14, 303.15, 304.1, 304.3, 304.6, 501.2, 504.1, 504.3, 505.1, 505.3, 505.4, 601.2, 602.1, 602.2, 602.3, 603.1, 604.1, 604.3, 605.1, 704.2), at **433 Walker Avenue** - Violation(s) – General owner responsibility for maintenance; protective treatment; structural members; foundation walls; exterior walls; roofs and drainage; windows; inoperable windows; insect screens; doors; interior surfaces; interior doors; plumbing fixtures; plumbing system hazard; general water system; water supply; water heating facilities; mechanical and electrical requirements; heating facilities required; heat supply; mechanical appliances; electrical facilities required; electrical system hazard; electrical equipment installation; smoke alarm installation - First Notified – 1/22/2016.

Respondent was in compliance July 6, 2016

CASE NO 8 SMG 05-16-22 – Joseph & Barbara Daley is cited for failure to correct violations of the Land Development Code, Art. 6 Sec. 6.2.H.7.a.i; City Code Ch. 90 Sec. 90-297; City Code CH. 26 Sec. 26-294, at **835 Essex Road** - Violation(s) – Parking in the yard; Failure to obtain a business tax receipt (BTR); Failure to obtain a residential rental license (RTL) - First Notified – 3/17/2016.

Respondent was not present.

Mr. Jackson stated the violations were complaint driven and they consisted of parking in the yard however the only remaining violation left is failure to obtain a residential rental license. Mr. Jackson stated the inspector received a call from the owner saying the tenant will not allow the rental section to occur and if we wanted to get inside we would need a warrant.

Mr. Stenson stated all the violations have been corrected with the exception of the rental inspection however the tenant will not allow the inspector's in for a rental inspection.

Mr. Jackson stated the owner has a legal requirement to obtain a rental license but it is the owner's obligation to comply and he needs to figure out a way to comply with the law.

Mr. Vukelja wanted to know if the City has tried to communicate with the tenant to see if they will allow a re-inspection or just communicate the basis for the request for the re-inspection.

Ruling

Mr. Vukelja continued the case to the August 9, 2016 meeting.

CASE NO 9 SMG 05-16-24 – Johnie L. Bennett is cited for failure to correct violations of the Land Development Code, Art. 8 Sec. 8.2.A; Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 604.3, 504.3, 304.6), at **1600 Stocking Street** - Violation(s) – Non-conforming use as a rooming house; outside storage; electrical system hazard (lack of service); plumbing system hazard (lack of service); exterior surfaces - First Notified – 3/5/2016.

Respondent was not present.

Mr. Jackson stated the property was in noncompliance the violations were complaint driven Mr. Jackson stated that he is being informed the water and electricity are on at the property now.

Mr. Stenson stated he has had no contact with the property owner.

Ruling

Mr. Vukelja imposed a fine in the amount of \$100 against the Respondent effective July 13, 2016 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$15,000.

CASE NO 10 SMG 06-16-36 – Patrick D. Knox 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 602.3, 302.7, 304.7, 304.4, 605.1, 704.2, 304.8, 504.3, 304.6); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **642 North Street** - Violation(s) – Outside storage; no heat supply; accessory structure (fencing); dilapidated roof; structure members (exterior support wall); exposed wiring; missing smoke detectors; decorative features (lattice); plumbing system hazard (leaks); exterior surfaces; no valid business tax receipt (BTR); failure to obtain residential rental license (RTL) - First Notified – 3/7/2016.

Respondent was not present.

Mr. Jackson stated there is been no contact from the owner and further advised the former tenant vandalized the property.

Mr. Stenson stated the violations were the result of a tenant complaint the property has been vacant for a month and a half. The outside fencing has been corrected and the owner advises he is going to sell the property and is not renting.

Ruling

Mr. Vukelja imposed a fine in the amount of \$100 per day against the Respondent effective July 13, 2016 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$10,000.

CASE NO 12 SMG 06-16-35 – Janice Buchheit is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (ref. FBC Supp IPMC 304.13.2, 304.14, and 704.2) City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **722 N. Halifax Avenue** - Violation(s) – Unopenable windows; insect screens; smoke alarms; failure to obtain business tax receipt (BTR); failure to obtain residential rental license (RTL) - First Notified – 3/28/2016.

Respondent was not present.

Mr. Jackson stated there is been no contact with the owner since last meeting and staff was recommending a fine of \$100 per day to a maximum of \$15,000 plus a one-time administrative fine of \$250 for failure to obtain the BTR.

Mr. Recanzone stated he has had no contact and no submission of a rental license application.

Ruling

Mr. Vukelja imposed a fine in the amount of \$100 per day against the Respondent effective July 13, 2016 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$15,000 plus the one-time administrative fine in the amount of \$250 for failure to obtain the BTR.

CASE NO 13 SMG 07-16-38 – Binny Enterprises, LLC is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (ref. FBC Supp IPMC 302.1, 302.4, 302.7, 304.2, 304.3, 304.6, 304.7, 304.8, 304.10, 304.12, 304.13, 304.13.1, 304.13.2); Art. 6 Sec. 6.10.D; Art. 6 Sec. 6.10.E.1, 6.10.E.2, Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.C.4; Art. 6 Sec. 6.12.D; A, at **509 E. International Speedway Blvd.** - Violation(s) – No permit; outside storage of trash and debris; high grass and weeds; accessory structure dilapidated; peeling and fading paint; missing address numbers; exterior walls have holes and breaks; deteriorated roof; stairways decks and porches have deficiencies; handrails have parts that are missing; Windows and doors are broken or deteriorated; exterior sign – business is not open; Parking lot striping has cracks or missing asphalt; expired permit - First Notified – 3/29/2016.

Stan Holle, architect came forward and was sworn.

Mr. Jasbir Sodhi came forward and was sworn. Mr. Sodhi stipulated to noncompliance.

Mr. Jackson stated staff was recommending the next cutoff date for compliance.

Mr. Holle stated most of the items have been completed except for the roof and the parking lot. Mr. Holle stated he should be able to have everything completed by the next meeting.

Mr. Jackson stated staff believed the September meeting may be more reasonable.

Ruling

Mr. Vukelja found the Respondent in noncompliance and ordered the Respondent come into compliance by September 7, 2016 or be returned to subsequent meeting for consideration of a fine of up to \$1,000 per day thereafter.

CASE NO 14 SMG 07-16-39 – Gatlin Brothers of Daytona Beach, LLC and Family Food Store, Inc. is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (ref. FBC Supp IPMC 302.1, 302.3, 302.7, 304.1, 304.2, 304.3, 304.6, 304.8, 307.1, 307.3, 307.3.1, 504.3, 506.1, 604.3, 702.3, 702.4, 704.1) Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.10.D.; Art. 6 Sec. 6.10.E.1; Art. 6 Sec. 6.10.G.; Art. 6 Sec. at **600 North Ridgewood Ave.** - Violation(s) – Sanitation; accumulation of litter, garbage, or waste; sidewalks/driveway cracks-surfaces not maintained, broken areas, uneven slabs, trip hazard, missing or deteriorated striping; accessory structures: fence is loose, leaning or falling; street numbers missing or are not visible from the street; fire safety-means of egress-locked doors; general exterior, peeling flaking paint; exterior finishes should be free from holes or breaks; deterioration; prohibited signs; roof, fascia and soffit deterioration; electrical system: lighting fixtures, switches and outlets not in working order; improper wiring or installation - First Notified – 4/26/2016.

William Said came forward and was sworn.

Ramon Said came forward and was sworn. Mr. Ramon Said stated he was partners with regard to Gatlin Brothers.

Mr. Ramon Said stipulated to noncompliance and agreed they could have the work done by September.

Mr. Jackson stated staff was recommending September cut-off date for compliance since they have to obtain permits.

Mr. Fitzgerald stated the hood system has been completed, the fence has been repaired and the property has been washed, and the property has been mowed. Mr. Fitzgerald stated he needs a permit to replace the door after a car hit it.

Ruling

Mr. Vukelja found the Respondent in noncompliance and order the Respondent come into compliance by September 7, 2016 or be returned to a subsequent meeting for consideration of a fine of up to \$1,000 per day.

CASE NO 15 SMG 07-16-40 – Josif Janceski is cited for failure to correct violations of the Land Development Code, Art. 3 Sec. 3.4.S.; Art. 6 Sec. 6.19.A.3.a; Art. 3 Sec. 3.4.S.; Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 604.3, 504.3, 304.14, 304.5, 302.7); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **1058 Thunderbird Drive** - Violation(s) – Working without permit (roof); outside storage; lack of power; lack of utilities (water); dilapidated screens; dilapidated garage door; dilapidated fencing; Failure to obtain business tax receipt (BTR); failure to obtain residential rental license (RTL) - First Notified – 5/5/2016.

Mr. Janceski came forward and was sworn. Mr. Janceski stated he bought the house in November 2015 with the intent of fixing it up and moving in however he became ill and was hospitalized out-of-state until approximately a month ago. Mr. Janceski stated there were squatters that had broken in and were living in the house that were not tenants and he has tried to have them removed however the police say they cannot remove them. Mr. Janceski stated he has plans with an architect to remodel the house.

Mr. Vukelja asked where Mr. Janceski was residing at this time.

Mr. Janceski stated he is currently residing with a friend.

Mr. Jackson stated the case was complaint driven and after hearing what Mr. Janceski was saying they would ask for a continuance to look into the law enforcement help.

Ruling

Mr. Vukelja continued the case to August 9, 2016 meeting for a progress report and determination of compliance date.

CASE NO 16 SMG 07-16-41 – Daisy Smalls Johnson and George Smalls, Jr. and Vincent E. Smalls, as JTRS is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.2, 304.15, 605.1, 305.3, 603.1, 504.1, 304.13, 304.14, 704.2, 605.2); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **1211 Imperial Dr.** - Violation(s) – Peeling paint; exterior doors; electrical fixtures; electrical wiring; interior surfaces; inoperable appliances; damaged plumbing fixtures; inoperable Windows; missing or damaged screens; missing or inoperable smoke detectors; and operable receptacles; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL) - First Notified – 5/3/2016.

Mr. George Smalls, Jr. and Daisy Smalls came forward and was sworn.

Mr. Jackson stated the property was in noncompliance however they were having tenant issues.

Mr. Smalls stated he believe it might be possible to make the corrections if they can remove the tenant.

Ms. Smalls stated she has been trying to remove the tenant and she has destroyed the place and she runs up the water and electric bill and has refused to pay rent.

Mr. Vukelja stated if the tenant was occupying the property he would be willing to allow time to get the tenant removed.

Ruling

Mr. Vukelja found the Respondent in noncompliance and order the Respondent appear the August 9, 2016 meeting for progress report regarding the status of the tenant.

CASE NO 17 SMG 07-16-42 – Edna Sheffield Life Estate 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. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.2, 304.6, 304.7, 304.13, 304.15, 304.14, 602.1, 304.12, 605.1, 504.1, 305.3 605.2, 704.2, 302.7, 308.1, 305.4) City Code Ch. 90 Sec. 90-297 and City Code Ch. 26 Sec. 26-2, at **452 N. Martin Luther King Blvd.** - Violation(s) – Outside storage; peeling paint; exterior surfaces; dilapidated roof; broken windows; exterior doors; missing screens; no heat; dilapidated handrails; electrical fixtures; plumbing fixtures; interior surfaces; inoperable receptacles; missing smoke detectors; dilapidated fencing; infestation; walking surfaces; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL) - First Notified – 5/20/2016.

Ms. Edna F. Sheffield came forward and was sworn.

Mr. Charles Madison came forward and was sworn.

Ms. Sheffield stipulated to non-compliance and stated the tenant was evicted and there was a lot of work that needed to be done but she did not have the funds to make the corrections right away because she's retired. Ms. Sheffield stated she did not think she could have the corrections completed by September.

Mr. Jackson stated the property was in noncompliance and staff was recommending the September cut-off date for noncompliance.

Mr. Vukelja asked Ms. Sheffield if he were to allow her additional time to make the corrections would she be agreeable to making sure the property remained unoccupied and secured and the exterior was maintained until compliance.

Ms. Sheffield agreed to those terms.

Ruling

Mr. Vukelja found the Respondent in noncompliance and order the Respondent come into compliance by November 2, 2016 or be returned to a subsequent meeting for consideration of a fine of up to \$1000 per day and further ordered the property remained unoccupied, secured to city standards and the exterior is to be maintained.

CASE NO 18 SMG 07-16-43 – Ute H. Wessel is cited for failure to correct violations of the Land Development Code, Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **815 N. Grandview Avenue** - Violation(s) – The property is zoned SFR-5. Short-term rentals, known as "Other Accomodations" are not a permitted use in the zoning district. - First Notified – 5/11/2016.

Respondent was not present.

Mr. Jackson stated the property was previously in noncompliance by advertising as a bed-and-breakfast on Air B&B which is not allowed in that zoning area however the Respondent has since come into compliance and staff was just looking for a finding of non-compliance.

Ruling

Mr. Vukelja found the Respondent previously in noncompliance but currently in compliance and for any future repeat violation be returned to a subsequent meeting for consideration of a fine of up to \$5,000 per occurrence.

CASE NO 19 SMG 07-16-44 – Mary L. Synk is cited for failure to correct violations of the Land Development Code, Art 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1225 Gamble Place** - Violation(s) – The property is zoned SFR-5. Short-term rentals, known as "Other Accomodations" are not a permitted use in the zoning district. - First Notified – 5/12/2016.

Respondent was not present.

Mr. Jackson stated this case was similar to the previous case and this owner was also advertising on Air B&B but has since come into compliance.

Ruling

Mr. Vukelja found the Respondent previously in noncompliance but currently in compliance and for any future repeat violation be returned to a subsequent meeting for consideration of a fine of up to \$5,000 per occurrence.

MISCELLANEOUS BUSINESS

1. Juan Davis introduced the new code inspector Jerome McCoy.

Adjournment:

The meeting was adjourned at 10:51 a.m.