

**CITY OF DAYTONA BEACH MINUTES**

**June 13, 2017 at 9:00 AM  
City Commission Chambers  
301 South Ridgewood Avenue,  
Daytona Beach, Florida**

**SPECIAL  
MAGISTRATE  
HEARING**

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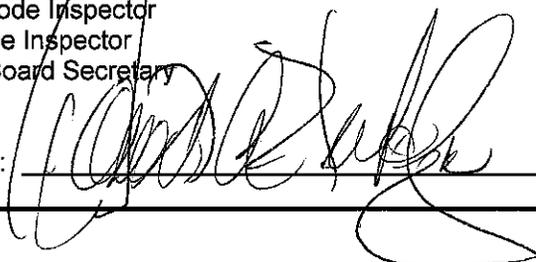
**ATTENDEES:**

Mr. David Vukelja, Special Magistrate

**STAFF:**

Anthony E. Jackson, Assistant City Attorney  
Ms. Glejuanda Davis, Code Inspector  
Mr. Michael Fitzgerald, Code Inspector  
Mr. Jerome McCoy, Code Inspector  
Mr. Cliff Recanzone, Code Inspector  
Mr. John Stenson, Code Inspector  
Ms. Aimee Hampton, Board Secretary

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



Special Magistrate

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Mr. Vukelja called the Hearing to order at 9:06 a.m.

Mr. Vukelja approved the May 9, 2017 Meeting Minutes.

Mr. Vukelja asked if there were any announcements.

Ms. Hampton announced the addition of Lien Review 2 to the Agenda and that the following cases were withdrawn:

**CASE NO 19 SMG 05-17-43 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **319 N. Hollywood Ave** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

**CASE NO 20 SMG 05-17-44 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1928 Marilyn Street** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

**CASE NO 25 SMG 05-17-49 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **312 N. Peninsula Dr.** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

**CASE NO 27 SMG 05-17-51 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of the City Code Ch. 26 Sec. 26-294, at **324 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

**CASE NO 28 SMG 05-17-52 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **330 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

**CASE NO 30 SMG 05-17-54 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **428 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**WITHDRAWN**

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

### **Lien Review 1**

**CASE NO SMG 09-14-55 – 733 Mulberry Street – Grover J. Dezern (Requestor is New Owner Michael Alvarez)** was cited for failure to correct violations of The Land Development Code Art 19 Sec. 1.1 (Ref. FBC Supp IPMC 304.13, 304.14, 304.2, 304.4, 304.6, 304.7 and 304.9) - Violation(s) – Fading and peeling paint; roof structural members rotten; exterior wall cracks, loose, missing and rotting materials; roof and flashing; gutters; rust and corrosion or missing parts and growing vegetation; overhang extension, rot or decay or rust; broken window glass; windows damaged or broken; torn or missing screens. Order Imposing Fine-Lien of \$100.00 per day effective October 9, 2014. Compliance date: 5/30/2017 = \$15,000\* Lien Maximized & recording costs of \$24.00. Total owed: \$15,024.00.

Mr. Michael Alvarez came forward and was sworn.

Mr. Alvarez stated he purchased the property at tax deed sale and did not know at the time there were liens.

Mr. Jackson stated the property was purchased at tax deed sale and Mr. Alvarez brought the property into compliance and it looks very nice according to the inspector. Mr. Jackson stated staff was recommending the fine be reduced to the sum of \$1,500 subject to being paid within 30 days.

Mr. Alvarez stated he was agreeable to the reduction to \$1,500.

### **Ruling**

Mr. Vukelja reduced the lien to the sum of \$1,500 subject to being paid within 30 days or the lien reverts back to the original amount.

**CASE NO SMG 09-13-52 – Theodora E. Keeling (New Owner: US Bank Nat'l Association)** is cited for failure to correct violations of the Land Development Code, Art. 19 Sec.1.1 (Ref. FBC Supp IPMC 303.1 and 304.7), at **1030 Alice Drive** - Violation(s) – Dilapidated roof and unsanitary pool. First Notified – 6/28/2013. 1<sup>st</sup> Lien is Order Imposing Fine/Lien of \$250.00 per day effective January 22, 2014 for unsanitary pool. Compliance 3/11/2014 = 48 days x \$250 per day = \$12,000.00 plus interest \$1,857.83 and \$24.00 recording costs = 1<sup>st</sup> lien total is \$13,881.83. 2<sup>nd</sup> Lien is Order Imposing Fine/Lien of \$75.00 per day imposed March 6, 2014 for roof violation. Compliance 6/9/2017 = \*\$15,000 maximized per Res. 10-204 plus \$24.00 recording costs = 2<sup>nd</sup> lien total is \$15,024.00. TOTAL AMOUNT OWED = ~~\$28,905.83.~~

Ms. Geraldine Westfall came forward and was sworn. Ms. Westfall stated the bank reacquired the property through foreclosure and she was the listing agent for the bank. Ms. Westfall stated the bank brought the property into compliance.

Mr. Jackson stated the city recommends a reduction to the amount of \$2,000 subject to being paid within 30 days.

### **Ruling**

Mr. Vukelja reduced the lien to the sum of \$2,000 subject to being paid within 30 days or the lien reverts back to the original amount.

### **Hearing of Cases**

**CASE NO 1 SMG 02-17-06 – James & Jackwylin Faye Davis** is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 294, at **1147 Barbara Drive** - Violation(s) – **Failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL)** First Notified – 12/8/2016.

Respondent was in compliance May 5, 2017.

**CASE NO 2 SMG 04-17-23 – Craig Carter** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7, 304.13, 304.14, 305.2, 309.1, 604.3, 704.2); Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 5 Sec. 5.2.B.3.f.i; City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **213 S. Keech Street** - Violation(s) – Roofs and drainage; window, skylight and door frames; insect screens; interior structural members; infestation; electrical system hazards; smoke alarms; outside storage; exterior structural appearance standards; occupancy is limited to a single family in SFR zoning district; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL) - First Notified – 12/29/2016.

Ms. Caila Carter came forward and was sworn. Ms. Carter stated her father's financial situation has changed and repairs are no longer feasible and financially affordable so the focus is now demolition.

Mr. Jackson stated he has spoken with Ms. Carter's attorney who advised they were still working on obtaining a quit claim deed so she can obtain title to the property and then secure a demolition permit. Mr. Jackson stated the inspector was suggesting time to allow them to work with the city to obtain assistance funding.

Mr. McCoy stated there are squatters who are living in the property and they have to remove the squatters.

Ofc. Jessmer stated the property is a police issue.

Ms. Carter stated she had someone who was able to help her secure the property once it is unoccupied. Ms. Carter stated her father allowed the people to live there so she has to legally evict them. Ms. Carter stated she did not feel safe going to the property by herself.

### **Ruling**

Mr. Vukelja continued the determination of a compliance date to the July 11, 2017 meeting.

**CASE NO 3 SMG 04-17-25 – Kinsey Whaley** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 304.7, 504.1, 604.3, 605.2, 309.1, 309.2); Art. 6 Sec. 6.19.A.3; Art. 6 Sec.6.19.A.4; City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **430 Marion Street, 2** - Violation(s) – ~~Roofs and drainage; plumbing systems and fixtures; electrical system hazards; receptacles; infestation; site appearance standards; structural appearance standards; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL)~~ - First Notified – 1/5/2017.

Respondent was not present.

Mr. Jackson stated the Inspector reports there has been no contact since the meeting and the property remained in non-compliance. Mr. Jackson stated the inspector is requesting a fine of \$150 per day to a maximum of \$15,000.

Mr. Vukelja asked if the property was occupied.

Mr. McCoy stated he was not sure if the property was occupied or not. Mr. McCoy stated he did have a business tax receipt (BTR).

### **Ruling**

Mr. Vukelja imposed a fine of \$100 per day against the Respondent effective June 8, 2017 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$15,000.

**CASE NO 4 SMG 04-17-27 – Vernal Johnson & Patricia Roper** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp IPMC 602.1, 604.3, 605.1, 605.2, 702.4, 704.2, 304.14, 309.1); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **646 South Street 1** - Violation(s) – Heating facilities required; electrical facilities-electrical system hazards; electrical equipment installation; electrical receptacles; fire safety - means of egress, emergency escape openings; smoke alarms; insect screens; infestation; failure to obtain business tax receipt (BTR); failure to obtain required residential rental license (RTL) - First Notified – 2/8/2017.

Mr. Vernal Johnson came forward and was sworn.

Ms. Mercedes Johnson came forward and was sworn.

Mr. Jackson stated the Respondents had tenant problems and have completed some work and further called Mr. McCoy to testify.

Mr. McCoy stated most of the interior work has been completed and some weather stripping and outlets that need to be covered. Mr. McCoy stated they were having problems with the tenant allowing them in to make the repairs but it was a tenant driven complaint and they were now working together.

Mr. Johnson stated they just needed more time to finish up.

### **Ruling**

Mr. Vukelja amended the previous order of non-compliance to allow the Respondents until July 5, 2017 to come into compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

**CASE NO 5 SMG 05-17-30 – Faye R. Smith** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7, 307.01, 304.15, 505.1), at **2616 North Halifax Ave.** - Violation(s) – Damaged roof; accumulation of rubbish or garbage; garage door in disrepair; no water - First Notified – 2/9/2017.

Respondent was not present.

Mr. Jackson stated there has been no contact from the Respondent but someone is residing at the property. Mr. Jackson stated staff was recommending a fine of \$100 per day to a maximum of \$10,000.

Mr. Vukelja asked if there has been any contact at all from the Respondents.

~~Mr. Recanzone stated he has never spoken with anyone but someone is living there because someone is signing for the certified mail.~~

**Ruling**

Mr. Vukelja imposed a fine against the Respondent in the amount of \$100 per day effective June 8, 2017 to continue each day thereafter until compliance is achieved or the fine reaches the maximum amount of \$10,000.

**CASE NO 6 SMG 06-17-62 – Nicholas J. & Amy Militello** is cited for failure to correct violations of the Land Development Code, Art. 6 Sec. 6.19.A.3.a, at **1148 Champions Drive** - Violation(s) – Outside storage - First Notified – 4/13/2017.

Mr. Nicholas Militello came forward and was sworn.

Ms. Amy Militello came forward and was sworn.

Mr. Militello stipulated to non-compliance.

Mr. Jackson stated the Respondents should be in compliance by the next cut-off date.

Mr. Militello stated the violations have been corrected.

**Ruling**

Mr. Vukelja found the Respondent in non-compliance and ordered the Respondent come into compliance by July 5, 2017 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

**CASE NO 7 SMG 06-17-63 – Daniel Condon** is cited for failure to correct violations of the Land Development Code, Art. 3 Sec. 4.S.1, at **831 S. Ridgewood Avenue** - Violation(s) – Fence built with no permit -First Notified – 12/22/2016.

Ms. Daniel Condon came forward and was sworn. Mr. Condon stipulated to non-compliance.

Mr. Jackson stated the property is in compliance and staff was asking for a finding of non-compliance.

Mr. Condon stated he recently moved here and did not know about the requirements to get a permit. Mr. Condon stated he did not have \$300 for a survey to be able to submit to get the permit so he removed the fence.

**Ruling**

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

**CASE NO 8 SMG 06-17-64 – JNG Property Group, LLC** is cited for failure to correct violations of the Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 304.7, 504.3); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **815 Marion Street** - Violation(s) – No water; flashing has defects; failure to obtain required residential rental license (RTL); failure to obtain business tax receipt (BTR) - First Notified – 3/20/2017.

**COMPLIANCE 5/26/2017**

***\*GEA Seaside Investments is the same Respondent for cases 9 through 37.***

Attorney Joel Osborne appeared on behalf of GEA Seaside Investments, Inc. Mr. Osborne stated he did not stipulate to non-compliance.

Mr. Jackson described the ordinance and requirements regarding the residential rental license. Mr. Jackson stated the inspector was Glejuanda Davis who advised there is no rental license for the property.

Mr. Vukelja asked Mr. Osborne if he was in agreement about the city's requirement for residential rental license.

Mr. Osborne stated he was in agreement with the requirement as they have obtained their first license and have submitted applications on a few other properties. Mr. Osborne stated not all the properties are occupied or being used as residential property. Mr. Osborne stated it was their position that just because a property is vacant does not mean it is a rental property, it can remain vacant for investment purposes and they do not believe they should be required to obtain a rental license until the property is occupied.

Mr. Jackson stated with regard to 316 Butler, the property has had a business tax receipt (BTR) since 2007 and has been continuously renewed as rental property. Mr. Jackson stated as far as compliance is at the time they were cited they were in non-compliance as the property was being posted and advertised for rent and therefore the city's position is he would need a rental license. Mr. Jackson called Inspector Glejuanda Davis for testimony.

Ms. Davis stated all properties have current business tax receipts (BTR's) which shows he has a business tax receipt for all the rental properties. Ms. Davis stated a business tax receipt allows you to operate a business within the city limits.

Mr. Osborne asked for a copy of the business tax receipt.

Ms. Davis stated she could produce copies if necessary but she personally conducted the computer research to verify the active BTR's and they are records kept in the normal course of business at the city.

### **Ruling**

Mr. Vukelja found the Respondent in non-compliance and asked how long to come into compliance.

Mr. Osborne stated they would apply for the rental license immediately.

Mr. Jackson stated he believed within 60 days the city believes the Respondent can apply for the rental license for all properties but with regard to 316 Butler the application should be able to be applied for by the next cut-off date.

Mr. Osborne stated they needed time in order to come into compliance with any violations that may exist.

Mr. Jackson stated the inspector reports this particular property is not occupied and the city did wish to prioritize properties that are occupied.

Mr. Vukelja asked if the inspector has seen the items on the inspection list.

Ms. Davis stated they have not performed an inspection on the property because they have not applied for the license.

Mr. Vukelja reviewed the necessary steps that should be taken in order to bring the property into compliance and that first an application needed to be submitted for the rental license; then an inspection occurs; then a list is provided of what needs to be corrected.

Ms. Davis stated that is correct and 5 of the properties an application has been received but they have not called to schedule an inspection.

Mr. Vukelja inquired as to which cases were properties that were occupied.

Ms. Davis stated if they could apply for the rental license by the next cut-off date she could get the inspections done and report the status of the properties.

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Ms. Annalise Trader came forward and was sworn. Ms. Trader stated she was a tenant from January 2016 to May 2017 and states she rented 2 properties from Mr. Aberman which was 507 Phoenix and 311 N. Hollywood. Ms. Trader stated he ceiling caved in and leaked in her bedroom at 311 N. Hollywood. Ms. Trader stated they relocated her to 507 Phoenix which did not water the first week they were there and a

and a working refrigerator for a month. Ms. Trader stated she had to borrow money from her family in order to relocate to another residence not owned by Mr. Aberman.

Ms. Iris Oswald came forward and was sworn. Ms. Oswald stated she resided at 311 N. Hollywood and has paid over \$13,000 in rent to Mr. Aberman. Ms. Oswald stated she has no air conditioning and list of things that do not work.

Mr. Keshawn Boyd came forward and was sworn. Mr. Boyd stated he rents a property from Mr. Aberman in South Daytona and is having the same issues. Mr. Boyd stated he had numerous issues with his residence at the time and he was finally able to move out but wanted to advise the Respondent is doing this in other cities too. Mr. Boyd stated he paid \$1350 a month and always paid.

Ms. Kristin Span came forward and was sworn. Ms. Span read from a statement describing her historic dealings with Mr. Aberman's property at 358 Nautilus as she resides next door and further stated she has reported several violations to code enforcement. Ms. Span stated Mr. Aberman sued her claiming loss of revenue to his business however the court dismissed the lawsuit when Mr. Aberman was unable to produce document proof of such allegation. Ms. Span asked for the city to begin to foreclosing on the properties that have thousands of dollars of liens.

Ms. Amy Pyle stated she resided across the street from one of Mr. Aberman's properties and was acquainted with at least 3 tenants who have moved or chose not to appear today. Ms. Pyle stated she believed Mr. Aberman was not applying for the rental license because he does not want his properties inspected. Ms. Pyle stated she has known people to live with mold, termites, rats, bugs, and they are told if they speak to code enforcement he will evict them. Ms. Pyle stated he received \$90,000 in façade grants in the beachside CRA and now the properties are back in a rundown condition.

**\*Below cases were testified to as occupied**

**CASE NO 10 SMG 05-17-34 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **318 Butler Blvd.** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 11 SMG 05-17-35 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **508 Eastwood Lane** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 12 SMG 05-17-36 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **121 S. Grandview Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 13 SMG 05-17-37 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2711 N. Halifax Unit 796** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 15 SMG 05-17-39 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **229 N. Hollywood Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 16 SMG 05-17-40 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **231 N. Hollywood Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 17 SMG 05-17-41 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **311 & 313 N. Hollywood Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 21 SMG 05-17-45 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **216 Morningside Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 31 SMG 05-17-55 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **433 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 32 SMG 05-17-56 – 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 504.1; 602.1; 304.7; City Code Ch 26 Sec. 26-294, at **13 South Peninsula Dr**. - Violation(s) – Plumbing systems and fixtures; heating facilities required; roofs and drainage; failure to obtain required residential rental license (RTL) First Notified – 1/30/2017.

**CASE NO 33 SMG 05-17-57 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **21 South Pensinsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 34 SMG 05-17-58 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **23 & 25 S. Peninsula** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 36 SMG 05-17-60 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **514 Phoenix Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 37 SMG 05-17-61 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **615 Wistera Road** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**Ruling (Cases 10, 11, 12, 13, 15, 16, 17, 21, 31, 32, 33, 34, 36, 37)**

Mr. Vukelja found the Respondent in non-compliance and ordered the Respondent apply for the rental license application for the occupied properties by July 5, 2017 and failing that be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day and further continued the determination of a compliance date to the July 11, 2017 meeting.

*\*The below cases are properties testified as unoccupied.*

**CASE NO 9 SMG 05-17-33 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **316 Butler Blvd** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 14 SMG 05-17-38 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **509 & 511 Harvey Ave.** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 18 SMG 05-17-42 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **317 N. Hollywood Ave.** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 22 SMG 05-17-46 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **232 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 23 SMG 05-17-47 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **236 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 24 SMG 05-17-48 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **308 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 26 SMG 05-17-50 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **320 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 29 SMG 05-17-53 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **420 N. Peninsula Dr** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**CASE NO 35 SMG 05-17-59 – GEA Seaside Investments, Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **507 Phoenix Avenue** - Violation(s) – Failure to obtain required residential rental license (RTL) - First Notified – 1/30/2017.

**Ruling (Cases 9, 14, 18, 22, 23, 24, 26, 29, 35)**

Mr. Vukelja found the Respondent in non-compliance and ordered the Respondent apply for the rental license application for the unoccupied properties by August 2, 2017 and failing that be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day and further continued the determination of a compliance date to the August 8, 2017 meeting. It was further ordered the properties not be rented, occupied, utilized or advertised for rent until compliance is achieved.

**MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

**Adjournment:**

The meeting was adjourned at 10:49 a.m.