

**SPECIAL
MAGISTRATE**

City Commission Chambers
301 S. Ridgewood Ave.,
Daytona Beach, FL 32115

David A. Vukelja
Special Magistrate

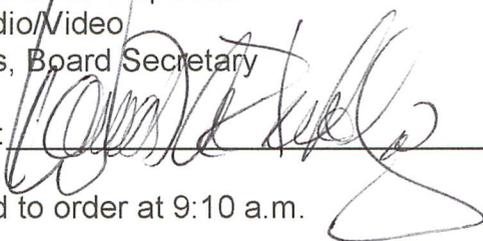
April 9, 2019

Attendees:

David A. Vukelja, Special Magistrate

Staff present:

- Mr. Ben Gross, Deputy City Attorney
- Captain Scott Lee, Daytona Beach Police Department
- Officer Steve Jessmer, Daytona Beach Police Department
- Mr. Denzil Sykes, Neighborhood Services Manager
- Mr. Steve Alderman, Code Inspector
- Mr. Tom Clig, Code Inspector
- Mr. Michael Fitzgerald, Code Inspector
- Mr. Daniel Garcia, Code Inspector
- Mr. Jerome McCoy, Code Inspector
- Mr. Clifford Recanzone III, Code Inspector
- Mr. John Stenson, Lead Code Inspector
- Mr. Charles Smarr, Audio/Video
- Ms. Vivian June Barnes, Board Secretary

Approval of Minutes by:  _____ Special Magistrate

The meeting was called to order at 9:10 a.m.

Mr. Vukelja approved and signed the minutes of the March 12, 2019 meeting.

Ms. Barnes swore in members of the staff who will be testifying.

Mr. Vukelja asked if there were any announcements.

Mr. Barnes stated the following cases are in compliance.

CASE # 3 - SMG 12-18-157 - Joseph T Collier Jr & Thelma & Charles J & Bettye C Thomas is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1151 Edith Dr.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 8/11/2018.

Compliance 3/26/2019

CASE # 5 - SMG 03-19-39 - 108 Palm Place LLC 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 **108 Palm Pl.** Violation(s) – Peeling paint. First Notified – 3/12/2018.

Compliance 4/4/2019

CASE # 8 - SMG 03-19-44 - Daytona Apartments Casa LLC is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297, at **1139 S. Ridgewood Ave.** Violation(s) – Failure to obtain Business Tax Receipt (BTR). First Notified – 7/9/2018.

Compliance 4-2-19

CASE # 9 - SMG 03-19-45 - Daytona Apartments Casa LLC is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297, at **1136 Martha Dr.** Violation(s) – Failure to obtain Business Tax Receipt (BTR). First Notified – 7/9/2018.

Compliance 4-2-19

CASE # 10 - SMG 03-19-46 - Daytona Apartments Casa LLC is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297, at **1132 Martha Dr. (Parcel #5340-01-00-0150).** Violation(s) – Failure to obtain Business Tax Receipt (BTR). First Notified – 7/9/2018.

Compliance 4-2-19

CASE # 11 - SMG 03-19-47 - Daytona Apartments Casa LLC is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297, at **1133 S. Ridgewood Ave.** Violation(s) – Failure to obtain Business Tax Receipt (BTR). First Notified – 7/9/2018.

Compliance 4-2-19

CASE # 12 - SMG 03-19-48 - Greyhound Lines Inc is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3), at **138 S. Ridgewood Ave.** Violation(s) – Potholes in driveways and parking lots. First Notified – 10/1/2018.

Compliance 3/26/2019

CASE # 13 - SMG 03-19-64 - Nancy J. & Paul Clark is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 108.1.1, 108.1.3, 108.1.5, 304.7, 304.13); Art. 6 Sec. 6.19.A.3, at **930 S. Beach St.** Violation(s) – Abandoned building, outside storage, unsafe structure, roof damaged and broken windows. First Notified – 1/17/2019.

Compliance 4/8/2019

CASE # 19 - SMG 03-19-67 - Caroline Daytona Properties 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,

304.2), at **129 Harney St.** Violation(s) – Paint fading and peeling and broken chain link fence. First Notified – 11/12/2018.

Compliance 4-8-2019

CASE # 26 - SMG 03-19-54 - Elisabeth F. Aloisa is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **722 N Grandview Ave.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 12/26/2018.

Compliance 4-3-2019

CASE # 29 - SMG 02-19-38 - S T & Irene Koutouzis et al is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.B; Art 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.2.H.4 (Ref. FBC Supp. IPMC 301.2, 302.3, 302.9, 304.2, 304.6, 304.7, 308.1, 308.2, 308.2.1) at **515 N Atlantic Ave.** Violation(s) – Graffiti, roof perimeter, protective treatment, outside storage, roof repair, roof tarp, pipe cap-vent, crumbling-cracked wall blocks, repair driveway/parking lot, hole in exterior wall, vines growing on exterior wall, rubbish & garbage and trash-debris. First Notified – 11/28/2018.

Compliance 4/2/2019

CASE # 36 - SMG 04-19-92 - Karen Lundin is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **666 Winchester St.** Violation(s) – No permit - trees cut down without permits, irreparable harm. First Notified – 3/13/2019.

Compliance 4-8-2019

CASE # 47 - SMG 04-19-77 - IH3 Property Florida, L.P. is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **109 Heathrow Drive.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 2/8/2019.

Compliance 4-4-2019

CASE # 50 - SMG 04-19-82 - James L. & Phyllis R. Beyea is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **810 Harrington.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 2/9/2019.

Compliance 4-5-2019

Mr. Vukelja called Case #21 out of order to accommodate a respondent with special needs.

CASE # 21 - SMG 02-19-33 - Jo-Ann M. Teel is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A.; Art. 6 Sec. 2.H.7.a (Ref. FBC Supp. IPMC 302.5, 304.13, 304.15, 305.1.1, 305.3, 305.6, 309.1, 504.3, 602.3, 603.1, 605.2, 605.4); City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **633 Florence St.** Violation(s) – Rodents, damaged windows and doors, damaged and unsafe interior surfaces, bug infestation,

plumbing hazards, no heating supply, broken mechanical appliances, broken receptacles, damaged electrical wiring, failure to obtain Business Tax License (BTR), failure to obtain Rental License (RTL). First Notified – 9/17/2018.

Mr. Ben Gross, Deputy City Attorney, stated the respondent has completed everything on the violation list except for some windows and the door. He stated staff is asking to amend to the May 8, 2019 cutoff.

Mr. Vukelja asked the respondent if she could be in compliance by May 8 and she stated yes.

DISPOSITION: Mr. Vukelja amended the current order of Non-compliance and ordered the respondent to come into compliance by May 8, 2019 or return to a subsequent meeting for the consideration of fine of up to \$1000 per day until compliance is achieved.

Mr. Vukelja called the Lien Review.

SMG 04-10-58 - 343 N. Segrave Street - Felicia Martin (current owner (3/3/2015) is Abhishek Shah) is cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC - see housing inspection report). Violation(s) – Failure to repair items listed on the housing long form report, exterior walls, trim, windows and sanitation. First Notified – 1/19/2010. Order Imposing Fine-Lien of \$100.00 per day effective May 5, 2010. Compliance – March 11, 2019. \$20,000.00 plus \$24.00 recording costs = \$20,024.00 due.

Mr. Gross stated the respondent got a great deal on the property and gave Mr. Vukelja a copy of the deed and Volusia Property Appraiser's report. He stated Mr. Shah purchased the property in 2015 and the lien was imposed in 2010. He stated the City would request to reduce the fine to no less than \$2,000.

Mr. Shah stated that was fine with him.

DISPOSITION: Mr. Vukelja reduced the amount of the fine to \$2,000 subject to being paid within 30 days.

Mr. Vukelja called the first case.

CASE # 1 - SMG 01-19-16 - Harbourside Sunsets COA 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, 302.7, 304.1, 304.2, 304.3, 304.4, 304.6, 304.7, 304.8, 304.9, 304.10, 304.12, 304.13.1, 304.13.2, 604.3.1 and 605.3), at **900 S. Peninsula Dr.** Violation(s) – Missing and peeling paint, mold and mildew, exterior walls, concrete spalling and cracking rotting wood, missing paint, damaged roofing, damaged fascia and soffit, electrical boxes (open wire), exterior electrical fixtures broken, exterior address numbers dilapidated, damaged exterior walls, fence missing paint, dilapidated auxiliary structure, rotten wood, missing paint, missing guardrails and handrails many locations throughout building. First Notified – 9/26/2018.

Mr. Vukelja stated he received the written progress report from respondent's attorney, Karen Wonsetler and asked Mr. Gross if he had seen the the letter.

Mr. Gross stated that he had read the letter. He stated he spoke to Ms. Wonsetler and that they were having the special assessment meeting on April 30th. He stated Ms. Wonsetler expected there to be some foreclosure action for some units and that at the next meeting he expected they would have a better idea of how to proceed.

A progress report and the determination of a compliance date has already been set for the May 14, 2019 meeting so no action was taken by the Special Magistrate.

CASE # 2 - SMG 12-18-163 - 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 302.3, 404.12, 304.6, 304.2, 304.14, 304.10, 304.4, 304.15, 304.13, 304.7, 305.3, 603.1, 604.3.2.1, 605.2, 704.2, 602.3 and 304.10), at **21 S Peninsula Dr.** Violation(s) – Damaged sidewalk, damaged steps and handrails, damaged exterior surfaces, exterior paint, missing screens, damaged porch and railings, structural supports, damaged exterior doors, broken/inoperable windows, damaged roof, damaged interior surfaces (flooring), inoperable appliances (stove), damaged electrical fixtures, inoperable outlets, lack of required smoke detectors, lack of operable heat source, and damaged balcony. First Notified – 10/12/2018.

Ms. Angela Hendry, attorney for GEA Seaside Investments came forward. Ms. Hendry stated the permits have been pulled and work is set to begin on the balcony structure this month. She stated they will be able to meet the June 5, 2019 compliance date previously set.

No action was taken as compliance is already set for June 5, 2019.

CASE # 33 - 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. IPMC 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.

Mr. Vukela asked Ms. Hendry if she agrees the violations were present at the time of the Notice and she stated she does not agree. She stated that there should not be an issue with the windows, that they are fixed and do not have to open. She stated that the City should not require screens because they provide adequate ventilation in the form of A/C. She stated the rest of the violations had been fixed and she has met with the Inspector.

Mr. Gross stated due to the number of violations, and the fact that this is a rental property, staff is asking to amend to the next cutoff. He stated the tenants arrived from out of state and they were unaware of the violations on the property.

Mr. Vukelja asked Ms. Hendry how much time she would need.

Ms. Hendry stated two months. She stated she was unclear as to whether she will need permits.

Mr. Vukelja stated that having tenants in the property may fast track the case.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 4 - SMG 02-19-23 - Dimitrios C Bozios Realty Corp is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.7), at **1174 Beville Rd.** Violation(s) – Damaged fence. First Notified – 10/9/2018.

Respondent was not present.

Mr. Gross stated the work had not yet started although they received a permit for the fence on March 28. He stated the old fence had not even been removed or touched and staff is asking for a fine in the amount of \$100 per day to a maximum of \$20,000. He stated the home's value is almost \$300,000 and there has been no contact with the inspector since the last hearing.

Inspector Cliff Recanzone stated the fence was old and they could have just removed it but they have not even tried to remedy the situation.

DISPOSITION: A fine in the amount of \$100 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$20,000 was imposed.

CASE # 6 - SMG 03-19-51 - Beach Development 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), at **530 N Beach St.** Violation(s) – Damaged gutters. First Notified – 10/24/2018.

Respondent was not present.

Mr. Gross stated the respondents have hired a contractor and staff is asking to amend to the next cutoff.

Mr. Vukelja asked if the inspector has had any contact with the respondent.

Inspector Danny Garcia stated he has had contact with the owner and they were working as of yesterday to install the gutters. He stated respondents would need a couple more weeks to complete the work.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 7 - SMG 03-19-50 - Blue Mountain Management 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), at **740 N. Ridgewood Rd.** Violation(s) – Repair roof. First Notified – 5/3/2018.

Paul Blauberg, owner, came forward and was sworn in.

Mr. Gross stated the owner is working cooperatively and diligently on the roof repair and staff is asking to amend to the next cutoff.

Mr. Blauberg stated he was at a standstill with the City because he didn't have enough detail on the plans that were submitted for the permit and his architect had to submit new plans on the roof and it is still under review. He stated the wood has been put up.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 14 - SMG 03-19-70 - Sterling Crystal Holdings LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.3, 304.6, 304.10, 308.1), at **214 Weber St.** Violation(s) – Damaged exterior surface, no house numbers, damaged front porch, trash and debris. First Notified – 2/4/2019.

Respondent was not present.

Mr. Gross stated the inspector has had no contact with the owner and is requesting a fine in the amount of \$250 per day to a maximum of \$15,000. He stated the inspector posted the property.

DISPOSITION: Noting the absence of the respondent and the presentation of the City, Mr. Vukelja imposed a fine in the amount of \$250 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$15,000.

CASE # 15 - SMG 03-19-55 - Barbara Stokes is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **522 Wallace St.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/8/2019.

Respondent was not present.

Mr. Gross stated there are many violations on this property, Inspector McCoy has done many inspections and determined the respondent will need time to complete the work. He stated staff is asking to amend to the next cutoff.

DISPOSITION: Noting the absence of the respondent and the City's presentation, Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 16 - SMG 03-19-68 - Nancy Braun is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **214 S Oleander Ave.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/15/2019.

Respondent was not present.

Mr. Gross stated an inspection is scheduled for April 12th and staff is requesting to amend to the next cutoff.

DISPOSITION: Noting the absence of the respondent and the City's presentation, Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 17 - SMG 03-19-56 - Tommie Law is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4), at **432 Alamanda St.** Violation(s) – Landscape, weeds, unsafe structure and no permit. First Notified – 12/27/2018.

Theologust Hodges, friend of the respondent, came forward and was sworn in.

Mr. Gross stated the inspector has had no contact with the respondent since the original hearing. He stated the respondents have completed some work but did not apply for or get the necessary permits. He stated staff is asking for a fine in the amount of \$100 per day to a maximum of \$10,000.

Mr. Hodges stated the property had permits but they expired in 2011 and that they need to redo the process. He stated the respondent stopped working because he had several deaths occur and that he was going into business with Mr. Law to work on the home. He stated the landscape had been completed but there was still rebar sticking out of the ground. He stated next week, the rebar will be capped.

Mr. Vukelja asked the inspector if this was the first time he was hearing of these plans and Mr. Gross stated yes.

Mr. Vukelja asked the respondent how long it would take to bring the property into compliance.

Mr. Hodges stated he would need about 2 weeks to resubmit the plans.

Mr. Vukelja asked what the unsafe structure was.

Inspector Jerome McCoy stated it was the rebar. He stated there needed to be a barrier around the property and that it was in a residential area and the concern is there are children playing there.

DISPOSITION: Mr. Vukelja continued the case to the May 14, 2019 meeting for a progress report. It was further ordered that the property must be secured to City standards, the rebar must be capped and a barrier put up within 7 days or be returned to the May 14th meeting for the imposition of a fine up to \$1,000 per day until compliance is achieved.

CASE # 18 - SMG 03-19-72 - Earl C. McCrary is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **316 Garden St.** Violation(s) –

Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/28/2019.

Mr. Earl C. McCrary came forward and was sworn in.

Mr. Gross stated the inspector became aware that it was a rental property, posted the Notice and re-inspected the property on February 21. He stated there was no change and staff is asking for a fine in the amount of \$100 per day to a maximum of \$15,000. He stated staff would like to hear Mr. McCrary's progress.

Mr. McCrary stated he had applied for the Rental License (RTL).

Inspector McCoy stated that he had applied for the Rental License (RTL) today and that it would be approved once it passed inspection.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 20 - SMG 02-19-28 - James O. Jr. & Jacqueline P. Jackson is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 302.8, 304.2, 304.7), at **811 Harrington St.** Violation(s) – Faded and peeling paint, rotten wood, junk vehicles, damaged roof and damaged fence. First Notified – 11/7/2018.

Ms. Jacqueline P. Jackson came forward and was sworn in. He stated Mr. Jackson was deceased.

Mr. Gross stated the respondent has made a lot of progress and staff is recommending to amend the order until the next cutoff.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 22 - SMG 03-19-66 - Gary F. Zebrowski is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.8, 304.2, 304.6, 304.13, 304.15), at **620 Cannon St.** Violation(s) – Abandoned building, unsecured, vacant, roof, exterior surfaces, overgrowth, storage, windows, doors and junk vehicles. First Notified – 1/9/2019.

Respondent was not present.

Mr. Gross stated the inspector has had no contact with the respondent and that the building appears to be abandoned. He stated there are issues with the roof, windows, doors, etc. He stated staff is requesting a fine be imposed in the amount of \$600 per day (later corrected to \$500 per day) to a maximum of \$15,000.

Inspector Mike Fitzgerald stated the property was an eyesore and detriment to the neighborhood.

DISPOSITION: Mr. Vukelja imposed a fine in the amount of \$500 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$15,000.

CASE # 23 - SMG 03-19-61 - Help U Now Consulting, Corp. & Allen Hyppolite is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7), at **446 N Keech St.** Violation(s) – Outside storage, trash and debris and broken chain link fence. First Notified – 12/3/2018.

Respondent was not present.

Mr. Gross stated that little had been done to remedy the violations and staff is asking for a fine in the amount of \$200 to a maximum of \$15,000 be imposed. He stated the inspector has had no contact with the respondent.

DISPOSITION: A fine in the amount of \$200 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$15,000 was imposed.

CASE # 24 - SMG 03-19-63 - Lawrence Henry Williams is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **617 Holmes.** Violation(s) – No permit for demolition. First Notified – 12/18/2018.

Respondent was not present.

Mr. Gross stated the inspector is Mike Fitzgerald and he has confirmed that the respondent has applied for permits but they have not been issued. He stated staff is asking for a fine in the amount of \$300 to a maximum of \$15,000 be imposed.

Inspector Fitzgerald stated that when the property was demoed, there was no permit pulled and he didn't know if the sewer had been capped or the water cut off.

Mr. Vukelja asked what the process for the owner was.

Inspector Fitzgerald stated the permit would be reviewed for any problems and the City would need to dig to confirm that the sewer line was capped and the water had been shut off.

Captain Scott Lee stated it would be simple to get a permit and they are willing to amend to the next cutoff.

CASE # 25 - SMG 12-18-162 - Krisztian Guti 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 305.1, 304.14, 304.13, 304.6, 304.2; City Code Ch. 26 Sec. 26-294, at **615 Tanglewood St.** Violation(s) – Work without permit, interior finishes, exterior finishes, screens, windows, exterior walls, paint and failure to obtain Rental License (RTL). First Notified – 8/27/2018.

Ms. Erzabet Kroll, mother, and Mr. Charles Bargaen, contractor, came forward and were sworn in.

Mr. Gross stated the respondent was working without permits and there were finishes and screens yet to be completed. He stated staff is requesting to amend to the next cutoff.

Ms. Kroll stated the delay was due to tenants who would be moving this weekend.

Mr. Bargaen stated he applied for the permit on 10/22/2018 and received it on 3/15/2019. He stated the tenants should be out and he will be able to start the work by the next meeting.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 27 - SMG 03-19-62 - J Weiss Family Limited Partnership is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **825 N Oleander Ave.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 12/18/2018.

Respondent was not present.

Mr. Gross stated the inspector is Jerome McCoy and he has had contact with the owner on a consistent basis. He stated the owner did not know that he needed a license and did not know how to obtain one. He stated the property has failed 3 inspections and the owners needed to install smoke alarms. He stated the property owner was making an effort and staff is requesting to amend to the June 5, 2019 cutoff.

DISPOSITION: Noting the absence of the respondent and the City's presentation, Mr. Vukelja amended the current order of non-compliance to allow the respondent until June 5, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 28 - SMG 03-19-53 - Lillie M Barron Bell is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1432 Illinois St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/1/2018.

Dr. Walter N. Fordham came forward and was sworn in. He stated the respondent Lillie Barron Bell had been deceased for 2 years and he was working with the respondent's husband, Roy Bell, to bring the property into compliance.

Mr. Gross stated that Lead Inspector John Stenson has had contact with Mr. Fordham and that the property failed inspection on April 2. He stated most items on the list had not been corrected. He stated the violations still exist including smoke detectors, screen doors and removal of a few vehicles. He stated staff is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

Mr. Fordham stated he had documents which prove he was at the Mayo clinic for the last 20 days and has hired a contractor but was not available to implement the plan. He stated he is asking for more time.

DISPOSITION: Mr. Vukelja amended the current order of non-compliance to allow the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 30 - SMG 02-19-25 - 504 Main St LLC 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. IPMC 108.1.5, 301.1, 304.1.1, 304.6, 304.7, 304.9, 304.10, 304.12, 304.13.1, 306.1.1, 308.1, 604.3), at **504 Main St**. Violation(s) – Structural Appearance Standards, dangerous stairs, roof leaks, unsafe masonry, exterior walls, roof and drainage, dangerous fire escape, broken windows, unsafe stairs and brick walls cracking, rubbish accumulation and electrical hazard. First Notified – 10/10/2018.

Ms. Pinal Tabakci Recel, owner, came forward and was sworn in. She stated her husband owned the property and passed away 2 years ago.

Mr. Gross stated Inspector Alderman reports the respondent has made some progress and that the stairs had been addressed.

Mr. Alderman stated he has had contact with Ms. Recel and the stairs were secured within 2 days. He stated no trespassing signs were placed around the property as well as a for sale sign.

Ms. Recel stated she has a commercial contract with a new buyer and is closing in a couple of weeks.

Mr. Vukelja asked how the stairs were secured.

Mr. Alderman referred to a picture showing an orange plastic fence around the bottom of the stairway. He stated the fence was secured with zip ties.

Mr. Vukelja asked if the wires were secured with zip ties and Ms. Recel stated yes.

Mr. Gross stated he would like to assure the new buyer takes possession with knowledge of the violations against the property. He stated he would like to be provided with a disclosure to the buyer that is specific. He stated they have had access to the upstairs but has not been able to inspect the roof and is requesting that be completed in the next 10 days.

DISPOSITION: Mr. Vukelja continued the case to the May 14, 2019 meeting for the determination of a compliance date. He further ordered that the property be maintained to City standards, not be rented, utilized or occupied until compliance is achieved. It was further ordered that respondent coordinate an inspection of the roof with City staff and that the stairway be secured so that it is inaccessible within 10 days or be returned for a fine in the amount up to \$1,000 per day. Respondent was also ordered to provide the City a copy of the disclosure to buyer before the closing.

CASE # 31 - SMG 03-19-59 - Investor Trustee Services LLC as Trustee of The Volusia Club Land Trust is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 308.1); Art. 6 Sec. 6.19.A.3; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **205 Shady Pl.** Violation(s) – Failure to maintain exterior windows, rubbish and trash, outside storage, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 10/24/2018.

Respondent was not present.

Mr. Gross stated that Inspector Tom Clig had had no contact with the owner and there was a tenant in unit 1. He stated they are asking for a fine in the amount of \$250 per day to a maximum of \$15,000. He stated this case and the next are the same property but different violations and is asking for the same fine on the next case. He stated the violations were discovered at separate times.

DISPOSITION: Noting the absence of the respondent and the City's presentation, Mr. Vukelja imposed a fine in the amount of \$250 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$15,000.

CASE # 32 - SMG 03-19-60 - Investor Trustee Services LLC as Trustee of The Volusia Club Land Trust is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 505.3), at **205 Shady Pl.** Violation(s) – No water. First Notified – 1/29/2019.

DISPOSITION: Noting the absence of the respondent and the City's presentation, Mr. Vukelja imposed a fine in the amount of \$250 per day, commencing April 4, 2019, and continuing to accrue each day thereafter until the property is brought into compliance or the amount of the fine reaches a maximum amount of \$15,000.

CASE # 34 - SMG 04-19-93 - William A. Brown is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **619 Glenview Blvd. 201.** Violation(s) – Construction without a permit. First Notified – 11/28/2018.

Respondent was not present.

Mr. Gross stated the owner received a permit on 3/25/2019 and work was proceeding. He stated staff is asking to amend to the next cutoff.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 35 - SMG 04-19-89 - 319 San Juan LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **120 Marion St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 2/6/2019.

Respondent was not present.

Mr. Gross stated the Notice of Violation was sent 2/6/2019 and was returned. He stated Inspector McCoy posted the property. He stated a re-inspection was done on 3/11/2019 and failed. He stated staff is asking to amend to the next cutoff.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 37 - SMG 04-19-94 - Reed Murril Hayse 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 302.1, 302.7), at **128 Kingston Ave.** Violation(s) – Outside storage, trash and debris, damaged chain link fence and car parked in the front yard grass. First Notified – 11/14/2019.

Mr. Reed Murril Hayse came forward and was sworn in.

Mr. Gross stated staff is asking for the next cutoff.

Mr. Vukelja asked the respondent if he agreed the violations existed at the time of the Notice and Mr. Hayse stated yes.

Mr. Hayse stated he had limited income and that's why he hasn't fixed the property yet.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until June 5, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 38 - SMG 04-19-88 - Lovely Group Investments, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13.1, 504.1, 604.3); Art. 8 Sec. 8.2.A; City Code Ch. 90 Sec. 90-297, at **600 W. Intl Speedway Blvd.** Violation(s) – Non-conforming use (gaming), exterior structure - glazing, failure to maintain plumbing, electrical system hazards and failure to obtain Business Tax Receipt (BTR). First Notified – 2/26/2019.

Respondent was not present.

Mr. Gross stated Inspector Clig is available for specific questions and Notice was given to the property for non-conforming use, gaming, problems with the exterior structure, plumbing etc. and is requesting a finding of non-compliance and to amend until the next cutoff.

DISPOSITION: Noting the absence of the respondent and presentation by the City, Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 39 - SMG 04-19-78 - Paul Jones, Jr. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.5, 304.6, 304.7,

304.13.2, 304.14, 304.15, 305.1.1), at **701 Kingston Avenue**. Violation(s) – Failure to maintain exterior structural members, foundation walls, exterior walls, roofs and drainage, inoperable windows, insect screens, exterior doors and interior structure - unsafe conditions. First Notified – 11/20/2018.

Respondent was not present.

Mr. Gross stated Inspector Clig reports that fire damaged the building which resulted in violations including failure to maintain the exterior structure, roofs and drainage, inoperable windows, insect screens, exterior doors and the interior structure is unsafe. He stated the green card was signed for but the inspector has had no contact from the respondent. He stated the property was posted as unsafe and staff is recommending a finding of Non-compliance and to amend to the next cutoff.

DISPOSITION: Noting the absence of the respondent and presentation by the City, Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 40 - SMG 04-19-79 - Evelyn Rodriguez is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.13, 304.15, 305.1.1, 305.2, 305.3), at **1111 Hampton Road**. Violation(s) – Failure to maintain exterior structural members, windows, door frames, doors, interior structure, unsafe conditions, interior structural members and interior surfaces. First Notified – 10/15/2018.

Evelyn Rodriguez came forward and was sworn in.

Mr. Vukelja asked the respondent if she agreed the violations existed on the property at the time Notice was given.

Ms. Rodriguez stated she is confused. She stated it was her mother's house and was damaged by fire. She stated it had been posted by the Building Department and Lead Inspector John Stenson told her she needed to board it up. She stated she purchased the materials to board the windows and Mr. Cecil, with the Building Department, came and told her she needed to demolish it.

Mr. Gross stated the violations have existed on the property since 10/15/2018 and it needs to be brought into compliance. He stated the City is asking for a finding of non-compliance and would like to amend to the next cutoff.

Mr. Vukelja asked the respondents what her intentions were with the property.

Ms. Rodriguez stated she lives in an adjacent property and just had to spend money fixing her own leaking roof and did not have the funds. She stated she did not know what she was going to do and asked for time.

Mr. Vukelja told the respondent she either needed to bring the property into compliance, demolish it, or sell it. He stated she needed to tell him what she was going to do at the next

meeting. He stated she should speak with the inspector regarding boarding the windows and making sure there was no broken glass.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and continued the case until the May 14, 2019 meeting for the determination of a compliance date. It was further ordered that the property must be secured to City standards within 2 weeks and the exterior be maintained until compliance is achieved.

CASE # 41 - SMG 04-19-87 - Susan Hounsom Family Limited Partnership is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.13, 304.15, 305.1.1, 305.2, 305.3), at **617 Kingston Ave.** Violation(s) – Parking in the front yard. First Notified – 11/10/2018.

Susan Hounsom, owner, and Angeline Maynor, tenant, came forward and was sworn in.

Mr. Vukelja asked the respondent if she agreed these violations existed at the time of the Notice and she stated yes.

Mr. Gross stated the respondent was cited for parking in the front yard. He stated the respondent was notified in November and the inspector had contact with her only 2 days ago.

Ms. Maynor asked the Special Magistrate where she can park if she and her 6 kids are not allowed to park in the grass.

Mr. Vukelja stated he did not know.

Ms. Hounsom stated she had given notice to the tenant and told her not to park in the grass. She stated they did not park in the grass for a few days and then started back again. She stated the home was built in 1929 and that she had put down pavers for parking but that did not work. She stated she will need to look into putting in a new driveway.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 42 - SMG 04-19-86 - Gatlin Brothers of Daytona Beach 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, 308.1); Art. 6 Sec. 6.19.A.3, at **600 N Ridgewood Ave.** Violation(s) – Outside storage, trash & debris and dirt & grime. First Notified – 1/18/2019.

Mr. Remun Said and Mr. William Said came forward and were sworn in.

Mr. Gross stated the inspector is Danny Garcia and he will address the compliance issues.

Mr. Garcia stated the property is now in compliance but is requesting a finding of Non-compliance/Compliance and that a will-fine be ordered.

Mr. Remun Said stated they have corrected the violations. He stated there are people behind his building who feed the homeless and they throw their trash and boxes down and it blows against his fence. He stated they fixed the fence, hired someone to paint the building and blow the dust away. He stated Mr. Garcia does not call him in advance to let him know when he will be inspecting the property. He stated there is an employee every few hours who walk the grounds and clean up the trash but he has a hard time keeping up with it.

Mr. Vukelja suggested he might want to keep a log of when the property is checked for trash.

DISPOSITION: Mr. Vukelja found the respondent was now in compliance as of April 9, 2019 and previously in non-compliance and for any future violations shall be returned to the Special Magistrate for consideration of a fine up to \$5,000 per day.

CASE # 43 - SMG 04-19-90 - 275 Ridgewood Avenue, LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.1.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 504.3); Art. 3 Sec. 3.4.S, at **275 N Ridgewood Ave.** Violation(s) – No double back flow, did plumbing work without a permit. First Notified – 12/28/2018.

Respondent was not present.

Mr. Gross stated Inspector Garcia is available for specific questions but the Notice of Violation was issued on 12/28/2018 when plumbing work was done by an unlicensed contractor who failed to install a double back flow. He stated the building was re-inspected on 3/2/2019 and it was not in compliance. He stated the case originated as a police complaint.

Mr. Garcia stated the property was vacant and has a back flow issue. He stated he believed the water had been turned off. He stated there was a permit to correct this issue but it was never finalized. He stated he will need the water turned back on before he can re-inspect the property and is asking for a finding of non-compliance and that the work be done by the next cutoff.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 44 - SMG 04-19-95 - Carol Anthonette Young etal is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 304.7, 304.10, 304.13.2, 304.15), at **222 Madison Ave.** Violation(s) – Damaged window, front door, rear stairway and deck, soffits, fascia and driveway/walkway. First Notified – 2/4/2019.

Mr. Ronald Nour, Esq. came forward and was sworn in. He stated much of the work had been done and that the property was being sold to a rehab specialist with additional properties. He stated they should close by the end of the month.

Mr. Gross stated if the property was to close before April 20 he would ask for the June cutoff to come into compliance.

Mr. Nour provided a copy of the sale contract but requested the purchase price be redacted.

Mr. Gross stated they could not redact anything.

Mr. Nour agreed to email a copy of the redacted contract to the Deputy City Attorney and Code Officer Garcia.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until June 5, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 45 - 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 for renovation. First Notified – 11/23/2018.

Mr. Kenly McGee came forward and was sworn in. He stated he was handling the permits for the property. He stated he had met with the Redevelopment Board and they asked for a list of things including surveys and site plans. He stated the contractor cannot get them done until May and then they will go back before the Board and receive the permit.

Mr. Gross stated they had time up to this point to get the permits and is asking for compliance by the next cutoff.

Mr. McGee stated his contractor cannot get to the plans until May.

Mr. Gross asked that there be at least a progress report at the next meeting.

DISPOSITION: Mr. Vukelja continued the case to the May 14, 2019 meeting for a progress report and the determination of a compliance date.

CASE # 46 - SMG 04-19-76 - Bat Development, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **640 Tanglewood Court.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 2/4/2019.

Mr. Timothy Hudson came forward and was sworn in.

Mr. Vukelja asked the respondent if he agrees the violations existed at the time of the Notice and Mr. Hudson stated yes.

Mr. Gross stated staff is asking for the property to be in compliance by the next cutoff.

Mr. Hudson stated he has applied for the Business Tax License (BTR) and Rental License (RTL) and is just waiting for the inspection to be done.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 48 - SMG 04-19-80 - Leslie J. Tiffany is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **344 Pierce Avenue**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/25/2019.

Mr. Mike Comino, cousin, came forward and was sworn in.

Mr. Vukelja asked Mr. Comino if he agreed the violations existed at the time of the Notice and Mr. Comino stated yes.

Mr. Gross stated the respondent has applied for the Business Tax License (BTR) and Rental License (RTL) and is requesting a finding of non-compliance and next cutoff to bring the property into compliance.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 49 - SMG 04-19-81 - Harold W Hunter, Jr & Lisa Hunter Davis is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **803 Madison**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/18/2018.

Lisa Hunter Davis came forward and was sworn in.

Mr. Vukelja asked the respondent if she agreed the violations existed at the time of the Notice and she stated yes.

Mr. Gross stated that staff is asking the property be brought into compliance by the next cutoff.

Ms. Davis stated she has a tenant problem and has not had access to the property. She stated the tenant moved out yesterday and she has changed the locks. She stated she has not been in the property and didn't know what she would find.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 51 - SMG 04-19-83 - Valerie D. and Thomas C. Hamm is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **45 N Hollywood**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 11/12/2018.

Mr. Thomas C. Hamm came forward and was sworn in.

Mr. Gross stated the respondent has provided the inspector with a payment receipt for the Rental License (RTL) and staff is requesting a finding of non-compliance and to amend to the next cutoff for compliance.

Mr. Hamm stated he will do his best to get it done. He stated they had an original license when they purchased the property but they lived in California at the time and did not know that he needed to renew it each year. He stated the property had been accruing interest on the previous years and he wasn't sure how he was going to pay it. He stated the renewal notices were sent to a PO Box in California after they moved here for retirement.

DISPOSITION: Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 52 - SMG 04-19-84 - Suzanne N. Slaughter, Trustee of the Suzanne N. Slaughter Revocable Trust No. 1 is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **425 University**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/15/2019.

Respondent was not present.

Mr. Gross stated the inspector is John Stenson and he reports that the respondent has applied for the Rental License (RTL) and it is under review. He stated staff is asking for a finding of non-compliance and is requesting the property be brought into compliance by the next cutoff.

DISPOSITION: Noting the absence of the respondent and the presentation by the City, Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 53 - SMG 04-19-85 - Joseph F. & Debra A. Kedzuf is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2300 N. Atlantic #803**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/25/2019.

Respondent was not present.

Mr. Gross stated the respondents failed to obtain a Rental License (RTL) and inspection on 10/15/2018 revealed they were missing screens and smoke detectors. He stated the respondents missed the February deadline and he is not sure if the property is occupied but is asking for a finding of non-compliance and to amend to the next cutoff to bring the property into compliance.

DISPOSITION: Noting the absence of the respondent and the presentation by the City, Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 54 - SMG 04-19-97 - Herbert S. B. and Lorin Kawesch is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **536 Ruth**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 2/13/2019.

Respondent was not present.

Mr. Gross stated the inspector is John Stenson for any specific questions. He stated the respondents were renting the property without obtaining a Rental License (RTL). He stated the property was posted on 2/13/2019 and since the property is occupied, staff is asking for a finding of non-compliance, next cutoff to come into compliance.

DISPOSITION: Noting the absence of the respondent and the presentation by the City, Mr. Vukelja found the respondent in non-compliance and allowed the respondent until May 8, 2019 to come into compliance or be returned to the Special Magistrate for consideration of a fine up to \$1,000 per day thereafter.

Mr. Vukelja asked if there was any Miscellaneous Business to discuss and no one responded.

The meeting was adjourned at 11:23 a.m.