
City of Daytona Beach Special Magistrate

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

Robert J. Riggio, Special Magistrate

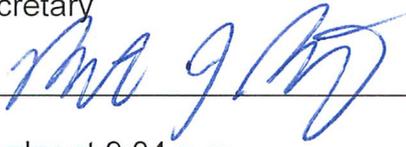
January 14, 2020 Minutes

Attendees:

Robert J. Riggio, Special Magistrate

Staff present:

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

Approval of Minutes by:  _____ Special Magistrate

The meeting was called to order at 9:04 a.m.

Mr. Riggio asked if there were any announcements.

Ms. Barnes announced the following cases.

CASE # 9 - SMG 11-19-262 - Jason Canoles is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 302.8, 304.2), at **348 N Lincoln St.** Violation(s) – Landscaping, damaged roof, junk vehicle, peeling paint. First Notified – 7/29/2019.

Compliance 11/18/2019

CASE # 13 - SMG 10-19-218 - Nates Holding LLC Etal is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7, 304.2, 304.13); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **220 Reva St.** Violation(s) – Landscaping, outside storage, damaged roof,

peeling paint, broken windows, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 7/22/2019.

Compliance 1/12/2020

CASE # 33 - SMG 01-20-01 - Proxbrownfield, Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **151 S Atlantic Ave.** Violation(s) – Property maintenance, storage (east side), damaged concrete, boarded-damaged windows, exterior structural paint. First Notified – 6/27/2019.

Compliance 1/13/2020

CASE # 35 - SMG 01-20-14 - Ryszard Blusewicz & Irena Lisowska-Blusewicz is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **145 N Halifax #705.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/12/2019.

Compliance 1/10/2020

Mr. Riggio called the first lien review.

LR-1 SMG 08-08-134 - 414 Ellsworth Street - Dalhia F. Reynolds (current owner is D & Y Sunshine State Services Corp.) is cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1 (ref. 304.3 and 304.7 IPMC) and Art. 19 Sec. 1 ref. 90-297 Code of Ordinances. Violation(s) – Premises identification numbers, roof and drainage; no occupational license. First Notified – 10/7/2007. **Order Imposing Fine/Lien of \$50.00 per day, effective February 4, 2009. Compliance = December 4, 2019. Amount due is \$15,000.00 plus \$22.00 recording fees = \$15,022.00.**

Mr. Farheed Nagoon, Attorney for the respondent, came forward. He stated his client put the property into compliance and is asking for a reduction for cost.

Mr. Jackson stated the property sat in non-compliance for 10 years to the detriment of the City and accrued fines. He stated he is taking the purchase price into consideration and Inspector Stenson is willing to reduce the amount of the fine to \$7,500.

Mr. Nagoon stated his clients are making the community better and requested a reduction to \$5,000.

Mr. Jackson stated they purchased the property after the demolition.

DISPOSITION: Mr. Riggio reduced the amount of the lien to \$6,250 payable within 30 days or the fine reverts back to the original amount.

Mr. Nagoon asked they be given 60 days for payment.

Mr. Jackson directed Mr. Nagoon he should request that from administrative staff.

LR-2 SMG 07-19-150 - 757 Terrace Ave - Common Wealth Trust Services LLC TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 5/2/2019. **Order Imposing Fine/Lien of \$100.00 per day, effective August 2, 2019. Compliance = November 7, 2019. Amount due is \$9,700.00 plus \$24.00 recording fees plus \$7.19 interest = \$9,731.19.**

Mr. David Knight came forward and was sworn in. He stated he was employed by the firm's benefactor as the trustee and is a broker and investor. He stated the property was purchased through an LLC and then put in Trust. He stated they did extensive renovations and obtained the Rental License. He stated they have a buyer who lives next door to buy the property but will not buy it with the lien.

Mr. Jackson stated it took them between May and November to come into compliance and obtain the Rental Inspection and the City is requesting no reduction.

Inspector Jerome McCoy stated he had given them a list of the violations.

Mr. Jackson asked if the property was occupied.

Mr. McCoy stated it was occupied the entire time.

Mr. Knight stated the tenants had disconnected one of the smoke detectors, but the smoke detectors were all in the home and the outlet and soffit were repaired.

Mr. Riggio expressed concern over the life safety issues of not having working smoke detectors in an occupied unit.

Mr. McCoy gave the Special Magistrate a copy of the inspection report signed by the respondent.

Mr. Jackson stated the smoke detectors were not tested and the inspection failed.

DISPOSITION: Mr. Riggio denied the reduction of the fine.

LR-3 SMG 12-18-162 - 615 Tanglewood St - 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. 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. **Order Imposing Fine/Lien of \$100.00 per day, effective August 1, 2019. Compliance = December 9, 2019. Amount due is \$13,000.00 plus \$24.00 recording fees plus \$21.06 interest = \$13,045.06.**

Ms. Erszabet Kroll, mother of the respondent, came forward and was sworn in. She stated she understands they had to convert back the house to single family. She stated the City refused to approve the permits of the work done in 2009 and sent them back to permitting. She stated they were delayed in doing the work due to the time it took the City to come and inspect.

Mr. Jackson stated they were notified back in August of 2018 and ultimately brought to the Magistrate more than a year later and fine was imposed. He stated the property was occupied the entire time. He stated the City is asking to reduce the fine to \$6,500.

Mr. Jones stated the respondent could not get a permit to change the use. He stated they had created multiple units but the property is zoned only for single family homes and she had to convert it back for compliance.

There was additional discussion regarding the original permits to remodel the front of the building which had expired and the process she followed for permits with the Building department.

Mr. Riggio asked if in 2009 the permit was signed off on would that have remedied the deficiencies.

Mr. Jones stated the permit was not for adding additional units and they could not get a permit to change the units.

Ms. Kroll stated she would like the fine to be reduced to \$3,000.

Mr. Jackson stated with his reduction to \$6,500, he took into account the time period, circumstances and the respondent had the benefit of rental.

DISPOSITION: Mr. Riggio reduced the amount of the lien to \$6,500 payable within 30 days or the fine reverts back to the original amount.

CASE # 40 - SMG 01-20-10 - Erica Davis 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, 302.8, 304.2, 304.2, 304.15), at **615 Washington St.** Violation(s) – Outside storage, trash and debris, junk vehicles, damaged fencing, boarded up exterior door, no address numbers, paint fading and peeling. First Notified – 6/5/2019.

Ms. Erica Davis came forward and was sworn in.

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

Ms. Davis stated they are working on things.

Mr. Jackson stated Inspector Fitzgerald reports the property remains in non-compliance since June and is asking to amend to the March cutoff.

Ms. Davis stated there are some things they need to fix but they are waiting on their tax check.

DISPOSITION: Mr. Riggio amended the current order of non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

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.

Ms. Karen Wonsetler, Attorney for the respondent, came forward. She stated the property was near condemnation and they appointed a new Board, imposed a special assessment, put on a new roof and took care of all of the safety issues. She stated they had plumbing issues, not on the violation which they have taken care of and are currently getting bids for landscaping but will not be able to pay until the special assessments come in.

Mr. Jackson asked to amend until the July 8th cutoff for compliance and would like a progress report at the April 14th meeting.

DISPOSITION: Mr. Riggio amended the currently order of non-compliance and ordered the respondent to appear for a progress report at the April 14, 2020 meeting and bring the property into compliance by the July 8, 2020 cutoff or be returned for consideration of the imposition of a fine up to \$1000 per day.

CASE # 2 - SMG 09-19-212 - Inversiones Prieto Mendez LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.7, 304.13, 605.1), at **640 Orange Ave.** Violation(s) – Broken windows, crumbling exterior walls, dilapidated roof and garage, electrical fixtures broken. First Notified – 5/10/2019.

Mr. Alito Alieta came forward and was sworn in.

Mr. Jackson asked to continue the imposition of a fine to the February meeting so that they could have a certified interpreter present.

DISPOSITION: Mr. Riggio continued the imposition of a fine to the February 11, 2020 meeting.

CASE # 3 - SMG 11-19-254 - Target House Property Solutions LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), at **610 McCormick St.** Violation(s) – Working without permits, accumulation of rubbish or garbage. First Notified – 12/26/2018.

Mr. Keno Cole came forward and was sworn in. He stated the building department made a site visit and told him he needed an elevation certificate which was sent to the Building Inspector. He stated they will need a flood zone certificate as well and the original permit needs to be re-scoped. He stated it is not going to be a rental property and they may sell it. He stated they collected all of the rubbish on the street and are having it disposed of. He asked for 60 to 90 days.

Mr. Jackson stated the renovation was for more than 50% of the value and they were cited for doing work without a permit. He stated the work that was done exceeds the scope of the permit.

Mr. Riggio asked if this is renovate or demolish.

Mr. Jackson stated yes and he would like to continue to the next meeting to make a determination of what he's going to do with the property.

DISPOSITION: Mr. Riggio continued the imposition of a fine to the February 11, 2020 meeting. It was further ordered that respondent must secure the property to City Standards and maintain the exterior.

Ms. Barnes, Board Secretary, left the chamber at 11:53 a.m. Mrs. Aimee Hampton took over as Board Secretary.

Ms. Barnes returned at 11:55 a.m.

CASE # 18 - SMG 09-19-193 - Ella L. Sullivan is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 604.3, 302.1, 302.3, 302.4, 304.2, 304.3, 304.13, 304.13.1, 304.13.2, 304.15, 504.3), at **439 N Lincoln St.** Violation(s) – No water, unmaintained lawn, overgrown grass, weeds growing over sidewalk, damaged chain link fence, dirt and grime, peeling paint, damaged screens, damaged doors and windows, broken window panes, broken exterior light fixture on front porch, missing address numbers and damaged fascia board. First Notified – 5/21/2019.

Dr. Walter Fordham came forward and was sworn in. He stated that Ms. Sullivan passed away at the end of November.

Mr. Jackson stated the City is asking to amend to the next cutoff for compliance.

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

CASE # 4 - SMG 12-19-279 - Hecks Property Management LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **217 Lynne Dr.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 9/26/2019.

Ms. Colette Heck came forward and was sworn in. She stated the property is vacant.

Mr. Jackson stated it was property utilized for rent and the respondent can sign an affidavit that the property would not be used for a rental to bring it into compliance.

Ms. Heck stated she only rented it for a short period of time.

DISPOSITION: Mr. Riggio continued the imposition of a fine to the February 5, 2020 cutoff to give the respondent time to resolve the issue by signing an agreement not to rent.

CASE # 6 - SMG 12-19-295 - GEA Seaside Investments Inc. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **21 S Peninsula Dr.** Violation(s) – Lack of required permits for work being performed. First Notified – 11/4/2019.

Ms. Angela Hendry came forward. She stated the property is vacant and is not being rented. She stated she had a valid Rental License.

Mr. Jackson stated the respondent lacks the required permits for work being done. He stated the Rental License was expired.

Mr. John Stenson stated this case is an extension of an existing case. He stated a Stop Work Order was issued for work done without permits or a licensed contractor. He stated they were removing wood and material and in some cases placing the siding over rotted wood.

Mr. Riggio asked if it would matter that the property is a rental property.

Mr. Stenson stated no.

Ms. Hendry stated they did not do any repair work. She stated the company is in bankruptcy and does not have funds.

Mr. Jackson stated Chapter 11 does not waive the permit requirements and asked the respondent to obtain the permits. He stated the Inspector is asking for compliance by the next cutoff and they have been given ample time to correct the situation.

Ms. Hendry stated there is no way to know if rotten wood is under the siding. She stated there were only small pieces of siding being replaced and that she will have to retain a contractor.

Mr. Riggio asked if under the City's code that the work that was done requires a permit.

Mr. Stenson stated all work needs to be done by a licensed contractor with permits obtained.

Ms. Hendry stated she asked P & L to check and see if permits were needed.

Mr. Riggio stated that the inspector testified that the work that needs done need building permits and this would be an after the fact permit. He asked the respondent how long it would take.

Ms. Hendry stated two months.

Mr. Jackson stated they continue to work and then say they don't need permits.

ACTION TO BE TAKEN: Con't. from December for the determination of a compliance date. Ordered to obtain contractor, apply for permits and no work done until permits are in place.

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

CASE # 7 - SMG 11-19-258 - Alfred J J Wright is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.7), at **740 Vernon St.** Violation(s) – Outside storage, parking in the yard, damaged roof, broken windows. First Notified – 7/28/2019.

Respondent was not present.

Mr. Stenson stated the property remains in non-compliance and is asking for a fine in the amount of \$200 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 8 - SMG 12-19-290 - Dennis T & Terri L Prescott is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 304.6, 504.3), at **1328 Imperial Dr.** Violation(s) – Damaged driveway, exterior surfaces, plumbing system hazard (inadequate back siphonage). First Notified – 10/26/2019.

Dennis & Terri Prescott came forward and were sworn in. Mr. Prescott stated he finally got several people to pull the permit and fix the driveway. He stated the first contractor got sick and he fixed the clogged septic line but didn't fill the holes. He stated there was a blockage before the septic tank. He later found out the plumbing contractor was not licensed and could not pull a permit. He stated he has a licensed plumber now.

Mr. Jackson asked to amend the case until the next cutoff.

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

CASE # 10 - SMG 12-19-288 - Jessie Edwards is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a.i; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7 (2nd violation), 302.8), at **544 Heineman St.** Violation(s) – Parking in the yard, outside storage, accessory structure (frame), accessory structure (fencing). First Notified – 10/16/2019.

Respondent was not present.

Mr. Stenson stated the violations still exist on the property and asked for a fine in the amount of \$200 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 11 - SMG 05-19-106 - JKM/ECM Properties, LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a; Art. 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. Chapter 78 Sec. 78-7(a) of the Code or Ordinances), at **951 Dr Mary M Bethune Blvd (Parcel # 5339-02-57-0019).** Violation(s) – Outside storage, lack of building permit, landscaping and refuse from construction work. First Notified – 2/25/2019 & 4/4/2019.

Mr. Thomas Huger, contractor, came forward and was sworn in. He asked the Magistrate for a continuance and stated he needs to submit plans. He stated the Building Department asked for a survey, elevation certificate and flood plain certificate. He stated they need to be submitted and approved. He also stated that the permit was under the address of 244 N Caroline.

Mr. Jackson stated the property has been unfinished for over 3 years and is asking for a fine in the amount of \$200 to a maximum of \$15,000 be imposed.

Mr. Stenson stated the request from P & L was submitted on December 21, 2019 and asked that a fine be imposed.

Mr. Huger stated spent money on application and they need the property to be commercial on the bottom and residential on the top.

Mr. Stenson stated the respondent inherited the land and did not obtain a building permit.

Captain Scott Lee confirmed that the application was for 244 N Caroline. He stated there are notes in the file since December 11th that have not been responded to.

Mr. Huger stated they would demolish the property if required and that he has respondent to P & L.

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

CASE # 12 - SMG 12-19-280 - Lisa Goberdahn is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1025 Cadillac Drive**. Violation(s) – No address numbers, landscaping, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL).
First Notified – 9/6/2019.

Respondent was not present.

Mr. Stenson stated all violations still exist on the property and that it remains in non-compliance. He stated he is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 14 - SMG 12-19-294 - Reginald Copeland is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; 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 302.3, 302.7, 304.7, 304.14, 305.3, 305.6, 604.3.1.1, 605.1); NFPA 1, 13.7.1.4.9; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **724 Mercedes Ave**. Violation(s) – Expired permits unfinished, permits required for roof work, permits needed for new installed rear window and enclosed structure, outside storage, off-street parking, damaged driveway surfaces, damaged fencing, damaged roof, missing screens, interior

surfaces, interior doors, plumbing fixtures, front door bell and wiring, electrical equipment, smoke detectors, failure to obtain Rental License (RTL) and inspection. First Notified – 9/5/2019.

Respondent was not present.

Mr. Stenson stated the property remains in non-compliance and is requesting a fine in the amount of \$150 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$150 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 15 - SMG 10-19-242 - Mazie & John Anthony is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.A; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.13), at **1417 Forest Ave.** Violation(s) – Outside storage, off-street parking, junk vehicles, boarded windows. First Notified – 7/22/2019.

Respondent was not present.

Mr. Stenson stated the property remains in non-compliance and is asking for a fine in the amount of \$50 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$50 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 16 - SMG 09-19-200 - ACL Realty LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S, at **137 Congress Ave.** Violation(s) – Lack of required permits (demo). First Notified – 7/3/2019.

Respondent was not present.

Mr. Stenson stated he has been in contact with the respondent and a permit was issued on December 6, 2019. He stated he is asking to amend to the March cutoff.

DISPOSITION: Mr. Riggio amended the current order of non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

Mr. Jackson left the Chamber at 2:50 p.m.

CASE # 5 - SMG 11-19-271 - Land Baron IX LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7), at **200 S Segrave St.** Violation(s) – Mildew on walls, roof damage, no permit for sign. First Notified – 8/12/2019.

Respondent was not present.

Mr. Clig stated the case is here for a progress report. He stated the respondent applied for the permit and it is under review. He stated he is asking to amend to the next cutoff.

DISPOSITION: Mr. Riggio amended the current order of non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

Mr. Jackson returned to the Chamber at 2:55 p.m.

CASE # 17 - SMG 12-19-292 - ACL Realty LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7, 304.1.1, 304.2, 304.3, 304.4, 304.6, 304.7, 304.13.1, 304.13.2, 304.15), at **832 Madison Ave.** Violation(s) – Abandoned building, dilapidated garage accessory structure, damaged exterior surfaces, damaged roof, paint fading and peeling, damaged windows and doors, no address numbers. First Notified – 9/16/2019.

Respondent was not present.

Mr. Fitzgerald stated they have not secured the property to City Standards and is asking for a fine in the amount of \$200 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 19 - SMG 08-19-175 - Pentecost Church of God Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7, 304.2, 304.3, 304.4, 304.7, 304.13, 304.13.2, 304.14, 304.15, 505.3, 505.4, 506.1, 601.2), at **450 Arthur St.** Violation(s) – Dilapidated house. First Notified – 6/3/2019.

Respondent was not present.

Mr. Fitzgerald stated the Respondent has a permit and is working on it. He stated he is requesting to amend to the next cutoff.

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

CASE # 20 - SMG 12-19-293 - Lovely Group Investments Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.6, 302.7, 302.8, 304.1, 304.1.1, 304.2, 304.6, 304.8, 304.9, 304.13, 304.13.1, 304.13.2, 304.15, 305.1.1, 305.3, 306.1, 306.1.1, 308.1, 308.3.1, 503.1, 506.3, 604.3, 604.3.1, 60, at **600 W Intl Speedway Blvd.** Violation(s) – Commercial code violations damaged windows and doors, damaged driveways and parking - asphalt and concrete, outside storage, trash and debris, damaged landscaping, overgrown grass and weeds, paint fading and peeling including interior and exterior building and accessory structures, junk vehicles, exterior structure damage around the air conditioning in back, electrical hazards interior and exterior, bathroom door and missing lock, grease traps containment, grease build up all over the exterior of container. First Notified – 9/25/2019.

Mr. Thomas Huger came forward. Mr. Huger was previously sworn in. He stated all the violations had been corrected except for the ones he needed permits for and they have been issued.

Mr. Jackson stated the inspector is asking for a fine in the amount of \$250 per day to a maximum of \$25,000.

Mr. Fitzgerald stated they had done work but there was still a lot to do. He stated they have not cleaned up the exterior and need to paint.

Mr. Huger stated it accumulates every day. He stated he will impress on the owner to be diligent in keeping it clean.

Mr. Riggio asked the respondent if there is any work he can do while he is waiting on permits.

Mr. Jackson stated they would be willing to give the respondent 60 days.

DISPOSITION: Mr. Riggio ordered that the trash issue be in compliance in 10 days and that the owner maintain, on a daily basis, the property to Professional Commercial Standards. It was further ordered to amend the current order of non-compliance and ordered the respondent to come into compliance by March 4, 2020 on all other issues or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 21 - SMG 12-19-286 - Pinkie Garcia is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 308.1), at **647 Winchester St.** Violation(s) – Vacant land, outside storage, trash and debris, overgrowth. First Notified – 7/31/2019.

Respondent was not present.

Mr. Fitzgerald stated the property remains in non-compliance and is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

Mr. Riggio called for a break at 12:07 p.m.

The meeting resumed at 12:25 p.m.

CASE # 22 - SMG 12-19-278 - Shafaat & Carol Ahmed 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 301.3, 302.4, 302.8, 304.2, 304.3, 304.13, 304.13.1, 308.1), at **755 Derbyshire Rd.** Violation(s) – Property maintenance violations, overgrown yard and unsightly trees, weeds and vegetation and lawn, outside storage, trash and debris, damaged brick post in exterior yard, address numbers on the house, junk vehicle parked in the front yard with no tag on grass, damaged/broken windows, dirt, grime, faded and peeling paint. First Notified – 5/29/2019.

Mr. Shafaat Ahmed came forward and was sworn in. He stated he had problems with the

hurricanes in 2016, 2017 and 2018. He stated it was a surgeon's property and medical offices since 1965. He stated the criminal element ran them off and would harass people when they came to work or for appointments. He stated painting is the problem.

Mr. Jackson stated all the respondent has left to do is paint and is asking to amend to the next cutoff.

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

CASE # 23 - SMG 12-19-287 - TRSTE LLC Trust & 228 N Adams St Land Trust is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 605.1, 605.2, 704.2, 304.2, 304.7, 304.13, 304.13.1, 304.13.2, 305.2, 305.3, 305.4, 309.1, 309.2, 309.3), at **228 N Adams St**. Violation(s) – LIFE SAFETY - electrical deficiencies, including open receptacles and missing smoke detectors. Paint fading and peeling, dirt and grime, damaged roof, damaged windows and door frames, damaged window glazing, interior structural deficiencies including ceiling damaged by water, damaged floor by infecting and pest infestation. First Notified – 10/31/2019.

Respondent was not present.

Mr. Fitzgerald stated the property is not in compliance and he has had no contact with the respondent. He stated that the front was vacant and access was not allowed to verify whether the property was in compliance on the safety issues. He stated he is asking for a fine in the amount of \$250 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$250 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 24 - SMG 12-19-289 - Halifax Realty Inc TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **308 Michigan**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/30/2019.

Mr. Frank Volker, on behalf of the Trustee, came forward and was sworn in. He asked the Magistrate to continue the case for 60 days as he has adversarial tenants. He stated the inspection on January 7 revealed they had broken the smoke detectors and the window in the laundry room was boarded. He stated he is evicting the tenant and stated he has given them a 7 day notice.

Mr. Jones stated the tenant allowed him to inspect the property on January 7 and it failed. He stated the previous inspection in June also failed and he stated he is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

Mr. Volker stated the smoke detectors were replaced in May.

Mr. Jones stated he opened the case in April because there was no water, gas, smoke detectors and peeling paint. He stated he re-inspected the property in January and it was not done and he could not get into one room. He stated the peeling paint had not been corrected.

Mr. Volker stated they had pressure washed and that he had flown here from Colorado.

Mr. Riggio asked if there are tenants on the property without a license.

Mr. Jones stated yes. He stated he had had no dealing with the property owner until now and that there was no water or gas. He stated they were illegally using water. He stated he is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 25 - SMG 08-19-173 - Real Potential Property Holdings LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **635 Tanglewood**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/4/2019.

Mr. Jackson stated the Property Manager was here but had to leave. He stated the inspector is asking to amend to the next cutoff. He stated the property is vacant and believes they can be in compliance by the next cutoff.

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

CASE # 26 - SMG 06-19-121 - Calvary Global Ministries, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7 and 304.13), at **301 Earl St. (210 N Peninsula Dr - 5305-08-12-0051)**. Violation(s) – Damaged concrete deck entrance, guard/hand rail, obtain permit, unsafe pillar, debris/obstruction of sidewalk and structural members. First Notified – 1/24/2019.

Respondent was not present.

Mr. Alderman stated he responded to a complaint on January 24, 2019 of a pillar falling. He stated City services cleared it. He stated the respondent has applied for a permit and it was held up due to needed revisions which have not been responded to. He stated he is asking for a fine in the amount of \$100 per day to a maximum of \$25,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$25,000.

CASE # 27 - SMG 11-19-251 - Eva Kovac is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 304.13.1, 304.2, 304.13, 304.10, 304.4, 304.5, 304.7, 304.4, 304.9); Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4, at **329 Boylston Ave**. Violation(s) – Holes in exterior walls, property maintenance, broken windows, damaged siding, roof, fascia, overhangs, interior ceilings, doors, porch deck, paint, unsafe structure. First Notified – 1/30/2019.

Respondent was not present.

Mr. Alderman stated the property is abandoned and the owner lives in Canada. He stated he received a call from the son-in-law and they have applied for a demo permit. He stated he is asking for a fine in the amount of \$200 to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective January 14, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 28 - SMG 11-19-267 - Theresa J. Kronman is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **831 N Wild Olive Ave.** Violation(s) – Construction/demolition without a permit. First Notified – 8/15/2019.

Theresa Kronman came forward and was sworn in. He stated the electrical and plumbing are due to be inspected today and he is on target for March. He stated there is still significant work to be done but the permits are in place.

Mr. Jackson stated the inspector acknowledged the status and is asking for compliance by the March cutoff.

DISPOSITION: Mr. Riggio amended the current order of non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 29 - SMG 06-19-136 - Joseph Dirsa is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.12, 304.10, 304.8, 304.7, 304.6, 304.4 and 304.2), at **1209 S Peninsula Dr.** Violation(s) – Garage paint, trash and debris, window frames, rotted wood on porch, ADA access and upper deck, rotted railings, roof damage, support columns rotted and main structure paint. First Notified – 2/12/2019.

Joan Dirsa came forward and was sworn in. She stated they have had many extenuating circumstances and the Manager, who is a resident, is under hospice treatment. She stated the Owner had a bankruptcy court date of January 24, 2020 and they are hoping a short sale will go through. She stated the cable and electric have been turned off and that the tenants are not paying rent.

Mr. Jackson stated it probably is occupied and is asking to continue the case to the February meeting for the imposition of a fine.

DISPOSITION: Mr. Riggio continued the imposition of a fine to the February 11, 2020 meeting.

Ms. Barnes left the Chamber at 1:50 and returned at 1:54. Mrs. Aimee Hampton sat in as Board Secretary.

CASE # 30 - SMG 01-20-13 - Claude B Kendrick, Jr 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 **217 Fountain Lake Blvd.** Violation(s) – This property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/11/2019.

Mr. Claude Kendrick came forward and was sworn in. He stated the first violation was a two-part violation for not having a rental license. He stated he reactivated his sign in for Airbnb to cancel people who had tried to make reservations for 2020 and then he deactivated it. He stated the Airbnb people told him he had to do this. He stated he did not accept any of the requests to rent the property.

Mr. Jackson stated the City Commission and County are concerned about the effects of short term rentals.

Mr. Kendrick stated he and his family were there in December and January and he took the record off site completely.

Mr. Jackson stated advertising is prohibited by code.

Mr. Recanzone stated the case re-emerged as the result of a complaint from neighbors. He stated the website was open this time over 20 days and was to be shut down after June 11, 2019 when it was found in non-compliance.

Mr. Kendrick stated there was a notice posted on his door and he opened the site to cancel appointments.

Mr. Clig testified regarding the first case and stated the respondent signed an Affidavit not to rent. He stated he received a complaint on December 4th of the property being rented.

Mr. Recanzone stated he went on Airbnb and checked the web on December 4, December 9, December 10 and December 19, 2019 and found the listing. He stated Airbnb does not use links and the property is not identified by address but the picture clearly is the same property.

Captain Scott Lee stated the respondent signed an Affidavit and then the inspector received the complaint. He stated there is no way to know when else the property may have been rented but on those days they were available to the public for rental.

Mr. Jackson stated the City is asking for a fine for 4 occurrences for a total of \$10,000 for repeat violations of the zoning ordinance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance on December 4, 9, 10 and 19 and ordered a fine in the amount of \$1,000 for the first occurrence, \$2,000 for the second occurrence, \$3,000 for the third occurrence and \$4,000 for the fourth occurrence.

CASE # 31 - SMG 01-20-05 - Douglas Callaway 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 302.8, 304.2, 304.7), at **895 Derbyshire Rd.** Violation(s) – Unmaintained landscaping, parking in front yard, junk vehicles, peeling-flaking paint, damaged roof. First Notified – 10/21/2019.

Respondent was not present.

Mr. Stenson stated all violations still exist on the property and he is asking for a finding of non-compliance and next cutoff for the property to be brought into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 32 - SMG 01-20-12 - John G. Taylor is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.3.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.7, 304.15, 504.3), at **223-225 Strawberry Ln.** Violation(s) – Outside storage, unmaintained landscaping, junk vehicles, damaged roof, damaged garage door, damaged front door, lack of water service. First Notified – 9/20/2019.

John G. Taylor came forward and was sworn in. He stated he has been working on the house since he purchased it in 2008. He stated when he returned from leaving for Dorian, he found the notice. He stated he has done everything except the vehicle which is not a junk vehicle. He stated he had tags and insurance on the vehicle but someone took the tags off and flattened the tires.

Mr. Jackson stated the City is asking for a finding of non-compliance and next cutoff for the property to be brought into compliance.

Mr. Riggio asked about the water service.

Mr. Taylor stated it was unintentional and that the water department has inspected and has been taken care of.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 34 - SMG 01-20-06 - Liliana & Enrique Zahn is cited for failure to correct violations of The Land Development Code, Art. 6 Sec 6.10.J.13.c.i; Art. 3 Sec. 3.4.S.1; Art. 5 Sec. 5.4.C.4, at **336 E Intl Speedway Blvd.** Violation(s) – No permit for stage, wall graphics, unauthorized event. First Notified – 10/4/2019.

Mr. Enrique Zahn came forward and was sworn in. He stated he appeared before the Commission on December 7. He stated he had tried to reach Reed Berger for 3 or 4 weeks but got no answer. He stated that the decking that he installed will not be used as a stage and would have it put back as a planter by next week. He stated he got a permit to have music outside and assumed the neighbors had complained.

Mr. Jackson stated that the stage needed to be removed and graphic wall painted over. He stated he is asking for a finding of non-compliance and next cutoff to bring the property into compliance.

Captain Lee stated they had received complaints from the neighborhood and the Order of Non-compliance will establish this respondent as a repeat violator should this occur again.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 36 - SMG 01-20-11 - Anthony Ray Teel is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **611 North St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 8/12/2019.

Respondent was not present.

Mr. Jones stated the owner signed the notice on August 12th but has had no further contact with him. He stated the property is occupied and is asking for a finding of non-compliance and next cutoff to come into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 37 - SMG 01-20-02 - Atlantic RE Group, Inc. is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **884 Winchester.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 7/11/2019.

Mr. Eugene Monkevich came forward and was sworn in.

Mr. Jackson stated the respondent has a rental inspection scheduled for the 16th and is asking for the March cutoff to come into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 38 - SMG 01-20-03 - Claro General Group Corp is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **415 N Halifax #101.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 8/21/2019.

Respondent was not present.

Mr. Jones stated he had contact with the respondent on January 8 and is asking for a finding on non-compliance and next cutoff to come into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 39 - SMG 01-20-04 - Grayceland REI Consulting, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **725 Flanders.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/28/2019.

Respondent was not present.

Mr. Jones stated the respondent failed a re-inspection and is asking for a finding of non-compliance and next cutoff to come into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 41 - SMG 01-20-09 - Gregory & Arkady Izrailov is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.2, 302.4, 302.9), at **W Intl Speedway Blvd (Parcel # 5339-02-57-0161)**. Violation(s) – Lack of commercial property maintenance, outside storage, trash and debris, erosion of soil, trees, dead branches, overgrown grass, noxious weeds, graffiti, accessory structures damaged, non-working electrical light poles. First Notified – 9/11/2019.

Respondent was not present. Mr. Fitzgerald stated he is looking for a will-fine. He stated the property was previously in non-compliance and came into compliance on January 14, 2020

DISPOSITION: Mr. Riggio found the respondent previously in non-compliance and now in compliance and for any future violations may be returned to the Special Magistrate for consideration of a fine up to \$5,000 per occurrence.

CASE # 42 - SMG 01-20-08 - Lena Wright etal, Tina Johnson, Keidra, Ponder & Willie A Johnson Estate is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.2, 304.6, 304.7, 304.13.1), at **308 N Keech St**. Violation(s) – Outside storage, trash and debris, faded and peeling paint, exterior wall damage, broken windows, fascia board rotten wood peeling paint, lawn maintenance, damaged fencing, damaged roof. First Notified – 7/10/2019.

Mr. Richard Mahler, attorney, came forward and was sworn in. He stated he is asking for a continuance and would like no finding on non-compliance. He stated there was a problem with Notice.

Mr. Jackson stated the property was posted.

Mr. Fitzgerald described the violations.

Mr. Riggio asked if the respondent needs an occupational license.

Mr. Fitzgerald stated no. He stated he has cut the grass in the last week.

Mr. Mahler stated they are trying to address the issues.

Mr. Riggio asked if the City had complied with the Statue on notice.

Mr. Jackson stated yes.

Mr. Mahler stated they should be done by March.

Mr. Fitzgerald stated he believed that all of the work can be done by the next cutoff.

Mr. Mahler stated that the taxes haven't been paid in 2 years and that money is an issue.

There was further discussion regarding what needed to be done such as storage, trash and debris and lawn maintenance.

Mr. Jackson asked for a March cutoff compliance date.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 43 - SMG 01-20-07 - Melissa A.Chaney 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, 308.1, 308.2), at **314-316 Fletcher Ave.** Violation(s) – Paint fading and peeling, damaged fencing, accumulation of rubbish and garbage, refrigerators, overgrown grass and weeds over sidewalk. First Notified – 8/6/2019.

Respondent was not present.

Mr. Fitzgerald stated the property is in non-compliance and is asking for a finding of non-compliance and next cutoff to come into compliance.

DISPOSITION: Mr. Riggio found the respondent in non-compliance and ordered the respondent to come into compliance by February 5, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

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

The meeting was adjourned at 3:14 p.m.